

# FAYETTE COUNTY COMPREHENSIVE PLAN

## TECHNICAL ADDENDUM TO THE COMMUNITY ASSESSMENT

Draft  
May 12, 2006

**FAYETTE COUNTY COMPREHENSIVE PLAN**  
**Technical Addendum to the Community Assessment**  
**April 27, 2006**

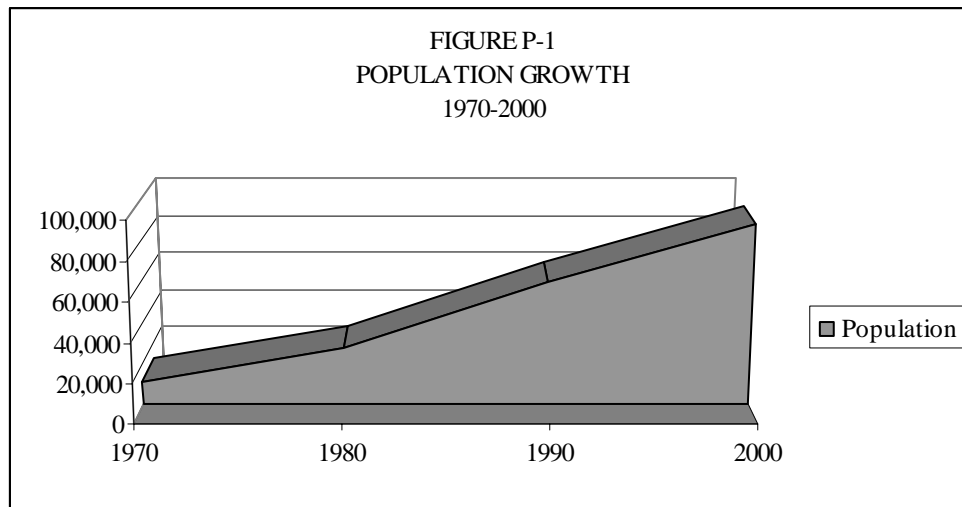
**Table of Contents**

|     | Section   | Page |
|-----|---|------|
| 1.0 | Population  | 1    |
|     | 1.1 Total Population                                  | 1    |
|     | 1.2 Households  | 6    |
|     | 1.3 Age Distribution                                  | 8    |
|     | 1.4 Racial Composition                                | 11   |
|     | 1.5 Educational Attainment                            | 14   |
|     | 1.6 Income  | 15   |
| 2.0 | Economic Development                                  | 18   |
|     | 2.1 Economic Base                                     | 18   |
|     | 2.2 Labor Force                                       | 23   |
|     | 2.3 Local Economic Development Resources              | 29   |
|     | 2.4 Economic Trends                                   | 30   |
| 3.0 | Housing   | 35   |
|     | 3.1 Housing Types and Mix                             | 35   |
|     | 3.2 Condition and Occupancy                           | 39   |
|     | 3.3 Cost of Housing                                   | 44   |
|     | 3.4 Types of Households                               | 45   |
| 4.0 | Natural and Cultural Resources                        | 49   |
|     | 4.1 Natural Resources                                 | 49   |
|     | 4.2 Cultural Resources                                | 69   |
| 5.0 | Community Facilities and Resources                    | 73   |
|     | 5.1 Water Supply and Treatment                        | 73   |
|     | 5.2 Sewerage System and Wastewater Treatment          | 76   |
|     | 5.3 Solid Waste Management                            | 77   |
|     | 5.4 Public Safety                                     | 79   |
|     | 5.5 Hospitals and Other Public Health Facilities      | 90   |
|     | 5.6 Recreation Facilities                             | 91   |
|     | 5.7 General Government                                | 96   |
|     | 5.8 Educational Facilities                            | 101  |
|     | 5.9 Libraries and Other Cultural facilities           | 103  |
| 6.0 | Intergovernmental Coordination                        | 106  |
|     | 6.1 Adjacent Local Governments                        | 106  |
|     | 6.2 Independent Special Authorities and Districts     | 106  |
|     | 6.3 School Boards                                     | 106  |
|     | 6.4 Independent Development Authorities and Districts | 106  |
|     | 6.5 Federal, State or Regional Programs               | 106  |
| 7.0 | Transportation  | 107  |
|     | 7.1 Inventory   | 107  |
|     | 7.2 Alternative Modes                                 | 109  |
|     | 7.3 Railroads and Airports                            | 109  |
|     | 7.4 Transportation Improvements Program               | 109  |
|     | 7.5 Transportation and Land Use Connections           | 113  |

## 1.0 POPULATION

### 1.1 Total Population

Fayette County has seen significant population growth over the last 25 years. Between 1980 and 1990, the county grew from 29,043 to 62,415 persons. This is an average of 11.5 percent per year, adding 33,372 new residents. Between 1990 and 2000, the county averaged just under five percent per year, adding 28,848 new residents, for a 20-year total of 62,220 new residents in that 20-year period (Figure P-1). This trend continues with the addition of over 10,000 persons from 2000 to 2005 (ARC estimate). The total population in 2005 is estimated to be 101,500.



Over this period, there has been a shift of population concentration from the unincorporated county to the cities. In 1980, 64 percent of the county's population lived in the unincorporated area. By 2000, just under half of the county's population lived in the unincorporated area (48 percent).

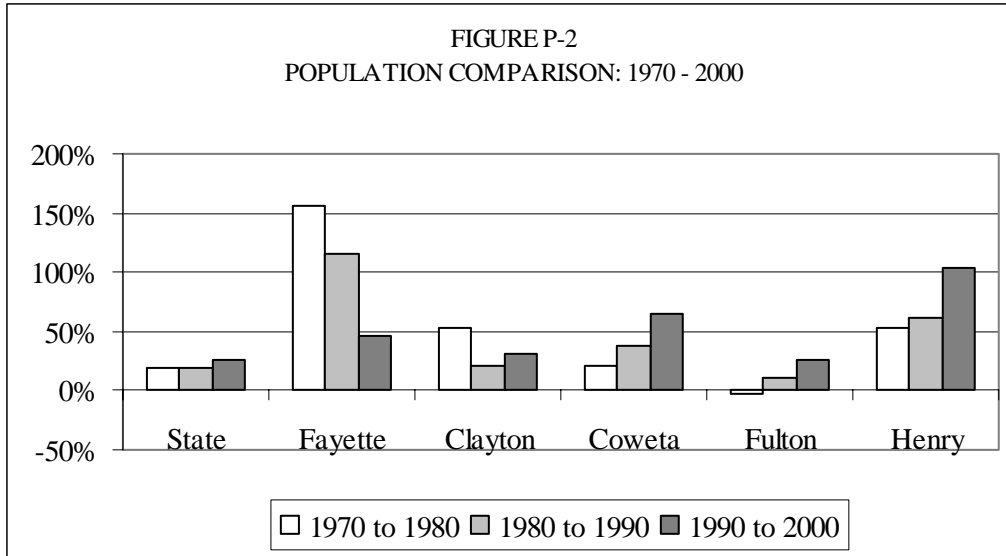
Much of this growth, then, has occurred within the municipalities and particularly within the cities of Peachtree City and Fayetteville. Each city grew by over 300 percent in the last 20 years. Peachtree City experienced the greatest increase in population with an increase of 391 percent, adding a total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

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

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

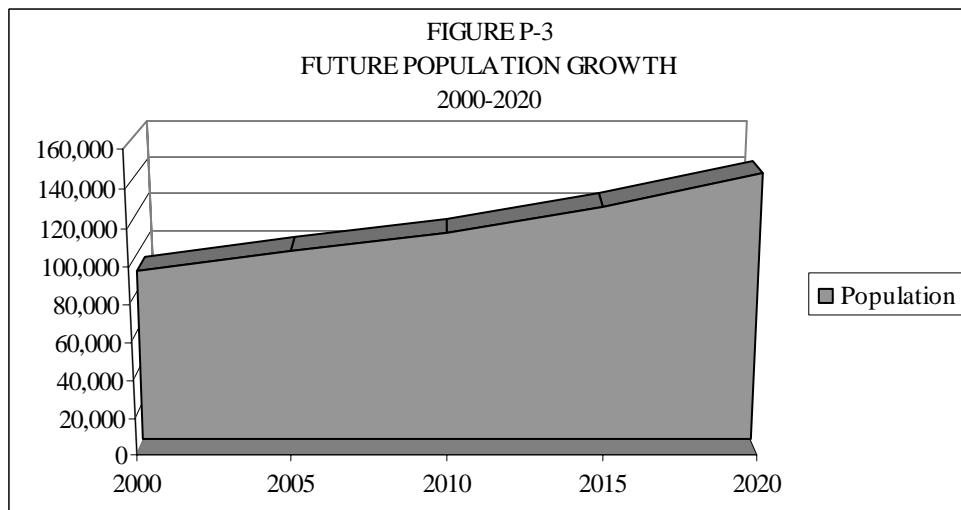
Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Figure P-2 illustrates the relationship of population change in Fayette County to the changes in growth in other counties over the same time span. While its population continues to increase, the rate of growth in Fayette County has steadily declined over the last 25 years. However, the growth continues to be vigorous with the addition of 10,237 persons from 2000 to 2005, an increase of 10,237, and a five-year growth of 11.2 percent (average of 2.24% per year).



### 1.1.1 Population Projections

Based on population and economic growth trends, the Atlanta Regional Commission (ARC) adopted population estimates that show Fayette County's 2020 population at approximately 143,000 persons (Figure P-3). It is estimated that approximately 58 percent of this 2020 population will reside within the various city limits (Table P-2). The estimated population for 2025 is 155,228.



**TABLE P-2**  
**POPULATION PROJECTIONS: 2000 – 2025**  
**FAYETTE COUNTY AND MUNICIPALITIES**

|                | 2000   | 2005    | 2010    | 2015    | 2020    | 2025    |
|----------------|--------|---------|---------|---------|---------|---------|
| Fayette County | 91,263 | 102,446 | 111,628 | 125,928 | 142,829 | 155,228 |
| Brooks         | 553    | 702     | 850     | 999     | 1,148   | 1,297   |
| Fayetteville   | 11,148 | 14,919  | 19,965  | 26,718  | 35,754  | 47,848  |
| Peachtree City | 31,580 | 36,817  | 36,817  | 36,817  | 36,817  | 36,817  |
| Tyrone         | 3,916  | 6,719   | 7,347   | 7,966   | 8,579   | 9,192   |
| Woolsey        | 175    | 188     | 203     | 218     | 233     | 250     |

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

Fayette County: ARC Projections, April 3, 2001

Fayette County Comprehensive Plan 2004

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

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

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

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

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

### 1.1.2 Buildout Population

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

#### Land Capacity

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

scenarios, the estimated buildout population by the available land would range from 192,460 to 265,746 (Table P-3).

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

Source: Fayette County Planning Department, Municipalities

#### Water Availability

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

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

| <b>TABLE P-4<br/>WATER AVAILABILITY</b> |                            |                         |
|---|----------------------------|-------------------------|
|   | Million Gallons<br>per Day | Population<br>Supported |
| 2003 County Capacity                    | 20.3                       | 142,960                 |
| Atlanta Contract                        | 4.0                        | 28,170                  |
| Lake McIntosh (future)                  | 8.0                        | 56,340                  |

|        |      |         |
|--------|------|---------|
| Totals | 32.3 | 227,470 |
|--------|------|---------|

Source: Fayette County Planning Department, Fayette County Water System

### Density Desirability

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

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

Source: Fayette County Planning Department

### Summary of Buildout Population

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

## **1.2 Households**

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



35,876 households were added from 2000 to 2005 (based on ARC estimates). Table P-6 compares the growth in the number of Fayette County households with that of its cities.

| <b>TABLE P-6</b><br><b>NUMBER OF HOUSEHOLDS, PERCENT CHANGE: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY, MUNICIPALITIES</b> |            |        |        |                |         |         |
|--|------------|--------|--------|----------------|---------|---------|
|  | HOUSEHOLDS |        |        | PERCENT CHANGE |         |         |
|  | 1980       | 1990   | 2000   | 1980-90        | 1990-00 | 1980-00 |
| Fayette County   | 9,227      | 21,054 | 31,524 | 128.2          | 49.7    | 241.6   |
| Brooks   | 70±        | 124    | 195    | 77.1           | 57.3    | 178.6   |
| Fayetteville   | 925        | 2,349  | 4,338  | 153.9          | 84.7    | 369.0   |
| Peachtree City   | 1,942      | 6,210  | 10,876 | 219.8          | 75.1    | 460.0   |
| Tyrone   | 339        | 934    | 1,374  | 175.5          | 47.1    | 305.3   |
| Woolsey  | 44         | 46     | 57     | 4.5            | 23.9    | 29.5    |
| Unincorporated County  | 5,907      | 1,391  | 14,684 | 92.8           | 28.9    | 148.6   |

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

#### Average Household Size

The growth in households was accompanied by a decline in the average household size. While average household size in Fayette County was 3.15 persons in 1980, by 2000 it had declined to 2.88 and to 2.83 by 2005. It should be noted that the average household size in Fayette County and its municipalities still exceeds that of the Atlanta metropolitan region, and the state as a whole (Table P-7). This trend of decreasing household size is forecast to continue, but at a slower rate. The decrease in household size is a result of changing lifestyles reflected in couples with fewer children, more adults living alone, and more single parent families.

| <b>TABLE P-7</b><br><b>AVERAGE HOUSEHOLD SIZE: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE</b> |      |      |      |
|--|------|------|------|
|  | 1980 | 1990 | 2000 |
| Fayette County   | 3.15 | 2.96 | 2.88 |
| Brooks   | -    | 2.85 | 2.84 |
| Fayetteville   | 2.94 | 2.44 | 2.48 |
| Peachtree City   | 3.30 | 3.05 | 2.89 |
| Tyrone   | 3.06 | 2.92 | 2.85 |
| Woolsey  | 2.25 | 2.61 | 3.07 |

| TABLE P-7 Continued<br>AVERAGE HOUSEHOLD SIZE: 1980, 1990, 2000<br>FAYETTE COUNTY, MUNICIPALITIES, ATLANTA MSA, STATE |      |      |      |
|---|------|------|------|
|   | 1980 | 1990 | 2000 |
| Clayton County  | 2.97 | 2.75 | 2.84 |
| Coweta County   | 2.92 | 2.82 | 2.81 |
| Fulton County   | 2.53 | 2.44 | 2.44 |
| Spalding County   | 2.94 | 2.76 | 2.67 |
| Atlanta MSA   | 2.51 | 2.64 | 2.68 |
| State   | 2.84 | 2.66 | 2.65 |

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

### Household Projections

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

TABLE P-8  
Fayette County Household Growth and Projections: 1980 – 2025

|                | 1980  | 1985 | 1990   | 1995   | 2000   | 2005   | 2010   | 2015   | 2020   | 2025   |
|----------------|-------|------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fayette County | 9,227 | na   | 21,054 | 27,033 | 31,524 | 35,876 | 40,952 | 46,988 | 54,724 | 61,114 |

Source: Atlanta Regional Commission

## **1.3 Age Distribution**

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

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

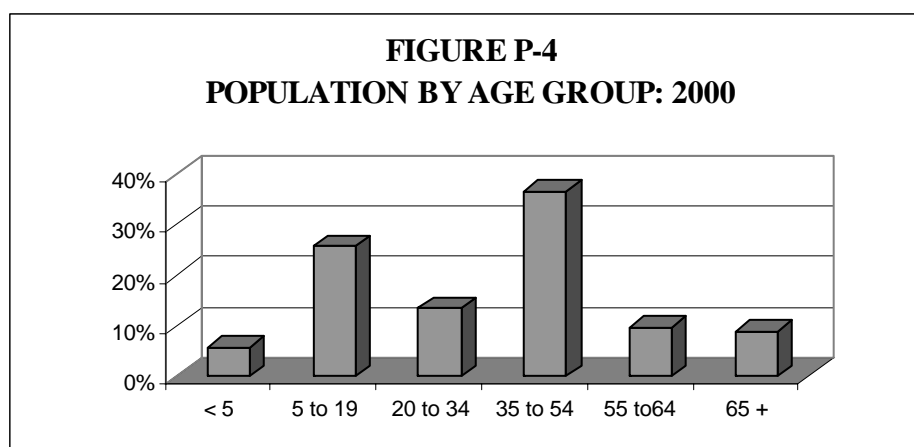
Source: U.S. Bureau of the Census, 1980, 1990, 2000.

Table P-10 identifies the age distribution of the Fayette County population in 2000. The Table indicates that 25.7 percent (approximately one of every four persons) was of school age (between the ages of 5 and 19). Almost 37 percent (one in three) of the population was between 35 and 54 years of age. People of retirement age (65+) comprised 8.9 percent of the population or slightly less than one person in ten. The following figure (Figure P-4) shows the age distribution of the population of Fayette County in 2000. The largest percentage of the population (37 percent) falls into the 35-54 age group.

| TABLE P-10<br>POPULATION BY AGE OF JURISDICTIONAL POPULATION, PERCENT: 2000<br>FAYETTE COUNTY, MUNICIPALITIES |                |            |              |                |             |             |
|---|----------------|------------|--------------|----------------|-------------|-------------|
|   | Fayette County | Brooks     | Fayetteville | Peachtree City | Tyrone      | Woolsey     |
| Under 5 years   | 5,325<br>5.8%  | 23<br>4.2% | 746<br>6.7%  | 1,922<br>6.1%  | 233<br>5.9% | 7<br>4.0%   |
| 5 to 9 years  | 7,301<br>8.0%  | 42<br>7.6% | 858<br>7.7%  | 2,776<br>8.8%  | 293<br>7.5% | 6<br>3.4%   |
| 10 to 14 years  | 8,762<br>9.6%  | 53<br>9.6% | 861<br>7.7%  | 3,346<br>10.6% | 334<br>8.5% | 21<br>12.0% |
| 15 to 19 years  | 7,362<br>8.1%  | 47<br>8.5% | 733<br>6.6%  | 2,643<br>8.4%  | 296<br>7.6% | 19<br>10.9% |

|                    |                 |              |                |                |               |             |
|--------------------|-----------------|--------------|----------------|----------------|---------------|-------------|
| 20 to 24 years     | 3,723<br>4.1%   | 21<br>3.8%   | 582<br>5.2%    | 1,115<br>3.5%  | 181<br>4.6%   | 10<br>5.7%  |
| 25 to 34 years     | 8,511<br>9.3%   | 41<br>7.4%   | 1,595<br>14.3% | 2,772<br>8.8%  | 383<br>9.8%   | 12<br>6.9%  |
| 35 to 44 years     | 16,792<br>18.4% | 95<br>17.2%  | 1,941<br>17.4% | 6,234<br>19.7% | 700<br>17.9%  | 26<br>14.9% |
| 45 to 54 years     | 16,592<br>18.2% | 119<br>21.5% | 1,516<br>13.6% | 5,680<br>18.0% | 773<br>19.7%  | 36<br>20.6% |
| 55 to 59 years     | 5,347<br>5.9%   | 23<br>4.2%   | 484<br>4.3%    | 1,600<br>5.1%  | 254<br>6.5%   | 10<br>5.7%  |
| 60 to 64 years     | 3,444<br>3.8%   | 21<br>3.8%   | 355<br>3.2%    | 980<br>3.1%    | 151<br>3.9%   | 5<br>2.9%   |
| 65 to 74 years     | 4,498<br>4.9%   | 41<br>7.4%   | 654<br>5.9%    | 1,315<br>4.2%  | 198<br>5.1%   | 14<br>8.0%  |
| 75 to 84 years     | 2,810<br>3.1%   | 24<br>4.3%   | 585<br>5.2%    | 930<br>2.9%    | 95<br>2.4%    | 8<br>4.6%   |
| 85 years and over  | 796<br>0.9%     | 3<br>0.5%    | 238<br>2.1%    | 267<br>0.8%    | 25<br>0.6%    | 1<br>0.6%   |
| Total Population   | 91,263<br>100%  | 553<br>100%  | 11,148<br>100% | 31,580<br>100% | 3,916<br>100% | 175<br>100% |
| Median age (years) | 38.2            | 40.2         | 36.1           | 37.5           | 38.6          | 40.8        |

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



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

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

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

Other Years: Woods and Poole Economics, Inc.

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

## 1.4 Racial Composition

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

| <b>TABLE P-12</b><br><b>NON-WHITE POPULATION, PERCENT OF TOTAL POPULATION: 1980 - 2000</b><br><b>FAYETTE COUNTY, SURROUNDING COUNTIES, ATLANTA MSA, STATE</b> |                |                 |                 |                 |                  |
|---|----------------|-----------------|-----------------|-----------------|------------------|
|   | 1980           | 1985*           | 1990            | 1995*           | 2000             |
| Fayette County  | 1,452<br>4.9%  | 3,069<br>7.0%   | 4,686<br>7.5%   | 9,135<br>11.9%  | 13,583<br>14.9%  |
| Clayton County  | 10,494<br>7.0% | 31,365<br>19.1% | 50,323<br>27.6% | 96,089<br>45.9% | 141,854<br>60.0% |

|                 |                    |                    |                    |                    |                    |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Coweta County   | 10,703<br>27.3%    | 11,665<br>26.3%    | 12,531<br>23.3%    | 15,242<br>21.3%    | 17,952<br>20.1%    |
| Fulton County   | 303,508<br>51.5%   | 324,310<br>51.3%   | 339,050<br>52.2%   | 375,303<br>51.2%   | 411,555<br>50.4%   |
| Spalding County | 13,002<br>27.1%    | 14,681<br>28.9%    | 16,176<br>29.7%    | 17,616<br>31.2%    | 19,055<br>32.7%    |
| Atlanta MSA     | 498,826<br>24.6%   | 666,498<br>27.4%   | 811,925<br>28.7%   | 1,132,813<br>32.6% | 1,453,700<br>35.3% |
| State           | 1,465,181<br>26.8% | 1,695,395<br>28.4% | 1,874,820<br>28.9% | 2,309,902<br>31.5% | 2,744,984<br>33.5% |

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

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

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

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

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

## 1.5 Educational Attainment

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

| <b>TABLE P-14</b><br><b>EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OF AGE AND OLDER:</b><br><b>1990, 2000</b><br><b>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA</b><br><b>MSA, STATE</b> |   |      |  |      |
|--|---|------|--|------|
|  | <b>PERCENT HIGH</b><br><b>SCHOOL GRADUATE</b><br><b>OR HIGHER</b> |      | <b>PERCENT WITH</b><br><b>BACHELORS DEGREE</b><br><b>OR HIGHER</b> |      |
|  | 1990  | 2000 | 1990   | 2000 |
| Fayette County   | 86.5  | 92.4 | 25.8   | 36.2 |
| Brooks   | 78.4  | 87.9 | 9.5  | 8.7  |
| Fayetteville   | 78.5  | 90.7 | 18.4   | 31.3 |
| Peachtree City   | 94.3  | 96.2 | 37.9   | 46.2 |
| Tyrone   | 79.4  | 89.2 | 14.9   | 30.4 |
| Woolsey  | 74.1  | 94.5 | 23.5   | 28.4 |
| Clayton County   | 77.2  | 80.1 | 14.7   | 16.6 |
| Coweta County  | 67.4  | 81.6 | 13.3   | 20.6 |
| Fulton County  | 77.8  | 84.0 | 31.6   | 41.4 |
| Spalding County  | 60.0  | 67.8 | 11.1   | 12.5 |
| Atlanta MSA  | 79.5  | 84.0 | 26.8   | 32.0 |
| State  | 70.9  | 78.6 | 19.3   | 24.3 |

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

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



| <b>TABLE P-15</b><br><b>DROPOUT RATE AND POST SECONDARY EDUCATION: 1995 - 2000</b><br><b>FAYETTE COUNTY</b> |           |           |           |           |           |
|---|-----------|-----------|-----------|-----------|-----------|
|   | 1995-1996 | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 |
| Dropout Rates   | 3.0%      | 2.3%      | 2.3%      | 2.8%      | 1.0%      |
| Continuing to Post-Secondary Education  | 68.0%     | 82.0%     | 78.0%     | 75.0%     | 69.0%     |

Source: Fayette County Board of Education, 2002

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

| <b>TABLE P-16</b><br><b>STANDARDIZED ACHIEVEMENT TEST SCORES: 1995 - 2000</b><br><b>FAYETTE COUNTY</b> |                          |       |          |   |       |
|--|--------------------------|-------|----------|---|-------|
|  | SCHOLASTIC APTITUDE TEST |       |          | ITBS - GRADE 8<br>IOWA TEST OF BASIC SKILLS |       |
|  | Fayette County           | State | National | Fayette County                              | State |
| 1995-1996  | 1032                     | 961   | 1013     | 73  | na    |
| 1996-1997  | 1037                     | 967   | 1016     | 73  | 54    |
| 1997-1998  | 1031                     | 968   | 1017     | 74  | 54    |
| 1998-1999  | 1048                     | 969   | 1016     | 73  | 56    |
| 1999-2000  | 1046                     | 974   | 1019     | 66  | 49    |

Source: Fayette County Board of Education, 2002

## 1.6 Income

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

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

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

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

| <b>TABLE P-18</b><br><b>HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 1989,</b><br><b>1999</b><br><b>FAYETTE COUNTY, STATE</b> |                |                |                  |                  |
|---|----------------|----------------|------------------|------------------|
|   | FAYETTE COUNTY |                | STATE            |                  |
|   | 1989           | 1999           | 1989             | 1999             |
| Less than \$10,000  | 908<br>4.3%    | 897<br>2.8%    | 398,078<br>16.8% | 304,816<br>10.1% |
| \$10,000 to \$14,999  | 805<br>3.8%    | 611<br>1.9%    | 204,142<br>8.6%  | 176,059<br>5.9%  |
| \$15,000 to \$24,999  | 2,067<br>9.9%  | 1,844<br>5.9%  | 418,568<br>17.7% | 369,279<br>12.3% |
| \$25,000 to \$34,999  | 2,419<br>11.5% | 2,321<br>7.4%  | 383,733<br>16.2% | 378,689<br>12.6% |
| \$35,000 to \$49,999  | 4,229<br>20.2% | 4,174<br>13.3% | 420,917<br>18.8% | 502,961<br>16.7% |
| \$50,000 to \$74,999  | 6,230<br>29.7% | 6,892<br>21.9% | 341,667<br>14.4% | 593,203<br>19.7% |
| \$75,000 to \$99,999  | 2,568<br>12.2% | 5,675<br>18.0% | 109,354<br>4.6%  | 311,651<br>10.4% |
| \$100,000 to \$149,999  | 1,149<br>5.5%  | 5,695<br>18.1% | 56,974<br>2.4%   | 234,093<br>7.8%  |
| \$150,00 to \$199,999   | 594*<br>2.8%   | 2,025<br>6.4%  | 33,142*<br>1.4%  | 66,084<br>2.2%   |
| \$200,000 or more   | na             | 1,357<br>4.3%  | na               | 70,843<br>2.4%   |
| Per Capita Income   | \$19,025       | \$29,464       | \$13,631         | \$21,154         |
| Median Household Income   | \$50,167       | \$71,227       | \$29,021         | \$42,433         |

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

\* Households earning \$150,000 or more

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

## **2.0 ECONOMIC DEVELOPMENT**

### **2.1 Economic Base**

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

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

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

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

These economic sectors were:

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

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

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

- I. Wholesale Trade
- II. Transportation and Warehousing, and Utilities
- III. Education, Health, and Social Services
- IV. Public Administration

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

| <b>TABLE E-1</b><br><b>EMPLOYMENT BY INDUSTRY, PERCENT: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY, STATE</b> |                       |                |                |                  |                  |                  |
|--|-----------------------|----------------|----------------|------------------|------------------|------------------|
|  | <b>FAYETTE COUNTY</b> |                |                | <b>STATE</b>     |                  |                  |
|  | <b>1980</b>           | <b>1990</b>    | <b>2000</b>    | <b>1980</b>      | <b>1990</b>      | <b>2000</b>      |
| Employed civilian population 16 years and over   | 13,559                | 31,844         | 45,423         | 1,803,687        | 3,090,276        | 3,839,756        |
| Agriculture, forestry, fishing, and hunting, and mining  | 218<br>1.6%           | 327<br>1.0%    | 129<br>0.3%    | 58,230<br>3.2%   | 82,537<br>2.7%   | 53,201<br>1.4%   |
| Construction   | 1,015<br>7.5%         | 2,002<br>6.3%  | 2,377<br>5.2%  | 120,653<br>6.7%  | 214,359<br>6.9%  | 304,710<br>7.9%  |
| Manufacturing  | 1,936<br>14.3%        | 3,273<br>10.3% | 4,474<br>9.8%  | 420,665<br>23.3% | 585,423<br>19.0% | 568,830<br>14.8% |
| Wholesale trade  | 816<br>6.0%           | 2,016<br>6.3%  | 1,909<br>4.2%  | 95,854<br>5.3%   | 156,838<br>5.1%  | 148,026<br>3.9%  |
| Retail Trade   | 2,041<br>15.2%        | 4,983<br>15.6% | 4,265<br>9.4%  | 295,686<br>16.4% | 508,861<br>16.5% | 459,548<br>12.0% |
| Transportation and Warehousing, and Utilities  | 2,908<br>21.4%        | 7,071<br>22.2% | 8,417<br>18.5% | 147,049<br>8.2%  | 263,419<br>8.5%  | 231,304<br>6.0%  |
| Information  | na                    | na             | 1,371<br>3.0%  | na               | na               | 35,496<br>3.5%   |
| Finance, Insurance, Real Estate, and Rental, and Leasing   | 843<br>6.2%           | 2,131<br>6.7%  | 2,690<br>5.9%  | 112,026<br>6.2%  | 201,422<br>6.5%  | 251,240<br>6.5%  |
| Professional, Scientific, Management, Administrative, and Waste Management Services                          | 757<br>5.6%           | 2,137<br>6.7%  | 3,878<br>8.5%  | 113,502<br>6.3%  | 248,562<br>8.0%  | 362,414<br>9.4%  |
| Educational, Health, and Social Services   | 1,800<br>13.3%        | 4,170<br>13.1% | 8,252<br>18.2% | 275,490<br>15.3% | 461,307<br>15.0% | 675,593<br>17.6% |
| Arts, Entertainment, Recreation, Accommodation, and Food Services  | 132<br>1.0%           | 332<br>1.0%    | 2,958<br>6.5%  | 14,793<br>0.8%   | 31,911<br>1.0%   | 274,437<br>7.1%  |
| Other Services (except Public Administration)  | 261<br>1.9%           | 1,377<br>4.3%  | 2,018<br>4.4%  | 45,075<br>2.5%   | 168,587<br>5.4%  | 181,829<br>4.7%  |
| Public Administration  | 832<br>6.1%           | 2,025<br>6.4%  | 2,685<br>5.9%  | 104,664<br>5.8%  | 167,050<br>5.4%  | 193,128<br>5.0%  |

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

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

| <b>TABLE E-2</b><br><b>PROJECTED EMPLOYMENT BY INDUSTRY: 2005, 2010, 2015, 2020</b><br><b>FAYETTE COUNTY</b> |             |             |             |             |
|--|-------------|-------------|-------------|-------------|
|  | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> |

|  | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
|--|--------|---------|--------|---------|--------|---------|--------|---------|
| Total Employment                                 | 37,600 | 100.0%  | 45,548 | 100.0%  | 48,366 | 100.0%  | 50,642 | 100.0%  |
| Construction                                     | 3,250  | 8.6%    | 4,325  | 9.5%    | 4,565  | 9.4%    | 4,761  | 9.4%    |
| Manufacturing                                    | 6,900  | 18.3%   | 6,807  | 14.9%   | 6,855  | 14.2%   | 6,949  | 13.7%   |
| Transportation,<br>Communication,<br>& Utilities | 1,500  | 4.0%    | 2,751  | 6.0%    | 3,181  | 6.6%    | 3,489  | 6.9%    |
| Wholesale Trade                                  | 2,250  | 6.0%    | 2,835  | 6.2%    | 2,941  | 6.1%    | 3,042  | 6.0%    |
| Retail Trade                                     | 8,000  | 21.3%   | 10,251 | 22.5%   | 10,866 | 22.5%   | 11,391 | 22.5%   |
| Finance,<br>Insurance, & Real<br>Estate          | 1,500  | 4.0%    | 2,703  | 5.9%    | 2,796  | 5.8%    | 2,840  | 5.6%    |
| Misc. & Services                                 | 9,600  | 25.5%   | 10,088 | 22.1%   | 10,999 | 22.7%   | 11,773 | 23.2%   |
| Government                                       | 4,600  | 12.2%   | 5,788  | 12.7%   | 6,163  | 12.7%   | 6,397  | 12.6%   |

Source: Atlanta Regional Commission, 1994, 2001.

### Earnings by Economic Sector

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

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

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

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

### Average Weekly Wages Paid

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

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

| TABLE E-4<br>AVERAGE WEEKLY WAGES PAID: 1980, 1990, 2000<br>FAYETTE COUNTY, STATE |                |       |       |       |       |       |
|---|----------------|-------|-------|-------|-------|-------|
|   | FAYETTE COUNTY |       |       | STATE |       |       |
|   | 1980           | 1990  | 2000  | 1980  | 1990  | 2000  |
| Agriculture, Forestry, and Fishing  | \$153          | \$292 | \$387 | \$179 | \$276 | \$403 |
| Mining  | NA             | \$496 | NA    | \$323 | \$589 | \$879 |

|                                      |       |       |       |       |       |       |
|--------------------------------------|-------|-------|-------|-------|-------|-------|
| Construction                         | \$226 | \$416 | \$640 | \$264 | \$434 | \$655 |
| Manufacturing                        | \$243 | \$468 | \$721 | \$261 | \$449 | \$721 |
| Transportation and Public Utilities  | \$257 | \$460 | \$626 | \$372 | \$603 | \$949 |
| Wholesale Trade                      | \$279 | \$509 | \$884 | \$337 | \$603 | \$988 |
| Retail Trade                         | \$154 | \$200 | \$304 | \$164 | \$236 | \$350 |
| Finance, Insurance, and Real Estate, | \$238 | \$436 | \$770 | \$274 | \$543 | \$967 |
| Services                             | \$191 | \$278 | \$467 | \$214 | \$414 | \$657 |
| Government                           | \$166 | \$444 | \$672 | \$287 | \$460 | \$661 |

Source: Georgia Department of Labor

### Sources of Personal Income

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

| TABLE E-5<br>SOURCES OF PERSONAL INCOME, PERCENT: 1980, 1990, 2000<br>FAYETTE COUNTY, STATE |                     |                      |                      |                       |                        |                        |
|---|---------------------|----------------------|----------------------|-----------------------|------------------------|------------------------|
|   | Fayette County      |                      |                      | State                 |                        |                        |
|   | 1980                | 1990                 | 2000                 | 1980                  | 1990                   | 2000                   |
|   | Dollars<br>Percent  | Dollars<br>Percent   | Dollars<br>Percent   | Dollars<br>Percent    | Dollars<br>Percent     | Dollars<br>Percent     |
| Earnings  | 290,864<br>85.0 %   | 1,092,734<br>79.1 %  | 2,459,105<br>76.8 %  | 34,974,949<br>75.2 %  | 82,774,804<br>71.7 %   | 165,442,189<br>72.3 %  |
| Dividends   | 34,968<br>10.2 %    | 216,299<br>15.6 %    | 535,890<br>16.7 %    | 6,066,017<br>13.0 %   | 20,009,113<br>17.3 %   | 38,054,498<br>16.6 %   |
| Transfer Payments   | 16,394<br>4.8 %     | 73,113<br>5.3 %      | 206,422<br>6.4 %     | 5,447,876<br>11.7 %   | 12,630,273<br>10.9 %   | 25,241,518<br>11.0 %   |
| Total Personal Income   | 342,226<br>100.00 % | 1,382,146<br>100.0 % | 3,201,417<br>100.0 % | 46,488,842<br>100.0 % | 115,414,190<br>100.0 % | 228,738,205<br>100.0 % |

Source: Bureau of Economic Analysis

### Major Economic Activities

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



| TABLE E-6<br>MAJOR PLANT OPENINGS, EXPANSIONS AND CLOSINGS: 2001, 2002<br>FAYETTE COUNTY |                                  |                |                                  |      |
|--|----------------------------------|----------------|----------------------------------|------|
| <i>1.1.1 Company</i>   | Description                      | Square Footage | Action                           | Year |
| CIBER, Inc.  | DOD technology contractor        | 8,000          | <b>1.2<br/>Op<br/>eni<br/>ng</b> | 2001 |
| Compressed Air   | manufacturer                     | 20,000         | Expansio<br>n                    | 2001 |
| Cooper Lighting  | corporate headquarters           | 80,000         | Expansio<br>n                    | 2001 |
| Department of Defense  | headquarters                     | 33,000         | Opening                          | 2001 |
| Hoshizaki American, Inc.   | distribution center              | 80,000         | Closing                          | 2001 |
| Pre-Solutions  | card processing distribution     | 13,000         | Opening                          | 2001 |
| Sealed Air   | plastics manufacturing plant     | 50,500         | Closing                          | 2001 |
| Southwire  | fiber optics manufacturing plant | 60,000         | Closing                          | 2001 |
| Aircraft Spruce & Specialty  | aviation parts                   | 50,000         | Opening                          | 2002 |
| Equistar Chemical  | chemical manufacturing plant     | 46,800         | Closing                          | 2002 |
| Metal Forming  | metal fabricating                | 15,000         | Expansio<br>n                    | 2002 |
| Printegra  | form and check printer           | 11,000         | Expansio<br>n                    | 2002 |
| Xpresso  | Swedish importer                 | 10,000         | Opening                          | 2002 |

Source: Fayette County Development Authority

## 2.2 Labor Force

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

Since census statistics are all collected and tabulated based on place of residence, data on place of work that are included in the census for a particular area do not necessarily provide the total

number of individuals who work in that area. Instead, the data represent only those individuals who both work and live in the area being tabulated. The following sections provide data on Fayette County's Labor Force including employment status, employment by occupation, unemployment rates, and commuting patterns.

### Employment by Occupation

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

| <b>TABLE E-7</b><br><b>EMPLOYMENT BY OCCUPATION, PERCENT: 2000</b><br><b>FAYETTE COUNTY, MUNICIPALITIES</b> |                           |               |                     |                           |               |                |
|---|---------------------------|---------------|---------------------|---------------------------|---------------|----------------|
|   | <b>Fayette<br/>County</b> | <b>Brooks</b> | <b>Fayetteville</b> | <b>Peachtree<br/>City</b> | <b>Tyrone</b> | <b>Woolsey</b> |
| Employed civilian<br>population 16 years and<br>over  | 45,423                    | 279           | 5,399               | 15,571                    | 1,986         | 73             |
| Management, professional,<br>and related occupations  | 18,591<br>40.9 %          | 79<br>28.3 %  | 2,215<br>41.0 %     | 7,218<br>46.4 %           | 803<br>40.4 % | 16<br>21.9 %   |
| Service occupations   | 5,164<br>11.4 %           | 26<br>9.3 %   | 736<br>13.6 %       | 1,594<br>10.2 %           | 259<br>13.0 % | 17<br>23.3 %   |
| Sales and office<br>occupations   | 12,469<br>27.5 %          | 77<br>27.6 %  | 1,518<br>28.1 %     | 4,028<br>25.9 %           | 496<br>25.0 % | 19<br>26.0 %   |
| Farming, fishing, and<br>forestry occupations   | 21<br>—                   | —<br>—        | —<br>—              | 7<br>—                    | —<br>—        | —<br>—         |
| Construction, extraction,<br>and maintenance,<br>occupations  | 3,840<br>8.5 %            | 58<br>20.8 %  | 436<br>8.1 %        | 815<br>5.2 %              | 200<br>10.1 % | 15<br>20.5 %   |
| Production, transportation,<br>and material moving<br>occupations   | 5,338<br>11.8 %           | 39<br>14.0 %  | 494<br>9.1 %        | 1,909<br>12.3 %           | 228<br>11.5 % | 6<br>8.2 %     |

Source: U.S. Census, 2000

Processing: Fayette County Planning Department

Table E-8 displays the employment by occupation number and percent for 1980, 1990 and 2000 in Fayette County. Table E-9 displays the employment by occupation by percent for Fayette County, the state, and the nation. In 1990, the category of Management, Professional, and Related Occupations contained the greatest percentage (36.2 percent) of employees in Fayette

County. The greatest percentage (31.9 percent) of employees in the state was in the Sales and Office Occupations in 1990. In Fayette County, the same category contained the greatest percentage (40.9 percent) of employees again in 2000. This category also contained the highest percentage in both the state and the nation for 2000.

| <b>TABLE E-8</b><br><b>EMPLOYMENT BY OCCUPATION, NUMBER AND PERCENT: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY</b> |        |         |        |         |        |         |
|--|--------|---------|--------|---------|--------|---------|
|  | 1980   |         | 1990   |         | 2000   |         |
|  | Number | Percent | Number | Percent | Number | Percent |
| Management, professional, and related occupations  | 3,195  | 23.6%   | 11,543 | 36.2%   | 18,591 | 40.9%   |
| Service occupations  | 1,129  | 8.3%    | 3,124  | 9.8%    | 5,164  | 11.4%   |
| Sales and office occupations   | 5,056  | 37.3%   | 10,583 | 33.2%   | 12,469 | 27.5%   |
| Farming, fishing, and forestry occupations   | 155    | 1.1%    | 218    | 0.7%    | 21     | 0.0%    |
| Construction, extraction, and maintenance, occupations   | 1,662  | 12.3%   | 2,117  | 6.6%    | 3,840  | 8.5%    |
| Production, transportation, and material moving occupations  | 2,362  | 17.4%   | 4,259  | 13.4%   | 5,338  | 11.8%   |
| Total  | 13,559 | 100.0%  | 31,844 | 100.0%  | 45,423 | 100.0%  |

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

| <b>TABLE E-9</b><br><b>EMPLOYMENT BY OCCUPATION BY PERCENT: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY, STATE, NATION</b> |                |       |       |       |       |       |        |      |       |
|--|----------------|-------|-------|-------|-------|-------|--------|------|-------|
|  | Fayette County |       |       | State |       |       | Nation |      |       |
|  | 1980           | 1990  | 2000  | 1980  | 1990  | 2000  | 1980   | 1990 | 2000  |
| Management, professional, and related  | 23.6%          | 36.2% | 40.9% | 20.9% | 24.6% | 32.7% | na     | na   | 33.6% |
| Service  | 8.3%           | 9.8%  | 11.4% | 12.1% | 12.0% | 13.4% | na     | na   | 14.9% |
| Sales and office   | 37.3%          | 33.2% | 27.5% | 29.5% | 31.9% | 26.8% | na     | na   | 26.7% |
| Farming, fishing, and forestry   | 1.1%           | 0.7%  | 0.0%  | 2.9%  | 2.2%  | 0.6%  | na     | na   | 0.7%  |
| Construction, extraction and maintenance, occupations  | 12.3%          | 6.6%  | 8.5%  | 9.5%  | 9.5%  | 10.8% | na     | na   | 9.4%  |

| TABLE E-9, Continued<br>EMPLOYMENT BY OCCUPATION BY PERCENT: 1980, 1990, 2000<br>FAYETTE COUNTY, STATE, NATION |                |       |       |       |       |       |        |      |       |
|--|----------------|-------|-------|-------|-------|-------|--------|------|-------|
|  | FAYETTE COUNTY |       |       | STATE |       |       | NATION |      |       |
|  | 1980           | 1990  | 2000  | 1980  | 1990  | 2000  | 1980   | 1990 | 2000  |
| Production, transportation, and material moving  | 17.4%          | 13.4% | 11.8% | 25.1% | 19.8% | 15.7% | na     | na   | 14.6% |
| Total  | 100%           | 100%  | 100%  | 100%  | 100%  | 100%  | 100%   | 100% | 100%  |

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

### Employment Status

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

| TABLE E-10<br>EMPLOYMENT STATUS: 1980, 1990, 2000<br>FAYETTE COUNTY |        |         |        |         |        |         |
|---|--------|---------|--------|---------|--------|---------|
|   | 1980   |         | 1990   |         | 2000   |         |
|   | Number | Percent | Number | Percent | Number | Percent |
| Population 16 years and over  | na     | na      | 46,266 | 100.0%  | 68,129 | 100.0%  |
| In labor force  | na     | na      | 33,162 | 71.7%   | 47,909 | 69.1%   |
| Civilian labor force  | na     | na      | 32,901 | 71.7%   | 46,649 | 68.5%   |
| Employed  | na     | na      | 31,844 | 68.8%   | 45,423 | 66.7%   |
| Unemployed  | na     | na      | 1,057  | 2.3%    | 1,226  | 1.8%    |
| Percent of civilian labor force                                     | na     | na      | —      | —       | 2.6    | na      |
| Armed Forces  | na     | na      | 261    | 0.6%    | 441    | 0.6%    |
| Not in labor force  | na     | na      | 13,104 | 28.3%   | 21,039 | 30.9%   |
| Females 16 years and over   | na     | na      | 23,766 | 100.0%  | 35,491 | 100.0%  |
| In labor force  | na     | na      | 14,654 | 61.6%   | 21,417 | 60.3%   |
| Civilian labor force  | na     | na      | 14,647 | 61.6%   | 21,358 | 60.2%   |
| Employed  | na     | na      | 14,047 | 59.1%   | 20,870 | 58.8%   |

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

**Unemployment Rates**

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

| <b>TABLE E-11</b><br><b>EMPLOYMENT STATUS BY PERCENT: 1980, 1990, 2000</b><br><b>FAYETTE COUNTY, STATE, NATION</b> |                       |       |       |              |       |       |               |       |       |
|--|-----------------------|-------|-------|--------------|-------|-------|---------------|-------|-------|
|  | <b>FAYETTE COUNTY</b> |       |       | <b>STATE</b> |       |       | <b>NATION</b> |       |       |
|  | 1980                  | 1990  | 2000  | 1980         | 1990  | 2000  | 1980          | 1990  | 2000  |
| Population 16 years and over   | 100%                  | 100%  | 100%  | 100%         | 100%  | 100%  | na            | 100%  | 100%  |
| In labor force   | 68.3%                 | 71.7% | 69.1% | 63.4%        | 67.9% | 66.1% | na            | 65.3% | 63.9% |
| Civilian labor force   | 68.3%                 | 71.7% | 68.5% | 61.6%        | 66.4% | 65.0% | na            | 64.4% | 63.4% |
| Employed   | 65.9%                 | 68.8% | 66.7% | 58.0%        | 62.6% | 61.4% | na            | 60.3% | 59.7% |
| Unemployed   | 2.2%                  | 2.3%  | 1.8%  | 3.6%         | 3.8%  | 3.6%  | na            | 4.1%  | 3.7%  |
| Percent of civilian labor force  | 3.3%                  | na    | na    | na           | na    | na    | na            | na    | na    |
| Armed Forces   | na                    | 0.6%  | 0.6%  | 1.8%         | 1.5%  | 1.1%  | na            | 0.9%  | 0.5%  |
| Not in labor force   | 31.7%                 | 28.3% | 30.9% | 36.6%        | 32.1% | 33.9% | na            | 34.7% | 36.1% |
| Females 16 years and over  | 100%                  | 100%  | 100%  | 100%         | 100%  | 100%  | na            | 100%  | 100%  |
| In labor force   | 52.4%                 | 61.6% | 60.3% | 52.3%        | 59.9% | 59.4% | na            | 56.8% | 57.5% |
| Civilian labor force   | 52.3%                 | 61.6% | 60.2% | 51.9%        | 59.6% | 59.2% | na            | 56.6% | 57.4% |
| Employed   | 50.2%                 | 59.1% | 58.8% | 48.4%        | 55.8% | 55.6% | na            | 53.1% | 54.0% |

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

| <b>TABLE E-12</b><br><b>ANNUAL UNEMPLOYMENT RATES: 1990 - 2000</b><br><b>FAYETTE COUNTY, SURROUNDING COUNTIES, STATE, NATION</b> |            |            |            |            |            |            |            |            |            |            |            |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|  | <b>'90</b> | <b>'91</b> | <b>'92</b> | <b>'93</b> | <b>'94</b> | <b>'95</b> | <b>'96</b> | <b>'97</b> | <b>'98</b> | <b>'99</b> | <b>'00</b> |
| Fayette County   | 3.4%       | 3.6%       | 4.1%       | 3.2%       | 2.9%       | .6%        | 2.3%       | 2.3%       | 2.3%       | 1.8%       | 1.9%       |
| Clayton County   | 5.6%       | 5.6%       | 7.2%       | 6.0%       | 5.6%       | 5.1%       | 4.5%       | 4.1%       | 3.8%       | 3.5%       | 3.6%       |
| Coweta County  | 6.1%       | 5.4%       | 7.2%       | 5.4%       | 4.2%       | 4.1%       | 3.8%       | 4.0%       | 3.3%       | 2.8%       | 3.4%       |
| Fulton County  | 5.8%       | 5.2%       | 7.3%       | 6.2%       | 5.8%       | 5.4%       | 5.0%       | 4.6%       | 4.1%       | 3.9%       | 3.7%       |

|                 |      |      |      |      |      |      |      |      |      |      |      |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|
| Spalding County | 5.9% | 5.9% | 7.0% | 5.9% | 5.1% | 4.7% | 5.1% | 5.1% | 4.5% | 4.2% | 4.9% |
| State           | 5.4% | 5.0% | 6.9% | 5.8% | 5.2% | 4.9% | 4.6% | 4.5% | 4.2% | 4.0% | 3.7% |
| Nation          | 5.5% | 6.8% | 7.5% | 6.9% | 6.1% | 5.6% | 5.4% | 4.9% | 4.5% | 4.2% | 4.0% |

Source: The Georgia County Guide, 1995, 2001

### Commuting Patterns

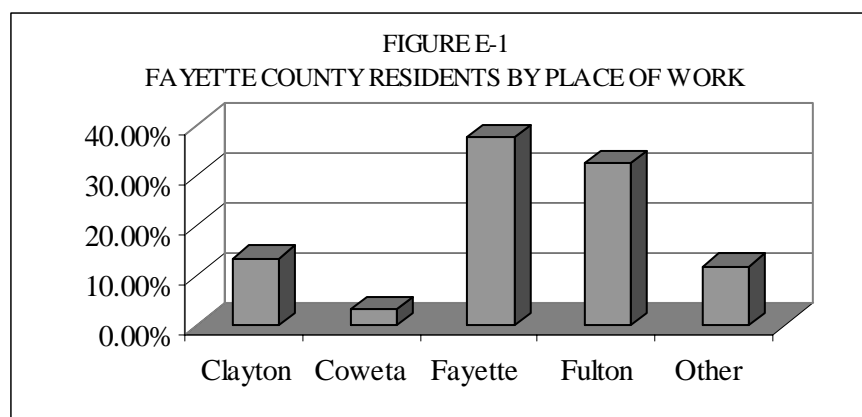
Employment by place of work data provides information on commuting patterns and insight into the numbers of residents who find employment in other areas. In both 1990 and 2000 a high percentage of Fayette County residents worked outside the county (67.0 percent and 62.5 percent, respectively). Conversely,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

TABLE E-13  
LOCATION OF EMPLOYMENT: 1990, 2000  
FAYETTE COUNTY

|                               | 1990   |         | 2000   |         |
|-------------------------------|--------|---------|--------|---------|
|                               | Number | Percent | Number | Percent |
| Worked inside Fayette County  | 10,381 | 33.0%   | 16,977 | 37.5%   |
| Worked outside Fayette County | 21,111 | 67.0%   | 28,254 | 62.5%   |

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

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



## **2.3 Local Economic Development Resources**

### **Economic Development Agencies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Education and Training Opportunities**

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

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

## **2.4 Economic Trends**

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

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



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

## 2.5 Economic Goals and Objectives, Policies and Guidelines

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

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

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

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

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

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

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

- Policy a. Target corporations that require a highly educated workforce matching the educational demographics of Fayette County.
- Policy b. Recruit clean industry which has minimal impacts on existing public facilities and the environment.
- Policy c. Encourage the retention and expansion of existing employers through programs like Adopt-An-Industry and Established Industry Council.
- Policy d. Help create business friendly and responsive governmental relationships through various workshops, public meetings, Adopt-An-Industry, and the Established Industry Council.
- Policy e. Encourage and promote reuse and redevelopment of vacant commercial buildings, brownfields, existing structures, and properly zoned areas through marketing and public relations outreach. Note: A brownfield, as defined by the United States Environmental Protection Agency, is an

abandoned, idled, or underused industrial and/or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination.

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

- Policy a. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.
- Policy b. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market, and so that business may help meet specific school needs. Do this through programs like Youth Leadership, the School to Industry to Business Tours, and other programs.
- Policy c. Ensure the availability and encourage the use of high quality continuing adult education and retraining programs through the establishment of a Training and University Center (Clayton College & State University).

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

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

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

- Policy a. Support the maintenance of a high quality system of public infrastructure including transportation, schools, libraries, parks, and water.

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

### **3.0 HOUSING**

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

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

#### **3.1 Types and Mix of Housing Units**

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

##### **Composition of Housing Stock**

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

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

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

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

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

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

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

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

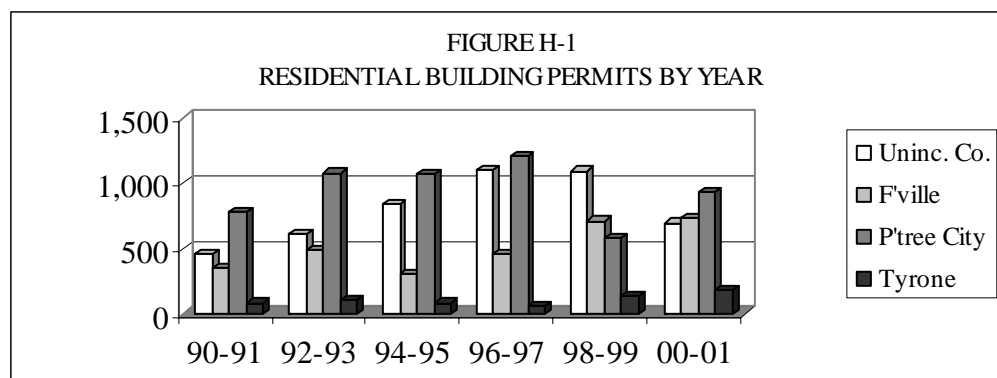
**TABLE H-3**  
**RESIDENTIAL BUILDING PERMITS: 1990 – 2005**  
**FAYETTE COUNTY AND MUNICIPALITIES**

|                             |          | '90&<br>'91 | '92&<br>'93 | '94&<br>'95 | '96&<br>'97 | '98&<br>'99 | '00&<br>'01 | '02&<br>'03 | '03&<br>'04 | Totals |
|-----------------------------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------|
| Unincorp.<br>County         | SF       | 463         | 608         | 837         | 1,098       | 1,093       | 697         | 618         | 644         | 6,058  |
|                             | MF       | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0      |
|                             | Subtotal | 463         | 608         | 837         | 1,098       | 1,093       | 697         | 618         | 644         | 6,058  |
| Brooks                      | SF       | 9           | 14          | 15          | 7           | 12          | 7           | 2           | 8           | 74     |
|                             | MF       | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0      |
|                             | Subtotal | 9           | 14          | 15          | 7           | 12          | 7           | 2           | 8           | 74     |
| Fayetteville                | SF       | 354         | 305         | 285         | 376         | 675         | 621         | 369         | 463         | 3,448  |
|                             | MF       | 0           | 184         | 26          | 79          | 36          | 110         | 11          | 5           | 451    |
|                             | Subtotal | 354         | 489         | 311         | 455         | 711         | 731         | 380         | 468         | 3,899  |
| Peachtree<br>City           | SF       | 776         | 881         | 1,021       | 854         | 565         | 320         | 524         | 340         | 5,281  |
|                             | MF       | 4           | 196         | 52          | 350         | 14          | 615         | 25          | 0           | 1,256  |
|                             | Subtotal | 780         | 1,077       | 1,073       | 1,204       | 579         | 935         | 549         | 340         | 6,537  |
| Tyrone                      | SF       | 82          | 106         | 83          | 65          | 141         | 190         | 275         | 378         | 1,320  |
|                             | MF       | 6           | 0           | 4           | 4           | 0           | 0           | 8           | 6           | 28     |
|                             | Subtotal | 88          | 106         | 87          | 69          | 141         | 190         | 283         | 384         | 1,348  |
| Woolsey                     | SF       | na          | na          | na          | na          | na          | 5           | 4           | 0           | 9      |
|                             | MF       | na          | na          | na          | na          | na          | 0           | 0           | 0           | 0      |
|                             | Subtotal | na          | na          | na          | na          | na          | 5           | 4           | 0           | 9      |
| Fayette<br>County<br>Totals | SF       | 1,684       | 1,914       | 2,241       | 2,400       | 2,486       | 1,840       | 1,792       | 1,833       | 16,190 |
|                             | MF       | 10          | 380         | 82          | 433         | 50          | 725         | 44          | 11          | 1,735  |
|                             | Total    | 1,694       | 2,294       | 2,323       | 2,833       | 2,536       | 2,565       | 1,836       | 1,844       | 17,925 |

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

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





### 3.2 Condition and Occupancy

#### Age and Condition of Housing

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

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

| TABLE H-4<br>YEAR STRUCTURE BUILT (PERCENT): 1980, 1990, 2000<br>FAYETTE COUNTY, ATLANTA MSA, STATE |                |      |      |             |      |      |       |      |      |
|---|----------------|------|------|-------------|------|------|-------|------|------|
|   | FAYETTE COUNTY |      |      | ATLANTA MSA |      |      | STATE |      |      |
|   | 1980           | 1990 | 2000 | 1980        | 1990 | 2000 | 1980  | 1990 | 2000 |
| 1990 to March 2000  | na             | na   | 40.6 | na          | na   | 30.8 | na    | na   | 27.9 |
| 1980 to 1989  | na             | 61.9 | 35.3 | na          | 37.4 | 24.6 | na    | 32.1 | 22.0 |
| 1970 to 1979  | 67.1           | 26.7 | 17.4 | 36.9        | 24.3 | 18.0 | 33.3  | 24.5 | 18.6 |
| 1960 to 1969  | 16.8           | 6.6  | 3.5  | 29.0        | 17.5 | 12.0 | 25.1  | 17.2 | 12.7 |
| 1940 to 1959  | 7.4            | 3.0  | 2.0  | 24.2        | 15.2 | 10.3 | 26.9  | 18.1 | 13.0 |
| 1939 or earlier   | 9.3            | 1.9  | 1.2  | 9.8         | 5.7  | 4.2  | 14.7  | 8.1  | 5.9  |

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

| TABLE H-5<br>YEAR STRUCTURE BUILT (NUMBER AND PERCENT): 2000<br>FAYETTE COUNTY, MUNICIPALITIES |                   |      |        |      |                   |      |                    |      |        |      |             |      |
|--|-------------------|------|--------|------|-------------------|------|--------------------|------|--------|------|-------------|------|
|  | FAYETTE<br>COUNTY |      | BROOKS |      | FAYETTE-<br>VILLE |      | PEACHTR<br>EE CITY |      | TYRONE |      | WOOLSE<br>Y |      |
|  | #                 | %    | #      | %    | #                 | %    | #                  | %    | #      | %    | #           | %    |
| 1999 to<br>March 2000  | 1,768             | 5.4  | na     | na   | 550               | 11.8 | 428                | 3.7  | 65     | 4.6  | na          | na   |
| 1995 to 1998   | 5,643             | 17.2 | 31     | 14.2 | 993               | 21.4 | 2,222              | 19.3 | 143    | 10.1 | 2           | 3.2  |
| 1990 to 1994   | 5,893             | 18.0 | 36     | 16.5 | 1,067             | 23.0 | 2,613              | 22.7 | 215    | 15.2 | 9           | 14.5 |
| 1980 to 1989   | 11,554            | 35.3 | 60     | 27.5 | 1,037             | 22.3 | 4,219              | 36.7 | 624    | 44.0 | 26          | 41.9 |
| 1970 to 1979   | 5,684             | 17.4 | 16     | 7.3  | 577               | 12.4 | 1,752              | 15.2 | 231    | 16.3 | 2           | 3.2  |
| 1960 to 1969   | 1,144             | 3.5  | 14     | 6.4  | 182               | 3.9  | 190                | 1.7  | 55     | 3.9  | 2           | 3.2  |
| 1940 to 1959   | 639               | 2.0  | 16     | 7.3  | 181               | 3.9  | 45                 | 0.4  | 44     | 3.1  | 4           | 6.5  |
| 1939 or<br>earlier   | 401               | 1.2  | 45     | 20.6 | 55                | 1.2  | 21                 | 0.2  | 40     | 2.8  | 17          | 27.4 |

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

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

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

| TABLE H-6<br>CONDITION OF HOUSING: 1980, 1990, 2000<br>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA,<br>STATE |   |      |        |     |        |     |  |     |        |     |        |     |
|--|---|------|--------|-----|--------|-----|--|-----|--------|-----|--------|-----|
|  | LACKING COMPLETE<br>PLUMBING FACILITIES |      |        |     |        |     | LACKING COMPLETE<br>KITCHEN FACILITIES |     |        |     |        |     |
|  | 1980                                    |      | 1990   |     | 2000   |     | 1980                                   |     | 1990   |     | 2000   |     |
|  | #                                       | %    | #      | %   | #      | %   | #                                      | %   | #      | %   | #      | %   |
| Fayette County   | 281                                     | 2.9  | 136    | 0.6 | 121    | 0.4 | 294                                    | 3.1 | 120    | 0.5 | 166    | 0.5 |
| Brooks   | 10                                      | 11.4 | 3      | 2.3 | 5      | 2.5 | na                                     | na  | 3      | 2.3 | 3      | 1.5 |
| Fayetteville   | 17                                      | 1.8  | 22     | 0.8 | 6      | 0.1 | na                                     | na  | 13     | 0.5 | 84     | 1.9 |
| Peachtree City   | 14                                      | 0.7  | 9      | 0.1 | 26     | 0.2 | na                                     | na  | 21     | 0.3 | 28     | 0.3 |
| Tyrone   | 15                                      | 4.2  | 19     | 2.0 | 0      | 0.0 | na                                     | na  | 22     | 2.3 | 0      | 0.0 |
| Woolsey  | 40                                      | 5.0  | 0      | 0.0 | 0      | 0.0 | na                                     | na  | 0      | 0.0 | 0      | 0.0 |
| Clayton County   | 391                                     | 0.7  | 229    | 0.3 | 306    | 0.4 | 517                                    | 1.0 | 203    | 0.3 | 235    | 0.3 |
| Coweta County  | 78                                      | 5.5  | 297    | 1.6 | 191    | 0.6 | 588                                    | 4.2 | 296    | 1.6 | 182    | 0.6 |
| Fulton County  | 3,605                                   | 1.5  | 1,774  | 0.7 | 1,967  | 0.6 | 5,246                                  | 2.1 | 1,931  | 0.8 | 2,229  | 0.7 |
| Spalding County  | 522                                     | 3.1  | 128    | 0.7 | 201    | 0.9 | 584                                    | 3.4 | 181    | 0.9 | 210    | 1.0 |
| Atlanta MSA  | 11,306                                  | 1.5  | 5,844  | 0.5 | 6,751  | 0.4 | 31,405                                 | 4.1 | 5,925  | 0.5 | 6,450  | 0.4 |
| State  | 33,823                                  | 1.7  | 28,462 | 1.2 | 17,117 | 0.6 | 71,793                                 | 3.6 | 24,014 | 0.9 | 15,151 | 0.5 |

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

### Owner and Renter Occupied Units

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

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

Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, are considered in this category.

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

| <b>TABLE H-7</b><br><b>HOUSING TENURE: 2000</b><br><b>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE</b> |                                    |                                       |                                     |                                      |                         |                            |                                       |
|--|------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|-------------------------|----------------------------|---------------------------------------|
|  | <b>Total<br/>Housing<br/>Units</b> | <b>Occupied<br/>Housing<br/>Units</b> | <b>Owner<br/>Occupied<br/>Units</b> | <b>Renter<br/>Occupied<br/>Units</b> | <b>Vacant<br/>Units</b> | <b>Seasonal<br/>Units*</b> | <b>Average<br/>Household<br/>Size</b> |
| Fayette County   | 32,726<br>100.0%                   | 31,524<br>96.3%                       | 27,252<br>86.4%                     | 4,272<br>13.6%                       | 1,202<br>3.7%           | 119<br>na                  | 2.88                                  |
| Brooks   | 208<br>100.0%                      | 195<br>93.7%                          | 180<br>92.3%                        | 15<br>7.7%                           | 13<br>6.3%              | 1<br>na                    | 2.84                                  |
| Fayetteville   | 4,572<br>100.0%                    | 4,338<br>94.9%                        | 3,050<br>70.3%                      | 1,288<br>29.7%                       | 234<br>5.1%             | 5<br>na                    | 2.48                                  |
| Peachtree City   | 11,313<br>100.0%                   | 10,876<br>96.1%                       | 8,826<br>81.2%                      | 2,050<br>18.8%                       | 437<br>3.9%             | 65<br>na                   | 2.89                                  |
| Tyrone   | 1,425<br>100.0%                    | 1,374<br>96.4%                        | 1,174<br>85.4%                      | 200<br>14.6%                         | 51<br>3.6%              | 7<br>na                    | .85                                   |
| Woolsey  | 62<br>100.0%                       | 57<br>91.9%                           | 47<br>82.5%                         | 10<br>17.5%                          | 5<br>8.1%               | na<br>na                   | 3.07                                  |
| Clayton County   | 86,461<br>100.0%                   | 82,243<br>95.1%                       | 49,844<br>60.6%                     | 32,399<br>39.4%                      | 4,218<br>4.9%           | 211<br>0.2%                | 2.84                                  |
| Coweta County  | 33,182<br>100.0%                   | 31,442<br>94.8%                       | 24,529<br>78.0%                     | 6,913<br>22.0%                       | 1,740<br>5.2%           | 151<br>0.5%                | 2.81                                  |
| Fulton County  | 348,632<br>100.0%                  | 321,242<br>92.1%                      | 167,119<br>52.0%                    | 154,123<br>48.0%                     | 27,390<br>7.9%          | 1,737<br>0.5%              | 2.44                                  |
| Spalding County  | 23,001<br>100.0%                   | 21,519<br>93.6%                       | 13,521<br>62.8%                     | 7,998<br>37.2%                       | 1,482<br>6.4%           | 51<br>0.2%                 | 2.67                                  |
| Atlanta MSA  | 1,589,568<br>100.0%                | 1,056,427<br>94.7%                    | 999,564<br>66.4%                    | 505,207<br>33.6%                     | 84,697<br>5.3%          | 6,915<br>na                | 2.68                                  |
| State  | 3,281,737<br>100.0%                | 2,366,615<br>91.6%                    | 2,029,154<br>67.5%                  | 977,215<br>32.5%                     | 275,368<br>8.4%         | 50,064<br>na               | 2.65                                  |

\* Counted as part of Vacant Units

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

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

Of the total number of occupied units in 2000, owner-occupied units accounted for just over 86 percent, while over thirteen percent were renter-occupied (see Table H-8). Even with the addition of 9,781 single-family units, the percent of owner-occupied units has

remained fairly stable since 1990, increasing only .3 percent. Between 1990 and 2000, the percent of renter-occupied units decreased by .3 percent, to 13.6 percent of occupied units.

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

| <b>TABLE H-8</b><br><b>HOUSING TENURE AS PERCENT OF OCCUPANCY</b><br>VACANCY RATES: 1980, 1990, 2000<br>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE |                                 |              |      |              |      |              |                                  |              |      |              |      |              |
|--|---------------------------------|--------------|------|--------------|------|--------------|----------------------------------|--------------|------|--------------|------|--------------|
|  | OWNER-OCCUPIED<br>HOUSING UNITS |              |      |              |      |              | RENTER-OCCUPIED<br>HOUSING UNITS |              |      |              |      |              |
|  | 1980                            |              | 1990 |              | 2000 |              | 1980                             |              | 1990 |              | 2000 |              |
|  | %                               | Vac.<br>Rate | %    | Vac.<br>Rate | %    | Vac.<br>Rate | %                                | Vac.<br>Rate | %    | Vac.<br>Rate | %    | Vac.<br>Rate |
| Fayette County   | 83.7                            | 1.7          | 86.1 | 3.2          | 86.4 | 1.3          | 12.7                             | 7.4          | 13.9 | 8.0          | 13.6 | 7.6          |
| Brooks   | na                              | na           | 85.2 | 3.0          | 92.3 | 1.1          | na                               | na           | 14.8 | 5.6          | 7.7  | 6.3          |
| Fayetteville   | 71.5                            | 1.9          | 61.9 | 9.4          | 70.3 | 2.0          | 23.8                             | 4.3          | 38.1 | 7.3          | 29.7 | 7.5          |
| Peachtree City   | 82.2                            | 2.7          | 82.2 | 3.0          | 81.2 | 1.2          | 12.6                             | 12.0         | 17.8 | 10.7         | 18.8 | 7.9          |
| Tyrone   | na                              | na           | 80.3 | 2.7          | 85.4 | 1.0          | na                               | na           | 17.7 | 3.7          | 14.6 | 7.8          |
| Woolsey  | na                              | na           | 87.0 | 2.4          | 82.5 | 4.1          | na                               | na           | 13.0 | 0.0          | 17.5 | 0.0          |
| Clayton Co.  | 61.3                            | 1.2          | 58.8 | 2.8          | 60.6 | 1.6          | 34.0                             | 8.5          | 41.2 | 14.4         | 39.4 | 6.1          |
| Coweta Co.   | 69.1                            | 1.1          | 72.8 | 3.1          | 78.0 | 1.9          | 25.4                             | 6.1          | 27.2 | 7.2          | 22.0 | 6.0          |
| Fulton Co.   | 42.7                            | 2.9          | 49.5 | 4.0          | 52.0 | 2.7          | 49.2                             | 8.8          | 50.5 | 15.9         | 48.0 | 7.1          |
| Spalding Co.   | 0.7                             | 0.9          | 61.4 | 1.7          | 62.8 | 1.3          | 34.3                             | 7.0          | 38.6 | 8.9          | 37.2 | 7.5          |
| Atlanta MSA  | 61.4                            | 2.2          | 62.3 | 3.2          | 66.4 | 1.7          | 38.6                             | 7.7          | 37.7 | 14.5         | 33.6 | 6.1          |
| State  | 65.0                            | 1.1          | 86.1 | 2.5          | 67.5 | 1.9          | 35.0                             | 7.5          | 13.9 | 12.2         | 32.5 | 8.2          |

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

### **3.3 Cost of Housing**

#### **Median Property Value**

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

During this same period (1990-2000), the median cost of owner-occupied housing in the Atlanta MSA increased by 51 percent and in the state by 56 percent.

### **Median Rent**

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

| <b>TABLE H-9<br/>COST OF HOUSING: 1980, 1990, 2000<br/>FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA<br/>MSA, STATE</b> |                       |           |           |                    |                     |       |         |                    |
|---|-----------------------|-----------|-----------|--------------------|---------------------|-------|---------|--------------------|
|   | MEDIAN PURCHASE PRICE |           |           |                    | MEDIAN MONTHLY RENT |       |         |                    |
|   | 1980                  | 1990      | 2000      | % Increase '90-'00 | 1980                | 1990  | 2000    | % Increase '90-'00 |
| Fayette County  | \$69,300              | \$116,700 | \$171,500 | 47.0%              | \$198               | \$487 | \$890   | 82.8               |
| Brooks  | na                    | \$83,300  | \$158,000 | 89.7%              | na                  | \$325 | \$606   | 86.5               |
| Fayetteville  | na                    | \$90,900  | \$140,500 | 54.6%              | na                  | \$465 | \$796   | 71.2               |
| Peachtree City  | na                    | \$118,600 | \$190,900 | 61.0%              | na                  | \$574 | \$990   | 72.5               |
| Tyrone  | na                    | \$107,100 | \$149,500 | 39.6%              | na                  | \$412 | \$756   | 83.5               |
| Woolsey   | na                    | \$81,300  | \$178,100 | 119.1%             | na                  | \$275 | \$1,500 | 445.5              |
| Clayton County  | \$41,100              | \$70,100  | \$92,700  | 32.3%              | \$233               | \$441 | \$699   | 58.5%              |
| Coweta County   | \$40,000              | \$68,700  | \$121,700 | 77.1%              | \$126               | \$287 | \$628   | 118.8%             |
| Fulton County   | \$40,600              | \$97,770  | \$180,700 | 85.0%              | \$195               | \$396 | \$709   | 79.0%              |
| Spalding County   | \$33,400              | \$57,700  | \$86,600  | 50.1%              | 106\$               | \$250 | \$537   | 114.8%             |
| Atlanta MSA   | \$54,600              | \$89,800  | \$135,300 | 50.7%              | \$156               | \$441 | \$746   | 69.2%              |
| State   | \$40,700              | \$71,300  | \$111,200 | 56.0%              | \$158               | \$344 | \$613   | 78.2%              |

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

### **Affordability**

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

---

six percent interest and estimates for property taxes, homeowners insurance, and household debt.

### **3.4 Types of Households**

Household includes all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Households are classified by type according to the sex of the householder and the presence of relatives. The householder is the person, or one of the persons, in whose name the home is owned, being bought, or rented. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

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

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

### **Future Housing Demand**

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

### **3.7 Cost-Burdened Households**

A household is considered to be unburdened by housing costs if those costs total less than 30 percent of household income. Based on the 1990 Census, 80.1 percent of Fayette County households were unburdened by housing costs, and 19.2 percent were burdened by costs of 30 percent or more. In 2000, the unburdened households fell (proportionately) to 77.9 percent. The households with costs 30 percent or above were divided into Cost

Burdened (30% to 49%) at 14.5 percent and Extremely Cost Burdened (50%+) at 6.6 percent. (See Table H-11.)

This compares favorably with the Atlanta Region and the State of Georgia (see Table H-12). Based on the year 2000 census data, the Atlanta region has 16.9 percent of households cost burdened and 10.6 percent Severely Cost Burdened. The state of Georgia had a Cost Burdened level of 15.5 percent and Severely Cost Burdened of 10.9%. Fayette has a lower proportion of cost burdened households at 14.5 percent Burdened and 6.6 percent Severely Burdened.

**Table H-11  
Cost Burdened Households  
Fayette County - 1990 and 2000 Census**

|                        | Range of Avg. HH Income | 1990   |       | 2000   |       |
|------------------------|-------------------------|--------|-------|--------|-------|
|                        | Spent on Housing Costs  | #      | %     | #      | %     |
| Unburdened             | Less than 30%           | 16,873 | 80.1% | 24,561 | 77.9% |
| Cost Burdened          | 30% - 49%               | 4,044  | 19.2% | 4,569  | 14.5% |
| Severely Cost Burdened | 50% and Above           | NA     |       | 2,070  | 6.6%  |
| No Information         |                         | 137    | 0.7%  | 324    | 1.0%  |

**Table H-12  
Cost Burdened Households  
Fayette County, Region and State - 2000 Census**

|                        | Fayette Co. | Atlanta Region | State of Georgia |
|------------------------|-------------|----------------|------------------|
| Unburdened             | 77.9%       | 70.4%          | 69.8%            |
| Cost Burdened          | 14.5%       | 16.9%          | 15.5%            |
| Severely Cost Burdened | 6.6%        | 10.6%          | 10.9%            |
| No Information         | 1.0%        | 2.1%           | 3.8%             |



---

### 3.8 Special Housing Needs

Populations with special housing needs are identified in Table H-13 and H-14. Persons with HIV/AIDS were significantly lower than surrounding counties. Thirty-five cases were identified from 1981 to 2000.

Domestic Violence cases totaled 404 requiring police actions in 2001. In 2005 the Fayette County Council on Domestic Violence worked with 531 individual clients. Services include a transitional housing program where women and children can stay for up to 18 months.

Elderly population (age 62+) made up 11 percent of Fayette County's population in 2000. This group will be rapidly increasing in the following two decades as the post World War II baby boom population reaches that retirement milestone. Several elderly housing developments are available and others are expected to be developed, in Fayetteville and Peachtree City, where the availability of sewer supports smaller lot development.

Assisted living, personal care and nursing homes are provided by the private sector in the vicinity of Fayette Community Hospital.

Other special needs populations include Persons with Disabilities and Persons Recovering from Substance Abuse, each group which is fewer in number than the surrounding counties.

The Homeless Population is relatively low based on the number of calls received by the Metro Atlanta task Force for the Homeless. As shown in Table H-14, only seven calls, representing 14 individuals, were received in 2001 by the Homeless Hotline.

The number of migrant farm worker is not known based on available data. However, based on the diminishing role of agriculture on large farms in Fayette, the population is expected to be minimal if present at all.

**Providers** of housing for special needs population include:

- Fayette County Council on Domestic Violence (dba Promise Place), and
- Fayette Youth Protection Home.

**Table H-13**  
**Special Housing Needs**  
**Fayette County and Surrounding Counties**

| County  | AIDS Cases<br>1981-2000 | Family Violence<br>Police Actions<br>Taken 2001 | Age 62+<br># in<br>2000 | Age 62+<br>% in 2000 | Disability (any)<br>% Age 16+<br>1990 | Adult Substance<br>Abuse Treatment<br>Need - 2001 | Adult Substance<br>Abuse Treatment<br>% of Pop. 2001 | Migrant & Seasonal<br>Farm Workers<br># at Peak Employ |  |
|---------|-------------------------|---|-------------------------|----------------------|---------------------------------------|---|--|--|--|
| Fayette | 35                      | 404   | 10,006                  | 10.96%               | 17.56%                                | 5,142   | 5.63%  | na   |  |
| Clayton | 419                     | 2908  | 17,439                  | 7.37%                | 20.44%                                | 12,462  | 5.27%  | na   |  |
| Henry   | 70                      | 615   | 10,962                  | 9.19%                | 23.64%                                | 7,400   | 6.20%  | na   |  |
| Coweta  | 65                      | 346   | 9,278                   | 10.40%               | 28.26%                                | 5,468   | 6.13%  | na   |  |
| Fulton  | 10,130                  | 8,317   | 82,675                  | 10.13%               | 25.04%                                | 48,479  | 5.94%  | na   |  |

Source: Georgia Department of Community Affairs from University of Georgia, Georgia Bureau of Investigation and Marsteller.

**Table H-14**  
**Homeless Shelter Requests**  
**2001 Hotline Callers Summary**

| Area Served | # Calls | # Individuals |
|-------------|---------|---------------|
| Fayette     | 7       | 14            |
| Clayton     | 295     | 574           |
| Henry       | 13      | 20            |
| Fulton      | 7,338   | 11,480        |

Source: Metro Atlanta Task Force for the Homeless

### 3.9 Jobs – Housing Balance

A community is considered to achieve a balance between jobs and housing when the ratio of employment (jobs) to housing is in the range of 1.25 to 1.75. As can be seen in Table H-15, for Fayette County this ratio is in mid-range at a ratio of 1.4 for 1990, 2000 and 2005. This level of employment to housing provides a better opportunity for workers in the county to locate housing near the workplace, and for residents of the community to find employment within their local area. This results on the community and regional level in the reduction of commute trip distance and auto emissions.

**Figure H - 15**  
**Jobs-Housing Balance for Fayette County**

| <b>Category</b>               |  | <b>1990</b> | <b>2000</b> | <b>2005</b> |
|-------------------------------|--|-------------|-------------|-------------|
| Population                    |  | 62,415      | 91,263      | 101,500     |
| Average Household Size        |  | 2.96        | 2.88        | 2.81        |
| Number of Households          |  | 21,054      | 31,524      | 37,103      |
| Housing Units                 |  | 22,428      | 32,726      | 38,504      |
| Employment                    |  | 31,844      | 45,423      | 53,389      |
| Employment/Population Ratio   |  | 0.51        | 0.50        | 0.53        |
| Employment/Housing Unit Ratio |  | 1.42        | 1.39        | 1.39        |

Source: U.S. Bureau of the Census  
Georgia Department of Labor  
Atlanta Regional Commission  
Ga. Dept. of Community Affairs

### 3.10 Households With One or More Housing Needs

Various characteristics of Households with one or more housing needs are shown in tables H-16 to H-24 on the following pages. These characteristics are reported by tenure (owner and renter) and include:

- Income;
- Race;
- Housing type;
- Household type;
- Household size;
- Householder age;
- Employment status;
- Householder occupation; and
- Household recipients of Social Security or Public Assistance Income.

Table H-16

**Household Income of Households with One or More Housing Needs by  
Tenure, Fayette County 2000**

| County                          | Household<br>Income | Tenure                    |         |                           |         |
|---------------------------------|---------------------|---------------------------|---------|---------------------------|---------|
|                                 |                     | Owner                     |         | Renter                    |         |
|                                 |                     | One or More Housing Needs |         | One or More Housing Needs |         |
|                                 |                     | Number                    | Percent | Number                    | Percent |
| Fayette<br>County               | Less than \$5,000   | 101                       | 3.2%    | 69                        | 4.8%    |
|                                 | \$5,000 - 9,999     | 284                       | 8.9%    | 264                       | 18.2%   |
|                                 | \$10,000-14,999     | 277                       | 8.7%    | 174                       | 12.0%   |
|                                 | \$15,000-19,999     | 308                       | 9.6%    | 218                       | 15.0%   |
|                                 | \$20,000-24,999     | 353                       | 11.0%   | 267                       | 18.4%   |
|                                 | \$25,000-34,999     | 874                       | 27.3%   | 220                       | 15.2%   |
|                                 | \$35,000-49,999     | 1005                      | 31.4%   | 238                       | 16.4%   |
|                                 | Total               | 3202                      | 100.0%  | 1450                      | 100.0%  |
| <b>Cities in Fayette County</b> |                     |                           |         |                           |         |
| Brooks                          | Less than \$5,000   | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | \$5,000 - 9,999     | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | \$10,000-14,999     | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | \$15,000-19,999     | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | \$20,000-24,999     | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | \$25,000-34,999     | 3                         | 25.0%   | 0                         | 0.0%    |
|                                 | \$35,000-49,999     | 4                         | 33.3%   | 0                         | 0.0%    |
|                                 | Total               | 12                        | 100.0%  | 0                         | 0.0%    |
| Fayetteville                    | Less than \$5,000   | 10                        | 3.2%    | 16                        | 4.5%    |
|                                 | \$5,000 - 9,999     | 28                        | 8.8%    | 64                        | 18.1%   |
|                                 | \$10,000-14,999     | 28                        | 8.8%    | 42                        | 11.9%   |
|                                 | \$15,000-19,999     | 31                        | 9.8%    | 53                        | 15.0%   |
|                                 | \$20,000-24,999     | 35                        | 11.0%   | 65                        | 18.4%   |
|                                 | \$25,000-34,999     | 86                        | 27.1%   | 54                        | 15.3%   |
|                                 | \$35,000-49,999     | 99                        | 31.2%   | 60                        | 16.9%   |

Continued

Table H-16 Cont.

|                       |                   |     |        |     |        |
|-----------------------|-------------------|-----|--------|-----|--------|
| <b>Peachtree City</b> | Less than \$5,000 | 27  | 3.2%   | 27  | 4.6%   |
|                       | \$5,000 - 9,999   | 75  | 8.8%   | 107 | 18.3%  |
|                       | \$10,000-14,999   | 74  | 8.7%   | 71  | 12.1%  |
|                       | \$15,000-19,999   | 82  | 9.6%   | 88  | 15.0%  |
|                       | \$20,000-24,999   | 95  | 11.1%  | 108 | 18.4%  |
|                       | \$25,000-34,999   | 233 | 27.3%  | 89  | 15.2%  |
|                       | \$35,000-49,999   | 268 | 31.4%  | 96  | 16.4%  |
|                       | Total             | 854 | 100.0% | 586 | 100.0% |
| <b>Tyrone</b>         | Less than \$5,000 | 4   | 3.0%   | 1   | 3.0%   |
|                       | \$5,000 - 9,999   | 12  | 9.0%   | 6   | 18.2%  |
|                       | \$10,000-14,999   | 12  | 9.0%   | 4   | 12.1%  |
|                       | \$15,000-19,999   | 12  | 9.0%   | 6   | 18.2%  |
|                       | \$20,000-24,999   | 16  | 11.9%  | 6   | 18.2%  |
|                       | \$25,000-34,999   | 36  | 26.9%  | 6   | 18.2%  |
|                       | \$35,000-49,999   | 42  | 31.3%  | 4   | 12.1%  |
|                       | Total             | 134 | 100.0% | 33  | 100.0% |
| <b>Woolsey</b>        | Less than \$5,000 | 0   | 0.0%   | 0   | 0.0%   |
|                       | \$5,000 - 9,999   | 0   | 0.0%   | 0   | 0.0%   |
|                       | \$10,000-14,999   | 0   | 0.0%   | 0   | 0.0%   |
|                       | \$15,000-19,999   | 0   | 0.0%   | 0   | 0.0%   |
|                       | \$20,000-24,999   | 0   | 0.0%   | 0   | 0.0%   |
|                       | \$25,000-34,999   | 1   | 50.0%  | 0   | 0.0%   |
|                       | \$35,000-49,999   | 1   | 50.0%  | 0   | 0.0%   |
|                       | Total             | 2   | 100.0% | 0   | 0.0%   |

Table H-17

Race of Households with One or More Housing Needs by Tenure, Fayette County 2000

| County         | Household Race |                                 | Tenure                    |        |                           |        |
|----------------|----------------|---------------------------------|---------------------------|--------|---------------------------|--------|
|                |                |                                 | Owner                     |        | Renter                    |        |
|                |                |                                 | One or More Housing Needs |        | One or More Housing Needs |        |
|                |                |                                 | #                         | %      | #                         | %      |
| Fayette County | Non-Hispanic   |                                 |                           |        |                           |        |
|                |                | White                           | 2694                      | 84.1%  | 1180                      | 81.4%  |
|                |                | Black                           | 402                       | 12.6%  | 173                       | 11.9%  |
|                |                | American Indian/Native American | 0                         | 0.0%   | 1                         | 0.1%   |
|                |                | Asian                           | 0                         | 0.0%   | 47                        | 3.2%   |
|                |                | Pacific Islander                | 0                         | 0.0%   | 0                         | 0.0%   |
|                |                | Other                           | 40                        | 1.2%   | 29                        | 2.0%   |
|                | Hispanic       |                                 |                           |        |                           |        |
|                |                | White                           | 55                        | 1.7%   | 16                        | 1.1%   |
|                |                | Black                           | 0                         | 0.0%   | 0                         | 0.0%   |
|                |                | American Indian/Native American | 0                         | 0.0%   | 0                         | 0.0%   |
|                |                | Asian                           | 0                         | 0.0%   | 0                         | 0.0%   |
|                |                | Pacific Islander                | 0                         | 0.0%   | 0                         | 0.0%   |
|                |                | Other                           | 11                        | 0.3%   | 4                         | 0.3%   |
|                | Total          |                                 | 3202                      | 100.0% | 1450                      | 100.0% |

**Cities in Fayette County**

|              |              |                                 |     |        |     |       |
|--------------|--------------|---------------------------------|-----|--------|-----|-------|
| Brooks       | Non-Hispanic |                                 |     |        |     |       |
|              |              | White                           | 10  | 83.3%  | 0   | 0.0%  |
|              |              | Black                           | 2   | 16.7%  | 0   | 0.0%  |
|              |              | American Indian/Native American | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Asian                           | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Other                           | 0   | 0.0%   | 0   | 0.0%  |
|              | Hispanic     |                                 |     |        |     |       |
|              |              | White                           | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Black                           | 0   | 0.0%   | 0   | 0.0%  |
|              |              | American Indian/Native American | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Asian                           | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%  |
|              |              | Other                           | 0   | 0.0%   | 0   | 0.0%  |
|              | Total        |                                 | 12  | 100.0% | 0   | 0.0%  |
| Fayetteville | Non-Hispanic |                                 |     |        |     |       |
|              |              | White                           | 266 | 83.9%  | 288 | 81.4% |
|              |              | Black                           | 40  | 12.6%  | 42  | 11.9% |
|              |              | American Indian/Native American | 0   | 0.0%   | 0   | 0.0%  |

|                |              |                                 |     |        |     |        |
|----------------|--------------|---------------------------------|-----|--------|-----|--------|
|                |              | Asian                           | 0   | 0.0%   | 12  | 3.4%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Other                           | 4   | 1.3%   | 7   | 2.0%   |
|                | Hispanic     |                                 |     |        |     |        |
|                |              | White                           | 5   | 1.6%   | 4   | 1.1%   |
|                |              | Black                           | 0   | 0.0%   | 0   | 0.0%   |
|                |              | American Indian/Native American | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Other                           | 2   | 0.6%   | 1   | 0.3%   |
|                | Total        |                                 | 317 | 100.0% | 354 | 100.0% |
| Peachtree City | Non-Hispanic |                                 |     |        |     |        |
|                |              | White                           | 717 | 84.0%  | 475 | 81.1%  |
|                |              | Black                           | 108 | 12.6%  | 70  | 11.9%  |
|                |              | American Indian/Native American | 0   | 0.0%   | 1   | 0.2%   |
|                |              | Asian                           | 0   | 0.0%   | 20  | 3.4%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Other                           | 11  | 1.3%   | 12  | 2.0%   |
|                | Hispanic     |                                 |     |        |     |        |
|                |              | White                           | 15  | 1.8%   | 6   | 1.0%   |
|                |              | Black                           | 0   | 0.0%   | 0   | 0.0%   |
|                |              | American Indian/Native American | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0   | 0.0%   |
|                |              | Other                           | 3   | 0.4%   | 2   | 0.3%   |
|                | Total        |                                 | 854 | 100.0% | 586 | 100.0% |

|                |              |                                 |     |        |    |        |
|----------------|--------------|---------------------------------|-----|--------|----|--------|
| <b>Tyrone</b>  | Non-Hispanic |                                 |     |        |    |        |
|                |              | White                           | 114 | 85.1%  | 28 | 84.8%  |
|                |              | Black                           | 16  | 11.9%  | 4  | 12.1%  |
|                |              | American Indian/Native American | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 1  | 3.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Other                           | 0   | 0.0%   | 0  | 0.0%   |
|                | Hispanic     |                                 |     |        |    |        |
|                |              | White                           | 4   | 3.0%   | 0  | 0.0%   |
|                |              | Black                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | American Indian/Native American | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Other                           | 0   | 0.0%   | 0  | 0.0%   |
|                | Total        |                                 | 134 | 100.0% | 33 | 100.0% |
| <b>Woolsey</b> | Non-Hispanic |                                 |     |        |    |        |
|                |              | White                           | 2   | 100.0% | 0  | 0.0%   |
|                |              | Black                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | American Indian/Native American | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Other                           | 0   | 0.0%   | 0  | 0.0%   |
|                | Hispanic     |                                 |     |        |    |        |
|                |              | White                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Black                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | American Indian/Native American | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Asian                           | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Pacific Islander                | 0   | 0.0%   | 0  | 0.0%   |
|                |              | Other                           | 0   | 0.0%   | 0  | 0.0%   |
|                | Total        |                                 | 2   | 100.0% | 0  | 0.0%   |



Table H-18

**Types of Housing Units Occupied by Households with One or More  
Housing Needs by Tenure, Fayette County 2000**

| County                                 | Type of<br>Housing Unit | Tenure                       |         |                              |         |
|--|-------------------------|------------------------------|---------|------------------------------|---------|
|  |                         | Owner                        |         | Renter                       |         |
|  |                         | One or More<br>Housing Needs |         | One or More<br>Housing Needs |         |
|  |                         | Number                       | Percent | Number                       | Percent |
| Fayette County                         | Single unit detached    | 3014                         | 94.1%   | 529                          | 36.5%   |
|  | Single unit attached    | 59                           | 1.8%    | 106                          | 7.3%    |
|  | Duplex                  | 0                            | 0.0%    | 38                           | 2.6%    |
|  | 3 or 4 units            | 11                           | 0.3%    | 116                          | 8.0%    |
|  | 5 to 9 units            | 0                            | 0.0%    | 282                          | 19.4%   |
|  | 10 to 19 units          | 0                            | 0.0%    | 155                          | 10.7%   |
|  | 20 to 49 units          | 0                            | 0.0%    | 45                           | 3.1%    |
|  | 50 or more units        | 0                            | 0.0%    | 120                          | 8.3%    |
|  | Manufactured home       | 118                          | 3.7%    | 59                           | 4.1%    |
|  | Boat, RV, van, etc.     | 0                            | 0.0%    | 0                            | 0.0%    |
|  | Total                   | 3202                         | 100.0%  | 1450                         | 100.0%  |
| <b><u>Cities in Fayette County</u></b> |                         |                              |         |                              |         |
| Brooks                                 | Single unit detached    | 12                           | 100.0%  | 0                            | 0.0%    |
|  | Single unit attached    | 0                            | 0.0%    | 0                            | 0.0%    |
|  | Duplex                  | 0                            | 0.0%    | 0                            | 0.0%    |
|  | 3 or 4 units            | 0                            | 0.0%    | 0                            | 0.0%    |
|  | 5 to 9 units            | 0                            | 0.0%    | 0                            | 0.0%    |
|  | 10 to 19 units          | 0                            | 0.0%    | 0                            | 0.0%    |
|  | 20 to 49 units          | 0                            | 0.0%    | 0                            | 0.0%    |
|  | 50 or more units        | 0                            | 0.0%    | 0                            | 0.0%    |
|  | Manufactured home       | 0                            | 0.0%    | 0                            | 0.0%    |
|  | Boat, RV, van, etc.     | 0                            | 0.0%    | 0                            | 0.0%    |
|  | Total                   | 12                           | 100.0%  | 0                            | 0.0%    |

*Continued*

Table H-18 cont

| City           | Type of Housing Unit | Tenure |        |        |        |
|----------------|----------------------|--------|--------|--------|--------|
|                |                      | Owner  |        | Renter |        |
|                |                      | Number | %      | Number | %      |
| Fayetteville   | Single unit detached | 302    | 95.3%  | 132    | 37.3%  |
|                | Single unit attached | 6      | 1.9%   | 26     | 7.3%   |
|                | Duplex               | 0      | 0.0%   | 9      | 2.5%   |
|                | 3 or 4 units         | 0      | 0.0%   | 29     | 8.2%   |
|                | 5 to 9 units         | 0      | 0.0%   | 69     | 19.5%  |
|                | 10 to 19 units       | 0      | 0.0%   | 38     | 10.7%  |
|                | 20 to 49 units       | 0      | 0.0%   | 12     | 3.4%   |
|                | 50 or more units     | 0      | 0.0%   | 29     | 8.2%   |
|                | Manufactured home    | 9      | 2.8%   | 10     | 2.8%   |
|                | Boat, RV, van, etc.  | 0      | 0.0%   | 0      | 0.0%   |
|                | Total                | 317    | 100.0% | 354    | 100.0% |
| Peachtree City | Single unit detached | 827    | 96.8%  | 224    | 38.2%  |
|                | Single unit attached | 16     | 1.9%   | 43     | 7.3%   |
|                | Duplex               | 0      | 0.0%   | 16     | 2.7%   |
|                | 3 or 4 units         | 3      | 0.4%   | 47     | 8.0%   |
|                | 5 to 9 units         | 0      | 0.0%   | 114    | 19.5%  |
|                | 10 to 19 units       | 0      | 0.0%   | 63     | 10.8%  |
|                | 20 to 49 units       | 0      | 0.0%   | 19     | 3.2%   |
|                | 50 or more units     | 0      | 0.0%   | 48     | 8.2%   |
|                | Manufactured home    | 8      | 0.9%   | 12     | 2.0%   |
|                | Boat, RV, van, etc.  | 0      | 0.0%   | 0      | 0.0%   |
|                | Total                | 854    | 100.0% | 586    | 100.0% |
| Tyrone         | Single unit detached | 126    | 94.0%  | 28     | 84.8%  |
|                | Single unit attached | 4      | 3.0%   | 3      | 9.1%   |
|                | Duplex               | 0      | 0.0%   | 1      | 3.0%   |
|                | 3 or 4 units         | 0      | 0.0%   | 0      | 0.0%   |
|                | 5 to 9 units         | 0      | 0.0%   | 0      | 0.0%   |
|                | 10 to 19 units       | 0      | 0.0%   | 0      | 0.0%   |
|                | 20 to 49 units       | 0      | 0.0%   | 0      | 0.0%   |
|                | 50 or more units     | 0      | 0.0%   | 0      | 0.0%   |
|                | Manufactured home    | 4      | 3.0%   | 1      | 3.0%   |
|                | Boat, RV, van, etc.  | 0      | 0.0%   | 0      | 0.0%   |
|                | Total                | 134    | 100.0% | 33     | 100.0% |

Table H-18 cont.

|         |                      |   |        |   |      |
|---------|----------------------|---|--------|---|------|
| Woolsey | Single unit detached | 2 | 100.0% | 0 | 0.0% |
|         | Single unit attached | 0 | 0.0%   | 0 | 0.0% |
|         | Duplex               | 0 | 0.0%   | 0 | 0.0% |
|         | 3 or 4 units         | 0 | 0.0%   | 0 | 0.0% |
|         | 5 to 9 units         | 0 | 0.0%   | 0 | 0.0% |
|         | 10 to 19 units       | 0 | 0.0%   | 0 | 0.0% |
|         | 20 to 49 units       | 0 | 0.0%   | 0 | 0.0% |
|         | 50 or more units     | 0 | 0.0%   | 0 | 0.0% |
|         | Manufactured home    | 0 | 0.0%   | 0 | 0.0% |
|         | Boat, RV, van, etc.  | 0 | 0.0%   | 0 | 0.0% |
|         | Total                | 2 | 100.0% | 0 | 0.0% |

**Table H-19**  
**Household Types for Households with One or More Housing Needs by Tenure**  
**Fayette County 2000**

| County                          | Household Type                 | Tenure                    |         |                           |         |
|---------------------------------|--------------------------------|---------------------------|---------|---------------------------|---------|
|                                 |                                | Owner                     |         | Renter                    |         |
|                                 |                                | One or More Housing Needs |         | One or More Housing Needs |         |
|                                 |                                | Number                    | Percent | Number                    | Percent |
| Fayette County                  | Family                         | 2800                      | 87.4%   | 823                       | 56.8%   |
|                                 | Married Couple                 | 2331                      | 72.8%   | 525                       | 36.2%   |
|                                 | Male Householder, No Wife      | 77                        | 2.4%    | 33                        | 2.3%    |
|                                 | Female Householder, No Husband | 392                       | 12.2%   | 265                       | 18.3%   |
|                                 | Non-family                     | 402                       | 12.6%   | 627                       | 43.2%   |
|                                 | Male Householder               | 156                       | 4.9%    | 272                       | 18.8%   |
|                                 | Living Alone                   | 133                       | 4.2%    | 232                       | 16.0%   |
|                                 | Not Living Alone               | 23                        | 0.7%    | 40                        | 2.8%    |
|                                 | Female Householder             | 246                       | 7.7%    | 355                       | 24.5%   |
|                                 | Living Alone                   | 213                       | 6.7%    | 315                       | 21.7%   |
|                                 | Not Living Alone               | 33                        | 1.0%    | 40                        | 2.8%    |
|                                 | Total                          | 3202                      | 100.0%  | 1450                      | 100.0%  |
| <b>Cities in Fayette County</b> |                                |                           |         |                           |         |
| Brooks                          | Family                         | 10                        | 83.3%   | 0                         | 0.0%    |
|                                 | Married Couple                 | 8                         | 66.7%   | 0                         | 0.0%    |
|                                 | Male Householder, No Wife      | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Female Householder, No Husband | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | Non-family                     | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | Male Householder               | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | Living Alone                   | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | Not Living Alone               | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Female Householder             | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | Living Alone                   | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | Not Living Alone               | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Total                          | 12                        | 100.0%  | 0                         | 0.0%    |

*Continued*

Table H-19 cont.

| Cities         | Household Type                 | Tenure                    |         |                           |         |
|----------------|--------------------------------|---------------------------|---------|---------------------------|---------|
|                |                                | Owner                     |         | Renter                    |         |
|                |                                | One or More Housing Needs |         | One or More Housing Needs |         |
|                |                                | Number                    | Percent | Number                    | Percent |
| Fayetteville   | Family                         | 277                       | 87.4%   | 200                       | 56.5%   |
|                | Married Couple                 | 230                       | 72.6%   | 127                       | 35.9%   |
|                | Male Householder, No Wife      | 8                         | 2.5%    | 9                         | 2.5%    |
|                | Female Householder, No Husband | 39                        | 12.3%   | 64                        | 18.1%   |
|                | Non-family                     | 40                        | 12.6%   | 154                       | 43.5%   |
|                | Male Householder               | 16                        | 5.0%    | 67                        | 18.9%   |
|                | Living Alone                   | 14                        | 4.4%    | 57                        | 16.1%   |
|                | Not Living Alone               | 2                         | 0.6%    | 10                        | 2.8%    |
|                | Female Householder             | 24                        | 7.6%    | 87                        | 24.6%   |
|                | Living Alone                   | 21                        | 6.6%    | 77                        | 21.8%   |
|                | Not Living Alone               | 3                         | 0.9%    | 10                        | 2.8%    |
|                | Total                          | 317                       | 100.0%  | 354                       | 100.0%  |
| Peachtree City | Family                         | 746                       | 87.4%   | 333                       | 56.8%   |
|                | Married Couple                 | 621                       | 72.7%   | 213                       | 36.3%   |
|                | Male Householder, No Wife      | 20                        | 2.3%    | 13                        | 2.2%    |
|                | Female Householder, No Husband | 105                       | 12.3%   | 107                       | 18.3%   |
|                | Non-family                     | 108                       | 12.6%   | 253                       | 43.2%   |
|                | Male Householder               | 42                        | 4.9%    | 110                       | 18.8%   |
|                | Living Alone                   | 36                        | 4.2%    | 94                        | 16.0%   |
|                | Not Living Alone               | 6                         | 0.7%    | 16                        | 2.7%    |
|                | Female Householder             | 66                        | 7.7%    | 143                       | 24.4%   |
|                | Living Alone                   | 57                        | 6.7%    | 127                       | 21.7%   |
|                | Not Living Alone               | 9                         | 1.1%    | 16                        | 2.7%    |
|                | Total                          | 854                       | 100.0%  | 586                       | 100.0%  |

*Continued*

Table H-19 cont.

| Cities  | Household Type                 | Tenure                    |         |                           |         |
|---------|--------------------------------|---------------------------|---------|---------------------------|---------|
|         |                                | Owner                     |         | Renter                    |         |
|         |                                | One or More Housing Needs |         | One or More Housing Needs |         |
|         |                                | Number                    | Percent | Number                    | Percent |
| Tyrone  | Family                         | 122                       | 91.0%   | 18                        | 54.5%   |
|         | Married Couple                 | 102                       | 76.1%   | 11                        | 33.3%   |
|         | Male Householder, No Wife      | 4                         | 3.0%    | 1                         | 3.0%    |
|         | Female Householder, No Husband | 16                        | 11.9%   | 6                         | 18.2%   |
|         | Non-family                     | 12                        | 9.0%    | 15                        | 45.5%   |
|         | Male Householder               | 4                         | 3.0%    | 7                         | 21.2%   |
|         | Living Alone                   | 4                         | 3.0%    | 6                         | 18.2%   |
|         | Not Living Alone               | 0                         | 0.0%    | 1                         | 3.0%    |
|         | Female Householder             | 8                         | 6.0%    | 8                         | 24.2%   |
|         | Living Alone                   | 8                         | 6.0%    | 7                         | 21.2%   |
|         | Not Living Alone               | 0                         | 0.0%    | 1                         | 3.0%    |
|         | Total                          | 134                       | 100.0%  | 33                        | 100.0%  |
| Woolsey | Family                         | 2                         | 100.0%  | 0                         | 0.0%    |
|         | Married Couple                 | 2                         | 16.7%   | 0                         | 0.0%    |
|         | Male Householder, No Wife      | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Female Householder, No Husband | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Non-family                     | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Male Householder               | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Living Alone                   | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Not Living Alone               | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Female Householder             | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Living Alone                   | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Not Living Alone               | 0                         | 0.0%    | 0                         | 0.0%    |
|         | Total                          | 2                         | 100.0%  | 0                         | 0.0%    |

Table H-20

### Household Size for Households with One or More Housing Needs by Tenure, Fayette County 2000

| County                          | Household Size | Tenure                    |         |                           |         |
|---------------------------------|----------------|---------------------------|---------|---------------------------|---------|
|                                 |                | Owner                     |         | Renter                    |         |
|                                 |                | One or More Housing Needs |         | One or More Housing Needs |         |
|                                 |                | Number                    | Percent | Number                    | Percent |
| Fayette County                  | 1 Person       | 310                       | 9.7%    | 508                       | 35.0%   |
|                                 | 2 Persons      | 914                       | 28.5%   | 363                       | 25.0%   |
|                                 | 3 Persons      | 738                       | 23.0%   | 195                       | 13.4%   |
|                                 | 4 Persons      | 749                       | 23.4%   | 231                       | 15.9%   |
|                                 | 5 Persons      | 323                       | 10.1%   | 92                        | 6.3%    |
|                                 | 6 Persons      | 106                       | 3.3%    | 32                        | 2.2%    |
|                                 | More than 6    | 62                        | 1.9%    | 29                        | 2.0%    |
|                                 | Total          | 3202                      | 100.0%  | 1450                      | 100.0%  |
| <b>Cities in Fayette County</b> |                |                           |         |                           |         |
| Brooks                          | 1 Person       | 1                         | 8.3%    | 0                         | 0.0%    |
|                                 | 2 Persons      | 5                         | 41.7%   | 0                         | 0.0%    |
|                                 | 3 Persons      | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | 4 Persons      | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | 5 Persons      | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | 6 Persons      | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | More than 6    | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Total          | 12                        | 100.0%  | 0                         | 0.0%    |
| Fayetteville                    | 1 Person       | 31                        | 9.8%    | 125                       | 35.3%   |
|                                 | 2 Persons      | 90                        | 28.4%   | 102                       | 28.8%   |
|                                 | 3 Persons      | 73                        | 23.0%   | 48                        | 13.6%   |
|                                 | 4 Persons      | 74                        | 23.3%   | 57                        | 16.1%   |
|                                 | 5 Persons      | 32                        | 10.1%   | 22                        | 6.2%    |
|                                 | 6 Persons      | 11                        | 3.5%    | 0                         | 0.0%    |
|                                 | More than 6    | 6                         | 1.9%    | 0                         | 0.0%    |
|                                 | Total          | 317                       | 100.0%  | 354                       | 100.0%  |

Continued

Table H-20 cont.

|                       |             |     |        |     |        |
|-----------------------|-------------|-----|--------|-----|--------|
| <b>Peachtree City</b> | 1 Person    | 83  | 9.7%   | 206 | 35.2%  |
|                       | 2 Persons   | 244 | 28.6%  | 145 | 24.7%  |
|                       | 3 Persons   | 197 | 23.1%  | 79  | 13.5%  |
|                       | 4 Persons   | 199 | 23.3%  | 94  | 16.0%  |
|                       | 5 Persons   | 86  | 10.1%  | 37  | 6.3%   |
|                       | 6 Persons   | 28  | 3.3%   | 13  | 2.2%   |
|                       | More than 6 | 17  | 2.0%   | 12  | 2.0%   |
|                       | Total       | 854 | 100.0% | 586 | 100.0% |
| <b>Tyrone</b>         | 1 Person    | 12  | 9.0%   | 11  | 33.3%  |
|                       | 2 Persons   | 38  | 28.4%  | 12  | 36.4%  |
|                       | 3 Persons   | 32  | 23.9%  | 4   | 12.1%  |
|                       | 4 Persons   | 32  | 23.9%  | 6   | 18.2%  |
|                       | 5 Persons   | 12  | 9.0%   | 0   | 0.0%   |
|                       | 6 Persons   | 4   | 3.0%   | 0   | 0.0%   |
|                       | More than 6 | 4   | 3.0%   | 0   | 0.0%   |
|                       | Total       | 134 | 100.0% | 33  | 100.0% |
| <b>Woolsey</b>        | 1 Person    | 0   | 0.0%   | 0   | 0.0%   |
|                       | 2 Persons   | 2   | 100.0% | 0   | 0.0%   |
|                       | 3 Persons   | 0   | 0.0%   | 0   | 0.0%   |
|                       | 4 Persons   | 0   | 0.0%   | 0   | 0.0%   |
|                       | 5 Persons   | 0   | 0.0%   | 0   | 0.0%   |
|                       | 6 Persons   | 0   | 0.0%   | 0   | 0.0%   |
|                       | More than 6 | 0   | 0.0%   | 0   | 0.0%   |
|                       | Total       | 2   | 100.0% | 0   | 0.0%   |



Table H-21

### Householder Ages for Households with One or More Housing Needs by Tenure, Fayette County 2000

| County                          | Age of Householders | Tenure                    |         |                           |         |
|---------------------------------|---------------------|---------------------------|---------|---------------------------|---------|
|                                 |                     | Owner                     |         | Renter                    |         |
|                                 |                     | One or More Housing Needs |         | One or More Housing Needs |         |
|                                 |                     | Number                    | Percent | Number                    | Percent |
| Fayette County                  | 24 and Under        | 13                        | 0.4%    | 104                       | 7.2%    |
|                                 | 25 to 59            | 2671                      | 83.4%   | 1032                      | 71.2%   |
|                                 | 59 and Older        | 518                       | 16.2%   | 314                       | 21.7%   |
|                                 | Total               | 3202                      | 100.0%  | 1450                      | 100.0%  |
| <b>Cities in Fayette County</b> |                     |                           |         |                           |         |
| Brooks                          | 24 and Under        | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | 25 to 59            | 10                        | 83.3%   | 0                         | 0.0%    |
|                                 | 59 and Older        | 2                         | 16.7%   | 0                         | 0.0%    |
|                                 | Total               | 12                        | 100.0%  | 0                         | 0.0%    |
| Fayetteville                    | 24 and Under        | 2                         | 0.6%    | 26                        | 7.3%    |
|                                 | 25 to 59            | 264                       | 83.3%   | 251                       | 70.9%   |
|                                 | 59 and Older        | 51                        | 16.1%   | 77                        | 21.8%   |
|                                 | Total               | 317                       | 100.0%  | 354                       | 100.0%  |
| Peachtree City                  | 24 and Under        | 4                         | 0.5%    | 42                        | 7.2%    |
|                                 | 25 to 59            | 712                       | 83.4%   | 418                       | 71.3%   |
|                                 | 59 and Older        | 138                       | 16.2%   | 126                       | 21.5%   |
|                                 | Total               | 854                       | 100.0%  | 586                       | 100.0%  |
| Tyrone                          | 24 and Under        | 0                         | 0.0%    | 3                         | 9.1%    |
|                                 | 25 to 59            | 114                       | 85.1%   | 23                        | 69.7%   |
|                                 | 59 and Older        | 20                        | 14.9%   | 7                         | 21.2%   |
|                                 | Total               | 134                       | 100.0%  | 33                        | 100.0%  |
| Woolsey                         | 24 and Under        | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | 25 to 59            | 2                         | 100.0%  | 0                         | 0.0%    |
|                                 | 59 and Older        | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Total               | 2                         | 100.0%  | 0                         | 0.0%    |

Table H-22

**Employment Status of Persons 16 Years Old and Older in Households with  
One or More Housing Needs by Tenure, Fayette County 2000**

| County                   | Work Status        | Owner  |         | Renter |         |
|--------------------------|--------------------|--------|---------|--------|---------|
|                          |                    | Number | Percent | Number | Percent |
| Fayette County           | In Labor Force     | 1710   | 70.3%   | 1625   | 63.3%   |
|                          | Employed           | 1668   | 68.6%   | 1577   | 61.5%   |
|                          | Unemployed         | 42     | 1.7%    | 48     | 1.9%    |
|                          | Armed Forces       | 0      | 0.0%    | 0      | 0.0%    |
|                          | Not in Labor Force | 723    | 29.7%   | 941    | 36.7%   |
|                          | Total              | 2433   | 100.0%  | 2566   | 100.0%  |
| Cities in Fayette County |                    |        |         |        |         |
| Brooks                   | In Labor Force     | 6      | 75.0%   | 0      | 0.0%    |
|                          | Employed           | 6      | 75.0%   | 0      | 0.0%    |
|                          | Unemployed         | 0      | 0.0%    | 0      | 0.0%    |
|                          | Armed Forces       | 0      | 0.0%    | 0      | 0.0%    |
|                          | Not in Labor Force | 2      | 25.0%   | 0      | 0.0%    |
|                          | Total              | 8      | 100.0%  | 0      | 0.0%    |
| Fayetteville             | In Labor Force     | 170    | 70.2%   | 397    | 63.3%   |
|                          | Employed           | 165    | 68.2%   | 385    | 61.4%   |
|                          | Unemployed         | 5      | 2.1%    | 12     | 1.9%    |
|                          | Armed Forces       | 0      | 0.0%    | 0      | 0.0%    |
|                          | Not in Labor Force | 72     | 29.8%   | 230    | 36.7%   |
|                          | Total              | 242    | 100.0%  | 627    | 100.0%  |
| Peachtree City           | In Labor Force     | 456    | 70.3%   | 657    | 63.4%   |
|                          | Employed           | 445    | 68.6%   | 637    | 61.4%   |
|                          | Unemployed         | 11     | 1.7%    | 20     | 1.9%    |
|                          | Armed Forces       | 0      | 0.0%    | 0      | 0.0%    |
|                          | Not in Labor Force | 193    | 29.7%   | 380    | 36.6%   |
|                          | Total              | 649    | 100.0%  | 1037   | 100.0%  |

Table H-22 cont.

|                |                    |     |        |    |        |
|----------------|--------------------|-----|--------|----|--------|
| <b>Tyrone</b>  | In Labor Force     | 68  | 68.0%  | 37 | 63.8%  |
|                | Employed           | 68  | 68.0%  | 36 | 62.1%  |
|                | Unemployed         | 0   | 0.0%   | 1  | 1.7%   |
|                | Armed Forces       | 0   | 0.0%   | 0  | 0.0%   |
|                | Not in Labor Force | 32  | 32.0%  | 21 | 36.2%  |
|                | Total              | 100 | 100.0% | 58 | 100.0% |
| <b>Woolsey</b> | In Labor Force     | 1   | 100.0% | 0  | 0.0%   |
|                | Employed           | 1   | 100.0% | 0  | 0.0%   |
|                | Unemployed         | 0   | 0.0%   | 0  | 0.0%   |
|                | Armed Forces       | 0   | 0.0%   | 0  | 0.0%   |
|                | Not in Labor Force | 0   | 0.0%   | 0  | 0.0%   |
|                | Total              | 1   | 100.0% | 0  | 0.0%   |

**Table H-23**  
**Occupations of Employed Persons Age 16 Years Old and Older in**  
**Households with One or More Housing Needs by Tenure, Fayette County**  
**2000**

| County                          | Occupation                                     | Tenure                    |         |                           |         |
|---------------------------------|--|---------------------------|---------|---------------------------|---------|
|                                 |  | Owner                     |         | Renter                    |         |
|                                 |  | One or More Housing Needs |         | One or More Housing Needs |         |
|                                 |  | Number                    | Percent | Number                    | Percent |
| Fayette county                  | Management, Professional and Related           | 790                       | 47.4%   | 602                       | 38.2%   |
|                                 | Services                                       | 170                       | 10.2%   | 199                       | 12.6%   |
|                                 | Sales and Office                               | 443                       | 26.6%   | 493                       | 31.3%   |
|                                 | Farming, Fishing and Forestry                  | 1                         | 0.1%    | 0                         | 0.0%    |
|                                 | Construction, Extraction and Maintenance       | 99                        | 5.9%    | 106                       | 6.7%    |
|                                 | Production,Transportation and Materials Moving | 165                       | 9.9%    | 177                       | 11.2%   |
|                                 | Total  | 1668                      | 100.0%  | 1577                      | 100.0%  |
| <b>Cities in Fayette County</b> |  |                           |         |                           |         |
| Brooks                          | Management, Professional and Related           | 3                         | 50.0%   | 0                         | 0.0%    |
|                                 | Services                                       | 1                         | 16.7%   | 0                         | 0.0%    |
|                                 | Sales and Office                               | 1                         | 16.7%   | 0                         | 0.0%    |
|                                 | Farming, Fishing and Forestry                  | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Construction, Extraction and Maintenance       | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Production,Transportation and Materials Moving | 1                         | 16.7%   | 0                         | 0.0%    |
|                                 | Total  | 6                         | 100.0%  | 0                         | 0.0%    |
| Fayetteville                    | Management, Professional and Related           | 78                        | 47.3%   | 147                       | 38.2%   |
|                                 | Services                                       | 17                        | 10.3%   | 49                        | 12.7%   |
|                                 | Sales and Office                               | 43                        | 26.1%   | 120                       | 31.2%   |
|                                 | Farming, Fishing and Forestry                  | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Construction, Extraction and Maintenance       | 10                        | 6.1%    | 26                        | 6.8%    |
|                                 | Production,Transportation and Materials Moving | 17                        | 10.3%   | 43                        | 11.2%   |
|                                 | Total  | 165                       | 100.0%  | 385                       | 100.0%  |
| Peachtree City                  | Management, Professional and Related           | 211                       | 47.4%   | 243                       | 38.1%   |
|                                 | Services                                       | 45                        | 10.1%   | 80                        | 12.6%   |
|                                 | Sales and Office                               | 118                       | 26.5%   | 199                       | 31.2%   |
|                                 | Farming, Fishing and Forestry                  | 0                         | 0.0%    | 0                         | 0.0%    |
|                                 | Construction, Extraction and Maintenance       | 27                        | 6.1%    | 43                        | 6.8%    |
|                                 | Production,Transportation and Materials Moving | 44                        | 9.9%    | 72                        | 11.3%   |
|                                 | Total  | 445                       | 100.0%  | 637                       | 100.0%  |
| Tyrone                          | Management, Professional and Related           | 32                        | 47.1%   | 14                        | 38.9%   |
|                                 | Services                                       | 8                         | 11.8%   | 4                         | 11.1%   |

|                |  |    |        |    |        |
|----------------|--|----|--------|----|--------|
|                | Sales and Office                               | 16 | 23.5%  | 11 | 30.6%  |
|                | Farming, Fishing and Forestry                  | 0  | 0.0%   | 0  | 0.0%   |
|                | Construction, Extraction and Maintenance       | 4  | 5.9%   | 3  | 8.3%   |
|                | Production,Transportation and Materials Moving | 8  | 11.8%  | 4  | 11.1%  |
|                | Total  | 68 | 100.0% | 36 | 100.0% |
| <b>Woolsey</b> | Management, Professional and Related           | 0  | 0.0%   | 0  | 0.0%   |
|                | Services                                       | 0  | 0.0%   | 0  | 0.0%   |
|                | Sales and Office                               | 1  | 100.0% | 0  | 0.0%   |
|                | Farming, Fishing and Forestry                  | 0  | 0.0%   | 0  | 0.0%   |
|                | Construction, Extraction and Maintenance       | 0  | 0.0%   | 0  | 0.0%   |
|                | Production,Transportation and Materials Moving | 0  | 0.0%   | 0  | 0.0%   |
|                | Total  | 1  | 100.0% | 0  | 0.0%   |

Table H-24

**Social Security And Public Assistance Income for Households with One or More Housing Needs by Tenure, Fayette County 2000**

| County                          | Income Source            | Tenure                    |                           |
|---------------------------------|--------------------------|---------------------------|---------------------------|
|                                 |                          | Owner                     | Renter                    |
|                                 |                          | One or More Housing Needs | One or More Housing Needs |
|                                 |                          | Number                    | Number                    |
| Fayette County                  | Social Security Income   | 343                       | 648                       |
|                                 | Public Assistance Income | 28                        | 48                        |
| <b>Cities in Fayette County</b> |                          |                           |                           |
| Brooks                          | Social Security Income   | 2                         | 0                         |
|                                 | Public Assistance Income | 0                         | 0                         |
| Fayetteville                    | Social Security Income   | 34                        | 219                       |
|                                 | Public Assistance Income | 3                         | 13                        |
| Peachtree City                  | Social Security Income   | 92                        | 354                       |
|                                 | Public Assistance Income | 7                         | 22                        |
| Tyrone                          | Social Security Income   | 16                        | 42                        |
|                                 | Public Assistance Income | 0                         | 3                         |
| Woolsey                         | Social Security Income   | 0                         | 0                         |
|                                 | Public Assistance Income | 0                         | 0                         |

### 3.10 Goals, Objectives, Policies and Guidelines

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

| <b>TABLE H-10</b><br><b>HOUSEHOLDS BY TYPE (NUMBER AND PERCENT): 1980, 1990, 2000</b><br><b>FAYETTE COUNTY</b> |        |         |        |         |        |         |
|--|--------|---------|--------|---------|--------|---------|
|  | 1980   |         | 1990   |         | 2000   |         |
|  | Number | Percent | Number | Percent | Number | Percent |
| Total Households   | 9,208  | 100.0   | 21,054 | 100.0   | 31,524 | 100.00  |
| Family Households (families)   | 8,185  | 88.9    | 18,018 | 85.6    | 25,990 | 82.4    |
| With own children under 18 years   | 4,979  | 54.1    | 9,816  | 46.6    | 13,587 | 43.1    |
| Married-couple family  | 7,521  | 81.7    | 16,110 | 76.5    | 22,525 | 71.5    |
| With own children under 18 years   | 4,631  | 50.3    | 8,913  | 42.3    | 11,528 | 36.6    |
| Female householder, no husband present   | 535    | 5.8     | 1,439  | 6.8     | 2,629  | 8.3     |
| With own children under 18 years   | 295    | 3.2     | 687    | 3.3     | 1,591  | 5.0     |
| Nonfamily households   | na     | na      | 3,036  | 14.4    | 5,534  | 17.6    |
| Householder living alone   | na     | na      | 2,640  | 12.5    | 4,723  | 15.0    |
| Householder 65 years and over  | na     | na      | 1,001  | 4.8     | 1,749  | 5.5     |
| Households with individuals under 18 years   | na     | na      | 9,816  | 46.6    | 14,379 | 45.6    |
| Households with individuals 65 years & over  | na     | na      | 2,728  | 13.0    | 5,663  | 18.0    |
| Average household size   | 3.15   | na      | 2.96   | na      | 2.8    | na      |
| Average family size  | 3.39   | na      | 3.23   | na      | 3.20   | na      |

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

| <b>TABLE H-11</b><br><b>FUTURE HOUSING DEMAND: 2000-2020</b><br><b>FAYETTE COUNTY, SELECTED YEARS</b> |                      |                       |                       |                         |
|---|----------------------|-----------------------|-----------------------|-------------------------|
| <b>2 YEAR</b>   | Projected Population | Additional Population | Persons Per Household | Additional Units Needed |
| 2000  | 91,263*              | -                     | 2.88*                 | -                       |
| 2005  | 102,446              | 11,183                | 2.83                  | 3,952                   |
| 2010  | 111,628              | 9,182                 | 2.77                  | 3,315                   |
| 2015  | 125,928              | 14,300                | 2.73                  | 5,238                   |
| 2020  | 142,829              | 16,901                | 2.69                  | 6,283                   |
| TOTAL   | na                   | 51,566                | na                    | 18,788                  |

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

Source: Atlanta Regional Commission; Fayette County Planning Department.

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

- Policy a. Ensure, through the enforcement of appropriate development standards, that the level and type of residential development will be compatible with the physical limitations of the land and established land uses in an area.
- Policy b. Encourage the maintenance and/or improvement of the individual character and identity of established neighborhoods, communities, and rural settlements.

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

- Policy a. Coordinate the expansion of residential development with information regarding potential impacts on schools, water, drainage, transportation systems, and the environment.
- Policy b. Encourage the location of higher residential development (less than one acre) within incorporated limits where public facilities such as sewer are readily available.
- Policy c. Encourage the location of residential development where public facilities, such as water, are already available.

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

- Policy a. Institute regulations that facilitate the renovation and/or reuse of historic residential structures.
- Policy b. Monitor the list of historic structures for currency.

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

- Policy a. Protect existing residential areas from the encroachment of nonresidential development.
- Policy b. Improve and maintain existing neighborhood quality by maintaining the County's program of street resurfacing in existing neighborhoods.



#### **4.0 NATURAL AND CULTURAL RESOURCES**

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

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

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

#### **4.1 Natural Resources**

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

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

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

#### **4.1.1 Environmentally Sensitive and Ecologically Significant Areas**

##### **Water Supply Watersheds**

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

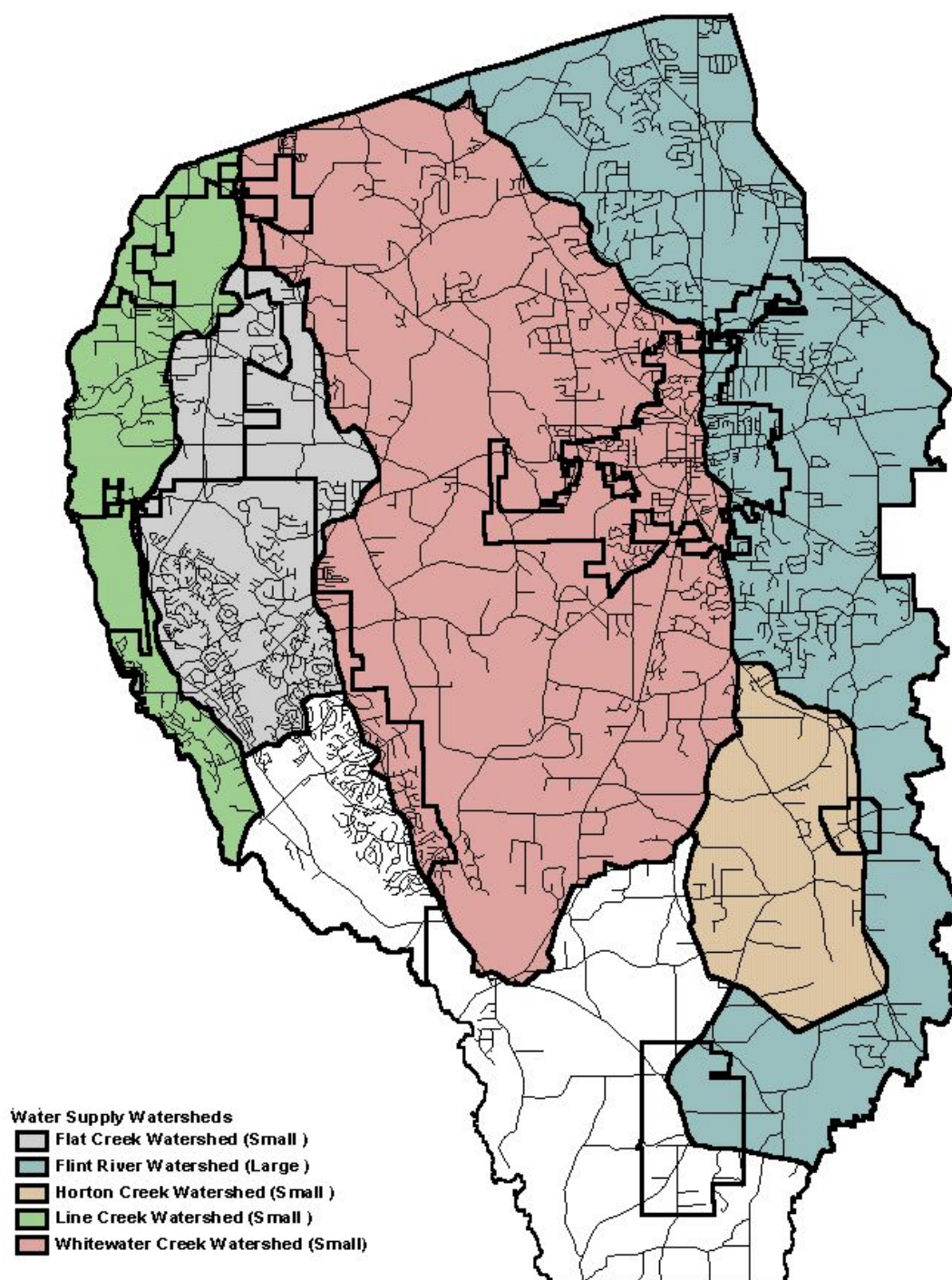
Water Quality: The Fayette County Water System monitors surface waters throughout the County on a quarterly basis for pollutants and water quality indicators such as water temperature, air temperature, conductivity, pH, turbidity and dissolved oxygen. The County established this monitoring process in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

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

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

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

**MAP N-1 WATER SUPPLY  
WATERSHEDS**



Source: Fayette County Planning Department

**Assessment**

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

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

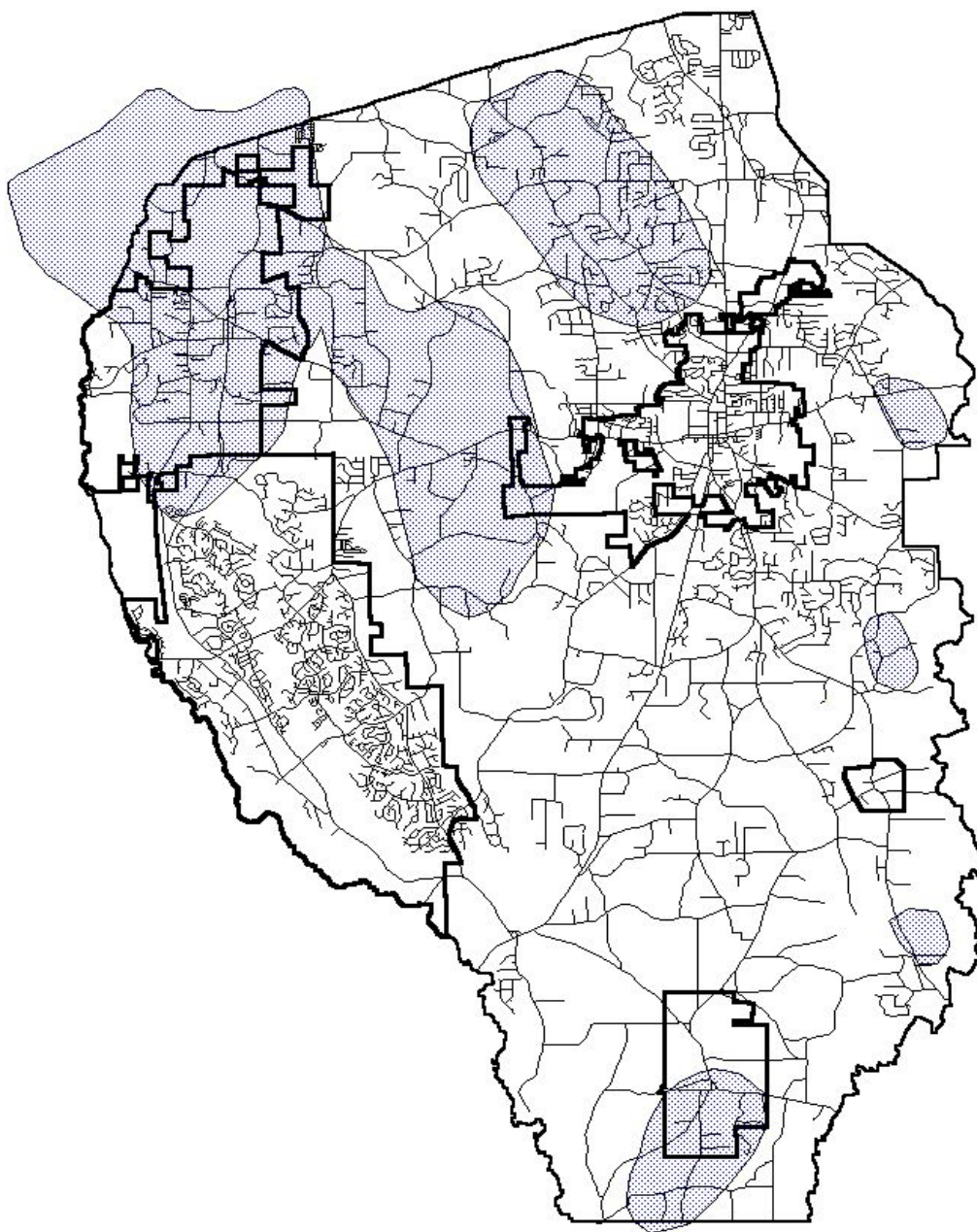
The Federal Phase II Stormwater regulations (40 CFR Part 123.33) require operators of small municipal separate storm sewer systems (MS4s), such as Fayette County, to apply for coverage under a National Pollution Discharge Elimination System (NPDES) permit for discharge from its storm sewer system. Fayette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

**Groundwater Recharge Areas**

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

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

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



Source: Georgia Department of Natural Resources

from the fractures in the rock; however, the more reliable sources of groundwater are from zones where the bedrock has been intensely fractured.

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

Fayette County has adopted a groundwater recharge ordinance in compliance with the standards established by DNR for groundwater recharge area protection (Development Regulations, Article XI, Groundwater Recharge Area Protection Ordinance, §8-320 - 8-332).

### **Wetlands**

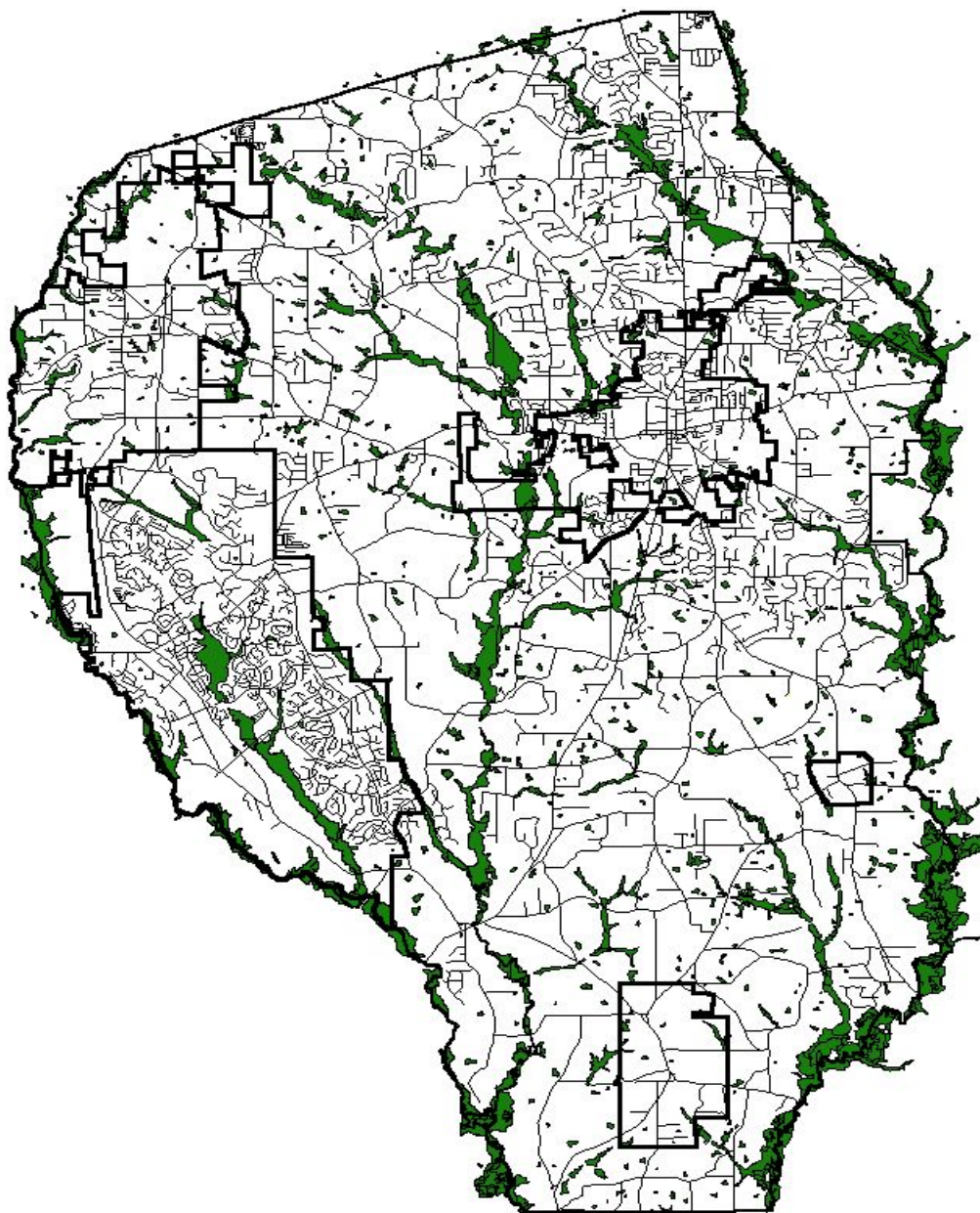
Recognizing the important function of wetlands, Section 404 of the federal Clean Water Act requires that owners receive a permit from the U.S. Army Corps of Engineers to dredge or fill wetland areas. Before a Land Disturbance Permit can be issued by the County, the owner/developer must present a copy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

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

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



**MAP N-3  
WETLAND AREAS**



**Source: U.S. Fish and Wildlife**

#### **4.1.2 Air Quality**

Clean air is a vital and important resource. Prior to the adoption of the first Clean Air Act in 1970, clean air was often taken for granted. Since the passage of the revised Clean Air Act in 1990, which included major changes to the 1970 Act, more attention has been paid to ozone and its harmful affects on humans. Ozone, a colorless gas more commonly known as smog, is the biggest threat to human safety. Ozone can destroy human lung and airway tissue. Symptoms associated with exposure include irritation of the eyes and throat, cough, chest pain, shortness of breath, wheezing, headache, fatigue and nausea. It especially affects the very young, the very old, and those with sensitive respiratory systems. Even moderate levels may impair the ability of individuals with asthma or respiratory disease to engage in normal daily outdoor activities. Long term exposure may lead to permanent scarring of lung tissue, loss of lung function, and reduced lung elasticity (Georgia Department of Natural Resources). Cars and trucks are responsible for more than 50 percent of the pollutants that form ground-level ozone (The Georgia Conservancy, Panorama, Sept.-Oct., 1999).

##### **Inventory**

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

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

##### **Assessment**

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

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



important for citizens to realize everyone is responsible for cleaning up the air. The Clean Air Campaign lists several steps citizens can take to help improve the air such as refueling vehicles after 6 p.m., combining errands, car pooling, and purchasing items on-line.

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

#### 4.1.3 Protected Rivers

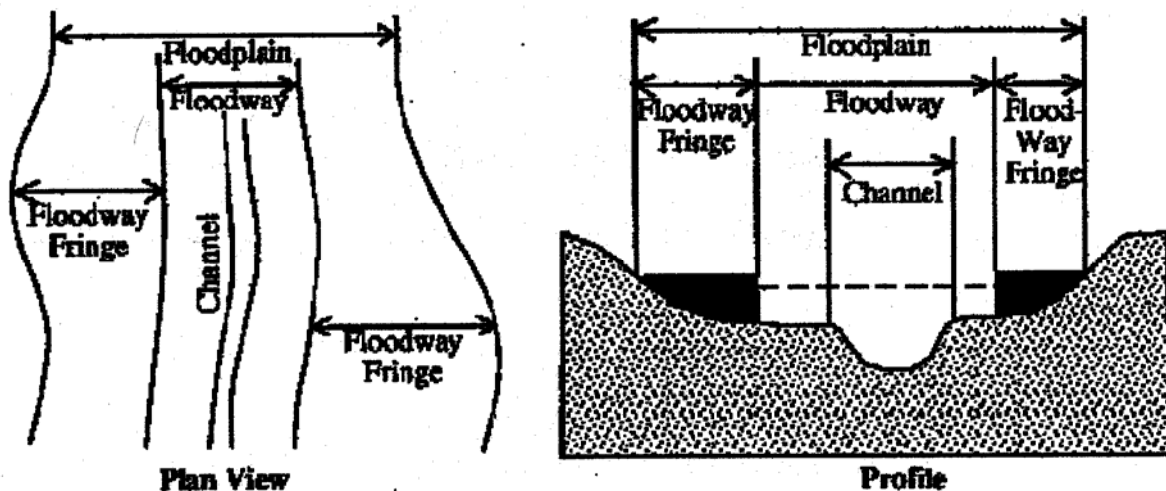
Currently, there are no protected rivers within Fayette County's jurisdiction. While the Flint River is a protected river, the Georgia Department of Community Affairs has determined that its protected status begins south of Fayette County.

#### 4.1.4 Other Environmentally Sensitive Areas

##### Flood Plains

A flood plain is any normally dry land area that is susceptible to being inundated by waters of a 100 year flood. It consists of the floodway and the flood fringe areas. Floodway refers to the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more one foot. The flood fringe area is that area of the flood plain lying outside the floodway but still lying within the area of special flood hazard (Figure N-1).

**FIGURE N-1  
FLOOD PLAIN DIAGRAM**



Source: Vision 2005, Forsyth County North Carolina

*Flood plains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. In their natural state, flood plains slow the rate at which the incoming overland flow reaches the stream, thus preventing increased flooding and flood damage downstream. Likewise, a vegetated flood plain slows surface water runoff,*

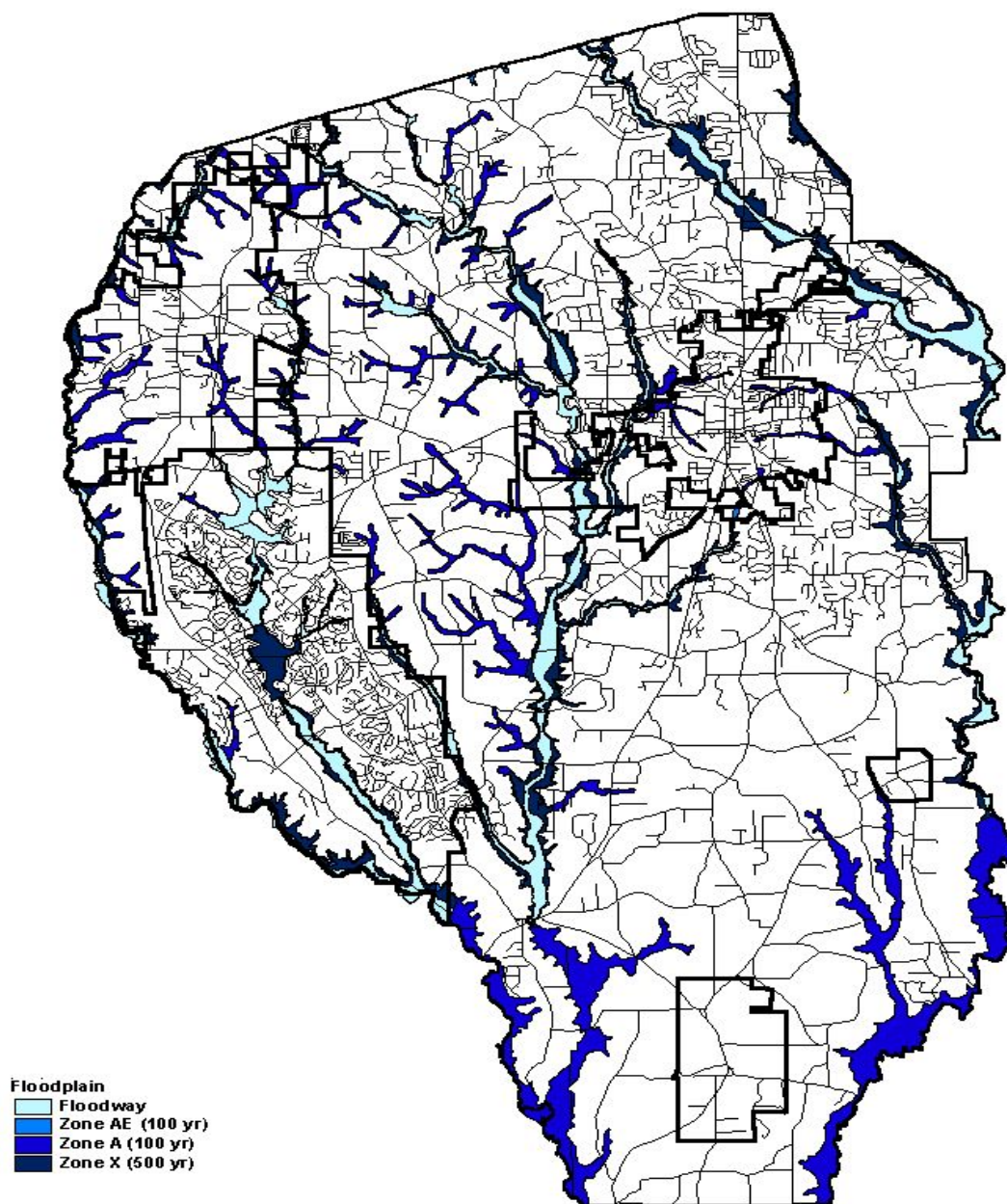
*causing the flowing water to drop most of its sediment in the flood plain. This reduces erosion and muddy stream waters. It also decreases the amount of pathogens and toxic substances entering the stream. The slowing of runoff across the flood plain also allows additional time for the runoff to infiltrate and recharge groundwater aquifers.*

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

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

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

**MAP N-4  
FLOODPLAINS**



**Source: Federal Emergency Management Agency**

**Soil Types**

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

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

**Inventory.** There are four major soil categories present in Fayette County: (1) Cartecay-Wedakee, (2) Cecil-Appling, (3) Gwinnett-Davidson, and (4) Pacolet-Ashlar-Gwinnett. These categories are described below and shown in Map N-5).

**Cartecay-Wehadkee**

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

**Cecil-Appling**

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

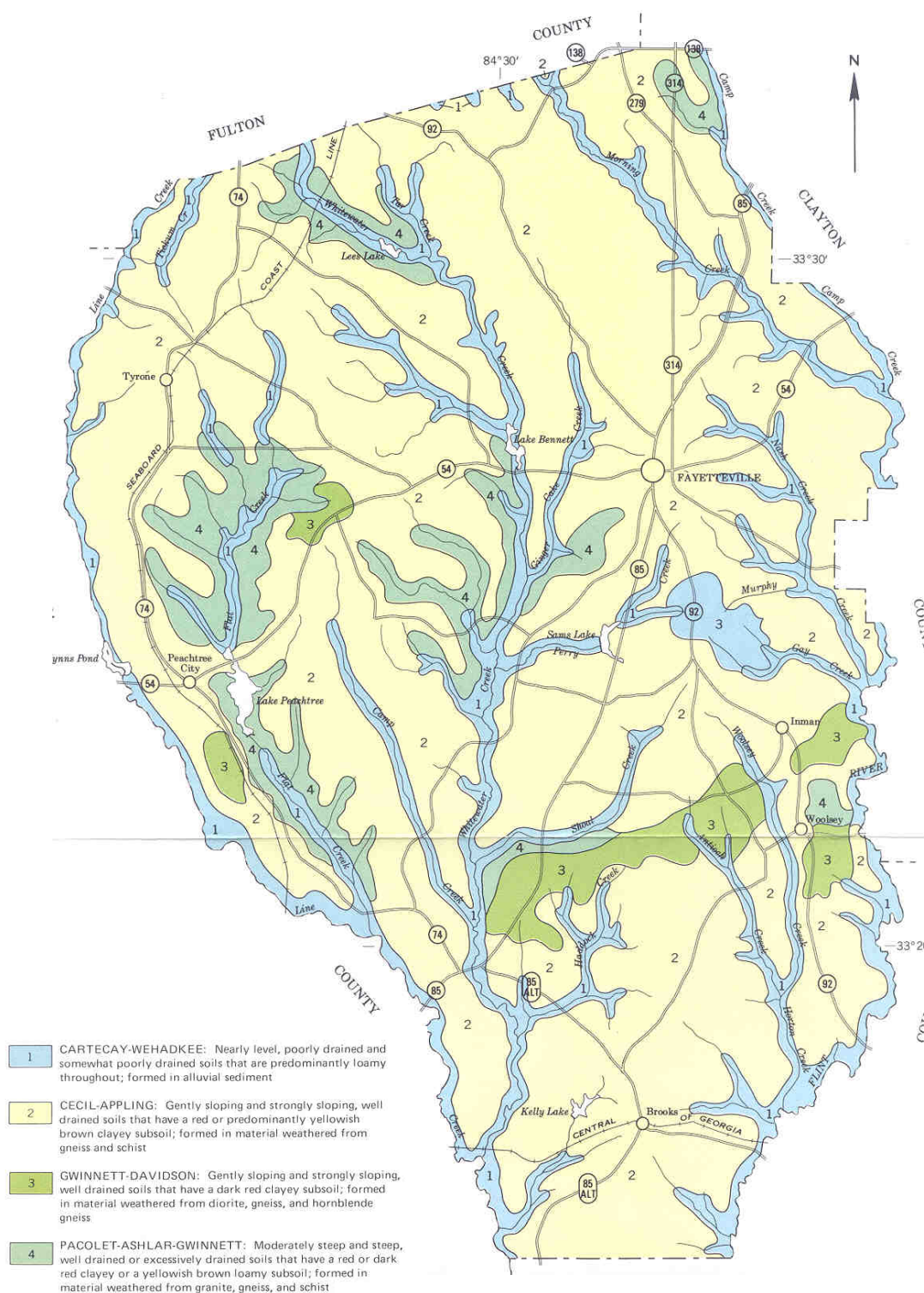
**Gwinnett-Davidson**

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

**Pacolet-Ashlar-Gwinnett**

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

# MAP N-5 SOILS



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



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

### **Steep Slopes**

Slope analysis is important because it helps to determine suitable land uses and identifies potential environmental hazards, such as erosion, and safety hazards, such as slopes susceptible to sliding. The steeper the slope, the more expensive construction becomes and the more difficult it may be to provide a safe access road, sewers, and proper drainage and to stabilize the soil. Generally speaking, slopes over 10 percent may be considered to be steep. Lawns cannot be mowed on slopes in excess of 25 percent (Encyclopedia of Community Planning and Environmental Management).

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

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

### **Prime Agricultural and Forest Land**

**Agricultural Land.** Every five years, the U.S. Bureau of the Census conducts a Census of Agriculture. For census purposes, a farm is any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. The Census of Agriculture indicates that between 1992 and 2002, the number of farms increased by 13 percent and the amount of acreage in farms decreased by 19 percent. While the value of land and buildings per farm increased 18 percent during this same period, the average production expenses per farm also increased by 36 percent. Those involved in agricultural endeavors usually rely on other occupations to supplement their incomes. In 2002, approximately 56 percent of farming operators had another occupation in addition to farming. The following table (Table N-1) summarizes the census data.

|   |
|---|
| <p>TABLE N-1<br/>CENSUS OF AGRICULTURE: 1992, 1997, 2002<br/>FAYETTE COUNTY</p> |
|---|

|  | 1992      | 1997      | 2002      | Change<br>1992-2002 |
|--|-----------|-----------|-----------|---------------------|
| Number of farms  | 208       | 184       | 235       | 13%                 |
| Acreage in farms   | 22,212    | 18,350    | 18,039    | (19%)               |
| Average size of farm in acres                              | 107       | 100       | 77        | (28%)               |
| Farming as a principal occupation                          | 38%       | 35%       | 44%       | na                  |
| Average value of land and buildings                        |           |           |           |                     |
| Per Farm   | \$319,373 | \$405,526 | \$376,992 | 18%                 |
| Per Acre   | \$3,457   | \$4,117   | \$5,006   | 45%                 |
| Market value of agricultural products sold (avg. per farm) | \$9,199   | \$21,898  | \$17,857  | 94%                 |
| Average production expenses per farm                       | \$10,867  | \$17,002  | \$14,802  | 36%                 |

Source: US Bureau of Census, 1992, 1997, 2002.

**Forest Land:** The natural forest cover in Fayette County generally consists of a mix of pines (Loblolly and Shortleaf) and hardwoods (Oak and Hickory). The Georgia County Guide reports that acres of timberland decreased by 11 percent from 67,159 acres in 1989 to 59,600 acres in 1997. In addition to its commercial value, forest land possesses visual quality, enhances water quality, and provides animal habitat.

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

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

### Plant and Animal Habitats

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

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



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

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

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

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

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

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

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

### **Major Park, Recreation and Conservation Areas**

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

### **Scenic Views and Sites**

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

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

**Summary.** Fayette County has many regulations and policies designed to protect the environment and conserve our ecological resources. In the final analysis, an environmental policy or a regulation that applies to development will only achieve the desired effect if it is

identified at the time of application review, enforced during development, maintained after development is over, and monitored for continued performance.

### **Natural Resources Goal, Objectives, Policies and Guidelines**

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

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

|                       |  |
|-----------------------|--|
| <b>Objective N-1:</b> | <b>Preserve and improve air quality.</b> |
|-----------------------|--|

- |           |   |
|-----------|---|
| Policy a. | Establish a base line of air quality data for Fayette County in accordance with the Georgia Department of Natural Resources.  |
| Policy b. | In cooperation with federal, state and regional agencies, consider endorsing their free ride-share programs for Fayette County. Design and implement traffic control devices to aid the flow of traffic and reduce the amount of idling time. |
| Policy c. | With assistance of the Georgia Clean Air Campaign, increase public awareness and investigate the establishment of an educational program to inform citizens about air quality problems and solutions.   |

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

- |           |  |
|-----------|--|
| Policy a. | Maintain a list of Best Management Practices (BMPs) appropriate for Fayette County and ensure that development complies with these BMP |
|-----------|--|

requirements. Revise BMP requirements as newer, more effective strategies become available.

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

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

- Update rules and regulations for water supply watersheds, groundwater recharge areas, and wetland protection established by the Georgia Department of Natural Resources "Part V Environmental Standards" as necessary.
- Assess current regulations to ascertain their effectiveness in protecting the environment and draft new regulations if necessary.

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

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster subdivision development, as detailed in the Conservation Subdivision Zoning District, when designed to maximize the protection of ecologically valuable land such as wooded areas and stream corridors.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits.
- Investigate the feasibility of vegetated ditches and the reduction of street lengths and pavement widths.
- Encourage the use of BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted and the use of pervious parking surfaces in low-use parking areas.

- Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, public education programs provided through the County Extension Service.

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

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

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

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

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

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

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

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

## **4.2 Significant Cultural Resources**

An Architectural Survey of Fayette County conducted by Historic Preservation Services, Inc. of Macon, Georgia, identified some 410 historic structures, based on age and/or architectural integrity. Historic building types include houses, churches, schools, commercial buildings, train depots, a courthouse, and a mill. These structures are located both in the cities and the unincorporated county.

The following sections summarize the inventory the historic, archeological, and culturally significant resources in the county. It is organized by the following sections: Residential Resources, Commercial Resources, Industrial Resources, Institutional Resources, Transportation Resources, Rural Resources, and Other Historic, Archaeological and Cultural Resources. Portions of the following sections have been taken from "The History of Fayette County, 1821-1971" which was published by the Fayette County Historical Society.

### **4.2.1 Residential Resources**

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

### **4.2.2 Commercial Resources**

The Kenwood Community (see Rural Resources) has remnants of a once prosperous commercial center. The structure that was Carnes Mercantile Store (1895-1904) although vacant, remains.

The Inman Community (see Rural Resources) also has remnants of what was a thriving commercial center. The old Inman Store (1885-1894), now vacant, still remains in its original location on Hills Bridge Road.

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

#### **4.2.3 Industrial Resources**

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

#### **4.2.4 Institutional Resources**

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

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

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

#### **4.2.5 Transportation Resources**

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

The City refurbished the depot and it is used as a community center. The Ackert Depot, located on the north side of Hills Bridge Road and John Street in Inman has been privately purchased and restored, using the original plans.

#### **4.2.6 Rural Resources**

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

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

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

#### **4.2.7 Other Historic, Archaeological and Cultural Resources**

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

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

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

#### **4.2.8 Cultural Resources Goal, Objectives, Policies and Guidelines**

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

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

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

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

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

- Policy a. Identify historic resources well in advance of potential damage or destruction.
- Policy b. Provide regulatory assistance to encourage historic resource protection and preservation.
- Policy c. Provide for the recognition of quality preservation projects and activities.
- Policy d. Consider the acquisition of significant historic resources in conjunction with the development of other County facilities, when feasible.
- Policy e. Notify owners of historic properties as to their property's significance and possible tax benefits.

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

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



## 5.0 COMMUNITY FACILITIES AND SERVICES

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

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

Listings of Objectives, Policies and Guidelines in support of this Goal, follows each section.,

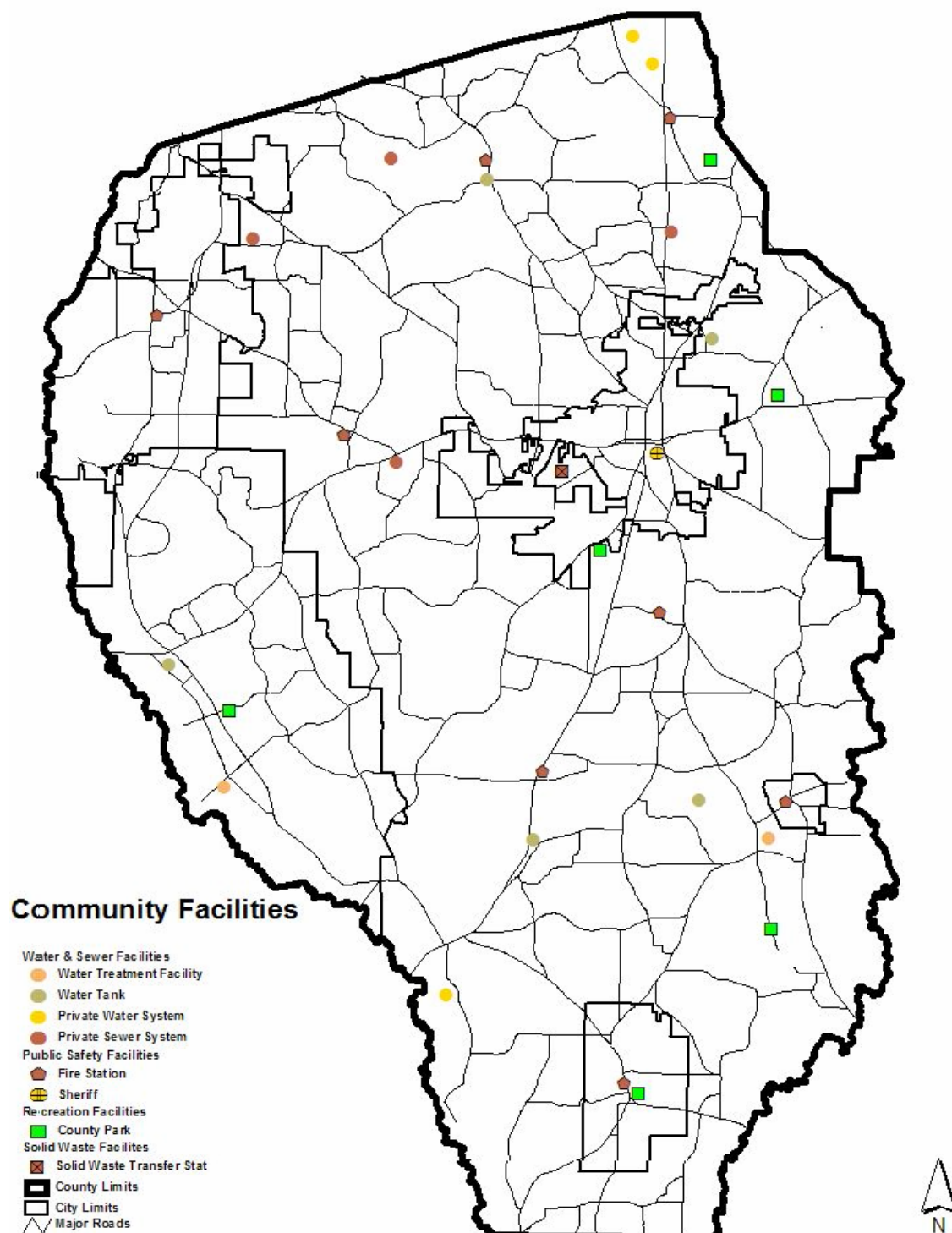
### 5.1 Water Supply and Treatment

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

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

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

**Figure C-1**  
**Fayette County**  
**Significant Community Facilities and Services**



NOTE: The majority of Unincorporated Fayette County is served by on-site septic systems.

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

Source: Fayette County Water System

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

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

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

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

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

**Assessment.** Water demand is projected to increase to 23.2 MGD in 2020 and 31.2 MGD in 2030. As a result, the county is pursuing a 404 permit for a new 650 acre reservoir on Line

Creek. During drought conditions, Lake McIntosh, located on the county line with Coweta County, will provide an additional eight MGD.

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

|                       |   |
|-----------------------|---|
| <b>Objective C-1:</b> | <b>Locate sites for adequate and appropriate facilities to store, treat, and distribute a safe and adequate potable water supply.</b> |
|-----------------------|---|

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

|                       |  |
|-----------------------|--|
| <b>Objective C-2:</b> | <b>Plan and provide for facilities to store, treat, and distribute a safe and adequate potable water supply.</b> |
|-----------------------|--|

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

## 5.2 Sewerage System and Wastewater Treatment

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

| TABLE C-2<br>MUNICIPAL SEWAGE TREATMENT PLANTS |                  |                        |                     |          |          |                                  |   |
|--|------------------|------------------------|---------------------|----------|----------|----------------------------------|---|
| City   | Facility         | Permitted Capacity mgd | Design Capacity mgd | 2001 mgd | 2008 mgd | 2008 Capacity Available +/-, mgd | Planned Expansion   |
| Fayetteville                                   | Whitewater Creek | 3.75                   | 3.75                | 2.05     | 3.30     | 0.45                             | A Waste Load Allocation for 5mgd has been requested.  |
| Peachtree City                                 | Flat Creek       | 0.90                   | 0.90                | 0.59     | 0.90     | 0.00                             | Plant to be taken off line in 2004. Flow to be diverted to Rockaway Road Plant with discharge at existing site. |
| Peachtree City                                 | Line Creek       | 2.00                   | 2.00                | 1.23     | 2.00     | 0.00                             | Upgrades to allow for reuse & seasonal discharge by 2004.   |
| Peachtree City                                 | Rockaway Road    | 2.00                   | 2.00                | 1.63     | 2.00     | 0.00                             | Planned expansion to 4 mgd by 2004.   |

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

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

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

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

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

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

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

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

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

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

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

### 5.3 Solid Waste Management

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

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

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

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

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

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

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

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

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

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

- Policy a. Continue to encourage citizen and private sector participation in recycling programs through a public education program on the county's web site.
- Policy b. Continue to collect solid waste handling data from private haulers.
- Policy c. Increase recycling opportunities for Fayette County residents.

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

- Policy a. Continue to monitor landfills for presence of methane and quality of groundwater.
- Policy b. Mitigate groundwater contamination by natural attenuation and reduction of methane pressures in the waste units by using an active and passive venting system.

## 5.4 Public Safety

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

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

|                        |   |
|------------------------|---|
| <b>Objective C-11:</b> | <b>Maintain the high level of training provided to public safety officials.</b> |
|------------------------|---|

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

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

|                        |   |
|------------------------|---|
| <b>Objective C-12:</b> | <b>Ensure that public safety officials are supplied with facilities and equipment to properly support their duties.</b> |
|------------------------|---|

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

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

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



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

#### **5.4.1 Fire and Emergency Services**

**Inventory.** The Fayette County Department of Fire and Emergency Services is charged with the responsibility of providing Fire Protection, Emergency Medical Services, and Emergency Management. These functions are provided through the provision of fire protection to the unincorporated areas of the county and the municipalities of Brooks, Tyrone and Woolsey, Emergency Medical Services to the same jurisdictions with the addition of Fayetteville and Emergency Management to all residents of Fayette County. Mutual Aid and Automatic Aid agreements are maintained between the City of Fayetteville and the county. Mutual Aid agreements are in effect with Peachtree City.

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

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

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

In 2005 the Department responded to 6,130 emergency calls, an increase of 5 percent from 2004. The calls were primarily for Rescue/Medical purposes (73.6%). Other purposes included Fires (4.4%), Service (4.7%), Hazardous (4.5%) and Good Intent (5.5%). False alarms made up 7.3% of the calls.

| TABLE C-3<br>FIRE AND EMERGENCY SERVICES FACILITIES<br>FAYETTE COUNTY |                                  |   |                      |                            |
|---|----------------------------------|---|----------------------|----------------------------|
| Station   | Location                         | Equipment   | Date of Construction | Approximate Square Footage |
| Station 1   | SR 314 and Helmer Road           | 1 Ambulance<br>1 Fire Engine  | 2001                 | 5,700                      |
| Station 2   | SR 92 North                      | 1 Ambulance<br>1 Fire Engine<br>1 Tanker Truck  | 1980                 | 5,700                      |
| Station 3   | Senoia Road (Tyrone)             | 1 Ambulance<br>1 Brush Truck<br>1 Fire Engine<br>1 Tanker Truck                         | 1980                 | 4,500                      |
| Station 4   | Johnson Avenue<br>(Fayetteville) | 1 Ambulance<br>1 Heavy Rescue<br>1 Squad Vehicle  | 1978                 | 5,480                      |
| Station 5   | SR 85 South/ Bernhard Road       | 1 Ambulance<br>1 Fire Engine  | 2002                 | 5,700                      |
| Station 6   | SR 85 Connector (Brooks)         | 1 Fire Engine   | 2000                 | 5,600                      |
| Station 7   | Hampton Road (Woolsey)           | 1 Ambulance<br>1 Brush Truck<br>1 Fire Engine<br>1 Haz-Mat<br>Trailer<br>1 Tanker Truck | 2002                 | 5,700                      |
| Station 8   | Flat Creek Trail                 | 1 Fire Engine   | 1989                 | 6,000                      |
| Station 10  | Seay Road                        | 1 Fire Engine   | 2002                 | 5,700                      |

Source: Fayette County Fire and Emergency Services, 2003.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The projected service area is greater than 15 square miles;

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

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

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

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

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

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

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

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

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

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

Staffing additional emergency response apparatus during peak system demand periods;

Redeploying existing resources to heavier demand areas; and

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

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

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

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

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

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

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

Facility should be capable of supporting emergency communications.

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

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

Facility design should be compatible with hazards and risks frequency;

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

Facility should meet the requirements of the ISO Grading Schedule.

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

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

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

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

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

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

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

### 5.4.2 Law Enforcement

Fayette County has one of the lowest crime rates in the state. In 2004 Fayette's rate of FBI Part 1 crimes was 18.3 per 1,000 population, significantly lower than the statewide rate of 40.5 per 1,000. Fayette County's rate of 18.3 for 2004 is also lower than adjacent counties, which in that year had the following crime rates: Clayton County, 57.8; Coweta County, 26.8; and, Fulton County, 75.6. Table C-4 presents the Part 1 crime totals for the past five years.

**TABLE C-4**  
**Fayette County Part 1 Crime Reports: 2000 – 2005**

| <b>Crimes</b>                  | <b>2000</b>  | <b>2001</b>  | <b>2002</b>  | <b>2003</b>  | <b>2004</b>  |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|
| <i>Crimes Against Person</i>   |              |              |              |              |              |
| Murder                         | 0            | 0            | 2            | 3            | 6            |
| Rape                           | 2            | 0            | 1            | 5            | 8            |
| Robbery                        | 13           | 21           | 8            | 24           | 16           |
| Assault                        | 31           | 37           | 30           | 37           | 26           |
| <i>Person Subtotal</i>         | <i>46</i>    | <i>58</i>    | <i>41</i>    | <i>69</i>    | <i>56</i>    |
| <i>Crimes Against Property</i> |              |              |              |              |              |
| Burglary                       | 179          | 213          | 162          | 133          | 219          |
| Larceny                        | 1035         | 1127         | 1080         | 1236         | 1401         |
| Auto Theft                     | 128          | 157          | 105          | 151          | 155          |
| <i>Property Subtotal</i>       | <i>1,342</i> | <i>1,497</i> | <i>1,347</i> | <i>1,520</i> | <i>1,775</i> |
| <b>Total Crimes</b>            | <b>1,388</b> | <b>1,555</b> | <b>1,388</b> | <b>1,589</b> | <b>1,831</b> |
| Rate per 1,000 Population      | 14.3         | 15.9         | 14.0         | 15.8         | 18.3         |
| Statewide Rate per 1,000       | 40.5         | 43.6         | 41.7         | 43.8         | 40.8         |

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

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

expandable to a total of four pods. The existing jail will be retained giving Fayette County a total capacity of 472 inmates.

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

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

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

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

**Objective C-19:**      **Ensure a sufficient number of law enforcement personnel to carry out the functions of the various divisions (patrol, traffic, investigations, jail, and administration). Re-evaluate current staffing levels as crime statistics, call response volumes, and jail inmate population increases.**

**Objective C-20:**      **Maintain or establish equipment and facilities that allow law enforcement personnel to operate at maximum effectiveness.**

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



- Policy b. Investigate the potential of providing facilities for law enforcement personnel in conjunction with other community facilities such as fire/EMS stations.
- Policy c. Explore technology advances to enhance officer safety, monitor officer activity and location, improve data collection, reduce response time, and improve field reporting. Such technology includes, but it not limited to, GPS/GIS equipment and personnel data assistants (PDAs: palm pilots, e.g.).

**Objective C-21: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Fayette County Jail.**

- Policy a. Continue to follow guidelines, standards, and procedures for jail renovations and additions as established by the American Corrections Association for any additions to the Fayette County Jail.

### 5.4.3 Emergency 911 Communications Center

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

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

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

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

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

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

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

Utilize a single emergency telephone number.

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

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

Utilize the 10 reserved public safety 821 MHz frequencies;

Have all agencies utilize one system;

Increase coverage from mobile to portable units and inside buildings;

Accommodate data communications with increased efficiency; and

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

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

Gradually transition from existing analog subscriber radios to digital radios;

Install T-1 (telephone) lines;

Construct tower buildings (by either the county or through a sub-contractor) and obtain generators and Uninterrupted Power Source systems;

Upgrade the existing communications center analog Centracom consoles to digital consoles;

Upgrade the existing analog 911 Centralink to Centralink 2000;

Provide an uninterrupted electrical power supply with automatic backup capability.

#### 5.4.4 Judicial System

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

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

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

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

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

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

#### 5.5 Hospitals and Other Public Health Facilities

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

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

Fayette Community Hospital's inpatient and outpatient services include:

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

**Public Health Facilities.** The Fayette County Public Health Department provides services to local citizens. Services provided by the department include preventive health care, educational services, immunizations, family planning, travel shots, cancer screening and physical assessments. The department also includes Environmental Health which regulates septic placement, restaurant cleanliness, care homes, tourist accommodations, the testing of wells and public swimming pools, and the survey and identification of mosquito species for the presence of the West Nile Virus. The department is supported by fees and state and local funds.

### **Assessment**

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

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

## **5.6 Recreation Facilities**

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

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

| TABLE C-4<br>EXISTING RECREATIONAL PARKS: 2003<br>FAYETTE COUNTY |                 |            |   |
|--|-----------------|------------|---|
| Park   | Location        | Acreage    | Facilities  |
| Brooks Park  | SR 85 Connector | 15         | baseball fields, softball fields, pavilion, picnic areas, and playground  |
| Heritage Park  | SR 85           | 1          | fountain, historical markers, and public gathering place for celebrations, concerts, etc.   |
| Kiwanis Park   | Redwine Road    | 45         | baseball fields, indoor recreation facility, Kiwanis Activity House, picnic areas, playground, tennis courts, and walking trail           |
| Lake Horton  | Antioch Road    | 48         | boat ramps, fishing area, picnic areas, and walking trails  |
| Lake Kedron  | Peachtree Pkwy. | 9          | boat ramps, fishing area, picnic area, and playground   |
| McCurry Park   | SR 54 East      | 130        | football fields, multipurpose field, soccer fields, softball fields, pavilion, picnic areas, playground, ropes course, and walking trails |
| Starr's Mill Park  | SR 85 South     | 19         | fishing area and picnic area  |
| <b>3 TOTAL</b>   |                 | <b>276</b> |   |

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

Compiled: Fayette County Planning Department, 2003.

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

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

Compiled: Fayette County Planning Department, 2003.

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

**TABLE C-6**  
**RECREATIONAL FACILITY NEEDS: 2005 - 2020**  
**FAYETTE COUNTY**

| Type of Improvement             | Quantity | Unit Cost   |
|---------------------------------|----------|-------------|
| Park Acreage (1, 4)             | 209      | \$20,000    |
| Aquatic Complex (2)             | 2        | \$1,748,000 |
| Baseball Field (lighted) (4)    | 6        | \$120,000   |
| Community Centers (3)           | 2        | \$650,000   |
| Football Field (unlighted) (4)  | 1        | \$145,000   |
| Handball                        | 4        | \$25,000    |
| Horseshoe Courts                | 47       | \$1,500     |
| Multi-Purpose Field (unlighted) | 3        | \$160,000   |
| Outdoor Basketball (unlighted)  | 8        | \$35,000    |
| Outdoor Volleyball              | 17       | \$40,000    |
| Picnic Areas                    | 41       | \$8,000     |
| Picnic Pavilions (4)            | 40       | \$15,000    |
| Playgrounds (4)                 | 19       | \$20,000    |
| Running Tracks (4)              | 3        | \$75,000    |
| Soccer Fields (4)               | 2        | \$160,000   |
| Softball Fields (4) (lighted)   | 2        | \$120,000   |
| Tennis Courts (unlighted)       | 8        | \$35,000    |
| Tot Lots (4)                    | 36       | \$20,000    |
| Trails (4)                      | 14 miles | \$105,000   |

Source: Fayette County Recreation Needs Assessment, 2003

(1) Cost does not include site development items such as accessibility, utilities, amenities and FFE.

Typical programming costs assumes +/- \$10,000/acre for active parks.

(2) Cost based on estimate for a 7 lane lap pool and building.

(3) Cost based on a building with multipurpose space, meeting rooms, restrooms, and kitchen at a cost of \$115 per sq. ft. of building plus costs for site development/landscaping.

(4) Cost estimate submitted by Fayette County Recreation Department.

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

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

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

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

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

Kenwood Park: Development of the park.

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

|                        |   |
|------------------------|---|
| <b>Objective C-26:</b> | <b>Provide recreational facilities needed for current and future residents.</b> |
|------------------------|---|

- |           |   |
|-----------|---|
| Policy a. | Acquire additional land to expand existing parks or provide new parks through a combination of purchase in fee simple, easements, dedication, donation, and/or other appropriate means. |
| Policy b. | Provide recreational opportunities as appropriate to the individual park's service area.  |

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

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



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

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

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

- Policy b. Ensure adequate maintenance for existing facilities.

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

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

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

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

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

## 5.7 General Government

**Inventory.** Fayette County governmental facilities and the approximate square footage of each are listed in Table C-7. The majority of the county's administrative services are located in the Fayette County Administrative Complex. This facility currently contains the following county offices: Administration, Board of Tax Assessors, Circuit Court Judge, Elections and Registration, Engineering, Environmental Health, Extension Service, Finance, Fire and Emergency Services, Human Resources, Information Systems, Marshals, Permits & Inspections, Physical Health, Planning, Purchasing, Tax Commissioner, and Zoning. Additional county offices are housed at other locations throughout the county (see Table C- 3). Other facilities discussed elsewhere in this element includes water treatment plants, treated water storage facilities, Fire/EMS stations, and recreational facilities.

Fayette Senior Services operates the Friendship Center in a reconverted single-family structure. The Friendship Center is a gathering place for the socialization and recreation of senior citizens.

Facilities include a dining room, fellowship area, card and puzzle room, and warming kitchen for Meals on Wheels. A separate trailer houses the Fayette Senior Citizens administrative office.

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

| <b>TABLE C-7<br/>GOVERNMENTAL FACILITIES<br/>FAYETTE COUNTY</b> |                       |  |                             |                               |
|---|-----------------------|--|-----------------------------|-------------------------------|
| <b>Facility</b>   | <b>Location</b>       | <b>User(s)</b>   | <b>Date of Construction</b> | <b>Approx. Square Footage</b> |
| Fayette County Admin. Complex                                   | Stonewall Avenue      | Administrative Offices   | 1989                        | 66,000                        |
| Fayette County Justice Center                                   | Johnson Avenue        | Sheriff & Jail Facilities  | 1984                        | 204,000                       |
| Fayette County Courthouse                                       | Courthouse Square     | Chamber of Commerce; Development Authority   | 1825                        | 16,000                        |
| Fayette County Public Library                                   | Heritage Park Way     | Library  | 1997                        | 25,000                        |
| Fayette County Judicial Complex                                 | Jimmie Mayfield Blvd. | Courts: State, Superior, Probate, Magistrate & Juvenile; District Attorney & Solicitor | 2003                        | 150,000                       |
| Friendship Center   | Lee Street            | Fayette Senior Services  | 1920                        | 3,700                         |
| Fayette County Animal   | SR 74                 | Fayette County Animal Control  | 1980                        | 5,400                         |

Source: Fayette County Building and Grounds Maintenance, 2003.

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

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

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

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

- Policy a. Ensure that facilities are properly sized to meet the existing and future demand for governmental services including storage space for equipment and supplies stored as a result of the Cooperative Purchasing Agreement among Fayette County governments. Future county buildings and facilities should be designed with the ability to be expanded.
- Policy b. Ensure that the administrative functions are conducted consistent with the needs, demands and requirements of programs and/or services provided by local government.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization of services. Plan the development of community facilities in areas where it will serve the greater percentage of population.
- Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.
- Policy e. As the county grows, the feasibility of satellite facilities should be explored to decentralize some community services (tag office, library, public safety including Fire/EMS and sheriff, e.g.) Where possible, develop community facilities which will serve dual purposes.

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

- Policy a. Program the establishment of facilities through the county's Capital Improvement Program (CIP). Projects programmed for construction in the CIP should either be 1) identified in the plan text in accordance with adopted service levels; 2) demonstrated as particularly urgent to meet

public health or safety needs or required service levels; or 3) supported by the County Manager's recommendation.

- Policy b. Follow adopted community facility standards to identify requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy c. Ensure adequate maintenance of existing facilities.
- Policy d. Ensure that when existing community facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.
- Policy e. Acquire, as fiscally possible, sites for community facilities in advance of demand either through purchase or dedication.

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

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

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

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

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

Historical Society: The Historical Society is the official depository for all county (historic) records. Requires secure, environmentally safe (flood, fire, air) storage.

Superior Court: Requires on-site storage for a maximum of 70 years.

Solicitor: Requires on-site storage for a period of one year; remaining four years can be off-site.

Fire/EMS: Requires adequate space and security for storage of patient medical records (in perpetuity), and for incident reports (minimum seven years).

General county Records (building permits, business licenses, violation incident reports, etc.): Requires long term storage facilities.

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

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

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

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

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

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

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

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

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

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

## 5.8 Educational Facilities

**Inventory.** The Fayette County Board of Education presently administers 26 public schools, 16 elementary schools, five middle schools, and five high schools (see Table C-8). In addition, the Board of Education administers an alternative elementary school, middle school and high school at the Lafayette Educational Center and an evening high school at the Sandy Creek High School. Table C-6 provides information on each of the public schools located in Fayette County. Two schools recently opened: Crabapple Lane Elementary with a student capacity of 800 opened in the fall of 2003 and Whitewater High School, capacity of 1,500, opened in the fall of 2004.

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

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

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

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

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

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

**Objective C-40: Maintain a working relationship with the Fayette County School System to facilitate the provision and coordination of educational facilities to serve the growing population.**

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

| <b>TABLE C-8</b>                             |                   |                 |                   |
|--|-------------------|-----------------|-------------------|
| <b>EXISTING EDUCATIONAL FACILITIES: 2005</b> |                   |                 |                   |
| <b>School</b>                                | <b>Year Built</b> | <b>Capacity</b> | <b>Enrollment</b> |
| <b>Elementary Schools</b>                    |                   |                 |                   |
| Braelinn Elementary                          | 1989              | 613             | 613               |
| Brooks Elementary                            | 1962              | 438             | 393               |

|  |      |       |       |
|--|------|-------|-------|
| Cleveland Elementary                   | 2002 | 800   | 350   |
| Crabapple Elementary                   | 2003 | 800   | 499   |
| East Fayette Elementary                | 1955 | 513   | 621   |
| Fayetteville Intermediate (Grades 3-5) | 1962 | 588   | 462   |
| Hood Avenue Primary (Grades Pre-K - 2) | 1970 | 463   | 437   |
| Huddleston Elementary                  | 1979 | 563   | 650   |
| Kedron Elementary                      | 1996 | 738   | 832   |
| North Fayette Elementary               | 1980 | 713   | 494   |
| Oak Grove Elementary                   | 1986 | 638   | 524   |
| Peachtree City Elementary              | 1968 | 488   | 435   |
| Peeples Elementary                     | 1998 | 738   | 770   |
| Robert J. Burch Elementary             | 1989 | 613   | 578   |
| Sara Harp Minter Elementary            | 2002 | 800   | 635   |
| Spring Hill Elementary                 | 1996 | 738   | 601   |
| Tyrone Elementary                      | 1980 | 413   | 390   |
| <b>Middle Schools</b>                  |      |       |       |
| Fayette Middle                         | 1986 | 988   | 933   |
| Flat Rock Middle                       | 1989 | 938   | 911   |
| J. C. Booth Middle                     | 1979 | 1,088 | 1,111 |
| Rising Star Middle                     | 1996 | 1,063 | 1,193 |
| Whitewater Middle                      | 1989 | 1,038 | 1,018 |
| <b>High Schools</b>                    |      |       |       |
| Fayette County High                    | 1997 | 1,738 | 2,225 |
| McIntosh High                          | 1981 | 1,575 | 1,478 |
| Sandy Creek High                       | 1990 | 1,613 | 1,238 |
| Starr's Mill High                      | 1997 | 1,663 | 1,843 |
| Whitewater High School                 | 2004 | 1,500 | 1,262 |

Source: Fayette County School System, 2003.

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

## 5.9 Libraries and Other Cultural Facilities



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

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

The Fayette County Public Library is approximately 25,000 square feet in size. The library contains approximately 80,641 volumes. A computer lab in the library contains 10 computers which offer classes in academic enrichment and computer applications. The Internet can be accessed from 54 computers in the library. The Georgia Career Information System is available to students for career and education planning. The Fayette County Public Library hosts cultural events such as readings by local authors and concerts. The library also offers computer-based instruction, a Distant Learning lab for teleconferencing, Spanish and French classes, children's storytelling, sign language and access to PINES and GALILEO. PINES (Public Information Network for Electronic Services) allows a patron at any PINES library to see and borrow the holdings of every participating library, increasing access to materials exponentially. GALILEO (GeorgiA Library LEarning Online) allows users to access over 150 databases indexing thousands of periodicals and scholarly journals.

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

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

|                        |  |
|------------------------|--|
| <b>Objective C-41:</b> | <b>Locate library facilities to provide service to the greatest number of persons, provide safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.</b> |
|------------------------|--|

|           |   |
|-----------|---|
| Policy a. | Locate library facilities on sites that are centrally located in terms of population distribution and distance. |
|-----------|---|

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

**Objective C-42: Provide library and other cultural services and access availability that is adequate to meet the needs and demands of a growing population.**

- Policy a. Expand the Educational/Learning Computer lab to accommodate the number of interested patrons. Facilities should be adequate for waiting lists not to exceed six persons at any given time. The lab should also be adequate to accommodate the number and size of training classes requested by the population.
- Policy b. Provide an adequate number of Internet-accessible computers so that the waiting time does not exceed one hour at peak use times. Comply with any legislation that restricts Internet site access.
- Policy c. The Fayette County Public Library strives to provide 2.75 volumes per household. Adequate shelf space for the required number of books must be provided. Adequate shelf space must also be available to house the increasing number of audio tapes, books on tape, compact discs, and videos required by a growing population.
- Policy d. Maintain a public meeting room and/or cultural space that is adequate for the programs it offers and the response generated by those programs.

**Objective C-43: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.**

- Policy a. Ensure that a library facility is designed compatibly with the character of its surrounding area.
- Policy b. Based on the local transportation network and average travel times, the service area for the main library should extend up to six miles, and branch libraries should have a service area of three to four miles.

**Objective C-44: Library facilities should adequately support the levels of patronage.**

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

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

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

## **6.0 INTERGOVERNMENTAL COORDINATION**

### **6.1 Adjacent Local Governments**

Fayette County maintains a high level of coordination with the five municipal jurisdictions of Fayetteville, Peachtree City, Tyrone, Brooks and Woolsey. The Fayette County Service Delivery Strategy documents those areas of coordination.

Additionally, Fayette County has local service agreements with adjacent counties in the form of mutual aid agreements for fire services, emergency response and police response. Agreements are also in place for water supply.

### **6.2 Independent Special Authorities and Districts**

Fayette County actively participates with the Atlanta Regional Commission on the staff and Board levels. Representatives attend meetings of standing committees, special task forces and ARC Board meetings. Review comments are provided for Development of Regional Impact and other reviews as needed. The coordination also includes the Georgia Regional Transportation Authority and the North Georgia Water Planning District.

### **6.3 School Boards**

The Fayette County government interfaces directly with the Fayette County Board of Education on a continuing basis.

### **6.4 Independent Development Authorities and Districts**

The Fayette County Development Authority is the primary development for Fayette County. There is regular coordination with the FCDV.

### **6.5 Federal, State or Regional Programs**

The county coordinates with federal, state and regional agencies on implementation of several mandated programs including the Solid Waste Management Program, Watershed Protection, Stormwater Management and Greenspace Preservation.

The county also coordinates with the state and regional agencies on environmental health, public health and public safety programs.

## **7.0 TRANSPORTATION**

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

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

### **7.1 Inventory**

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

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

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

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

**State Route 74** is a four lane highway from Interstate 85 south to SR 54 in Peachtree City. South of SR 54, it becomes two lanes, ending at SR 85. This major access to Interstate 85 and the Atlanta Metropolitan Area carries 31,600 vehicles a day.

**State Route 314** extends southward from Hartsfield International Airport to SR 85 in Fayetteville. The southern portion of this highway (SR 279 to SR 85) is a four lane

divided highway. The major commuting route for airport workers, this highway carries 22,400 vehicles a day.

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

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

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

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

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

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

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

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

## **7.2 Alternative Modes**

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

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

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

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

## **7.3 Parking**

**Areas with Insufficient/Inadequate Parking.** There are no areas of chronic parking shortages in the unincorporated area of Fayette County. Those locations that occasionally have inadequate or insufficient parking include churches on major religious holidays and certain shopping and restaurant locations on major shopping and celebratory occasions. These locations are primarily in Fayetteville and Peachtree City.

**Surface Parking Facilities in Need of Retrofitting or Redevelopment.** None have been identified in Fayette County.

## **7.4 Railroads and Airports**

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

**Airports.** Falcon Field in Peachtree City, within the confines of the Peachtree City industrial area, is the county's only general aviation airport. This airport is experiencing an increase in the

amount of corporate usage. A 5,200 foot all-weather-lighted runway allows this airport to accommodate corporate jets and smaller commercial airplanes. There are also a number of small private landing fields located in the county.

## 7.5 Transportation Improvements Program

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

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

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

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

| <b>TABLE T-1<br/>BRIDGE PROJECTS</b>         |                                    |
|--|------------------------------------|
| <b>Recommended<br/>Implementation Period</b> | <b>Project Location</b>            |
| 2003 - 2005                                  | SR 85 at Morning Creek             |
| 2006 - 2010                                  | Coastline Road at Whitewater Creek |
| 2006 - 2010                                  | Westbridge Road at Morning Creek   |
| 2006 - 2010                                  | Kenwood Road at Morning Creek      |
| 2006 - 2010                                  | Inman Road at Murphy Creek         |
| 2006 - 2010                                  | McIntosh Road at the Flint River   |
| 2006 - 2010                                  | SR 85 at Whitewater Creek          |

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

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

| TABLE T-2<br>INTERSECTION IMPROVEMENTS |  |
|--|--|
| Recommended Implementation Period      | Project Description  |
| 2003 - 2005                            | Signal modification at SR 314 and SR 279   |
| 2003 - 2005                            | Intersection improvements at SR 54 and McDonough Road  |
| 2006 - 2010                            | Installation of signal at SR 92 and Gingercake Road  |
| 2006 - 2010                            | Install turning lanes and signal at S. Jeff Davis Drive and County Line Road                 |
| 2006 - 2010                            | Intersection improvements at SR 92, Harp Road, and Seay Road                                 |
| 2006 - 2010                            | Intersection improvements at Antioch Road and McBride Road                                   |
| 2006 - 2010                            | Add left turn lanes where Kingswood Drive and Hilo Road intersects with SR 92                |
| 2006 - 2010                            | Realignment of intersection of SR 85 Connector and Woolsey-Brooks Road in the Town of Brooks |
| 2011 - 2015                            | Realignment of intersection of Sandy Creek Road, Sams Drive, and Eastin Road                 |
| 2011 - 2015                            | Realignment of intersection of Goza Road and Antioch Road                                    |

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

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

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

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

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



**TABLE T-3  
ROADWAY PROJECTS**

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

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

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

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

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

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

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

## 7.6 Transportation and Land Use Connections

Fayette County has a well managed land use planning process which has historically recognized the importance of planning within a comprehensive development framework. It acknowledges the interrelationship of land use planning, trip generation, roadway capacity and design.

**Areas with Significant Traffic Congestion.** Figure T-1 highlights area of traffic in several ranges of vehicle to capacity ratios. The highest level of traffic density shown is in red (or darkest tone for black & white copy) which indicates traffic operating at a v/c ratio of 0.60 and above.

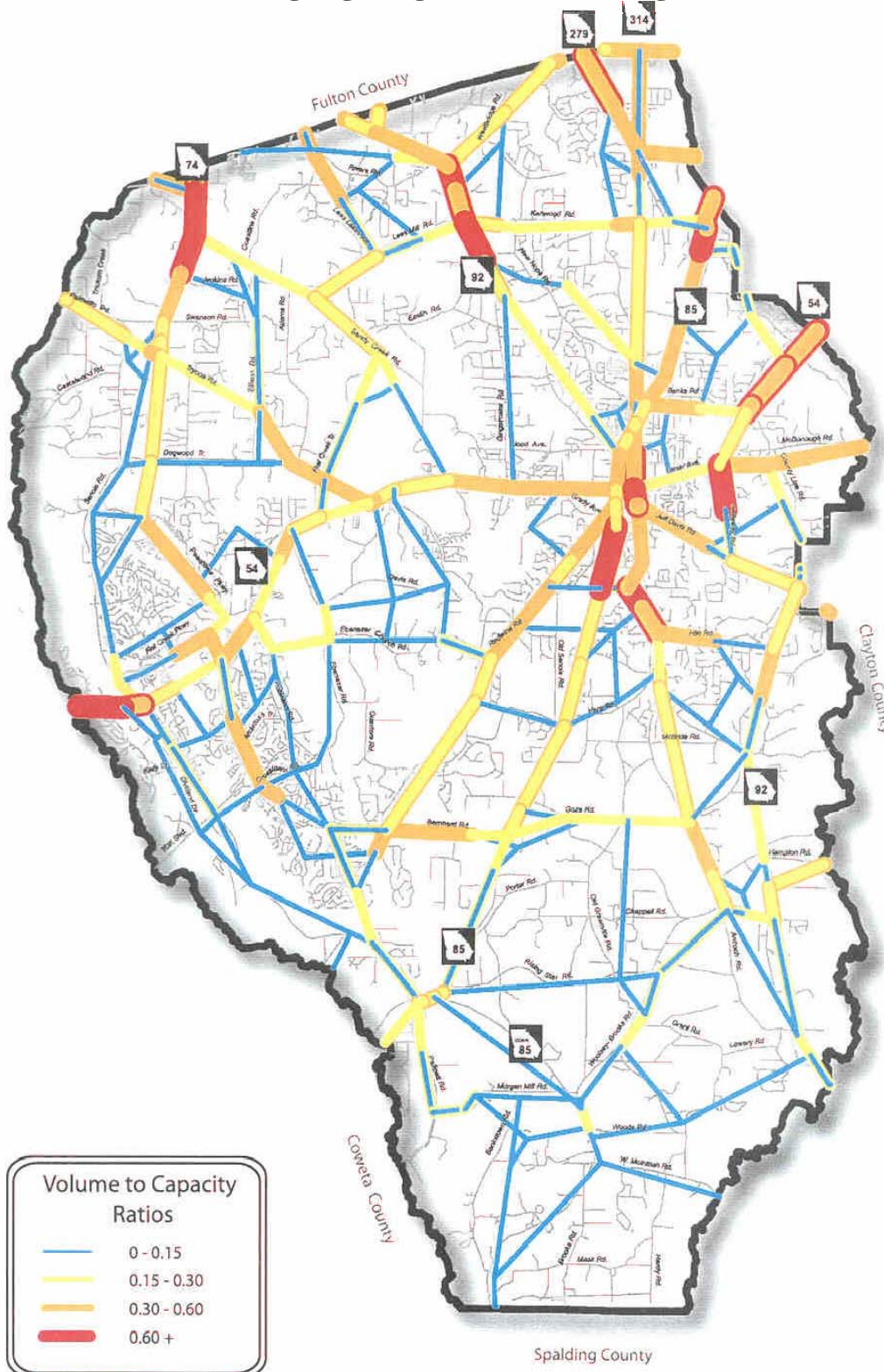
The primary areas of concern include sections of SR54, SR74, SR85, SR92 and SR 279. Locations along these routes include state route locations and intersections in Fayetteville and Peachtree City, SR 74 north of Tyrone Road and SR 85 north of Fayetteville. However, it should be noted that the levels of congestion do not approach the levels seen elsewhere in the region.

**Underutilized Transportation Facilities.** There are no transportation facilities in Fayette County that are significantly underutilized.

The county is relatively small and growth is generally in balance with the land use plan. There is still capacity for growth and a SPLOST funded transportation improvements program will address capacity and continuity issues where needed.

Fayette county has recognized the relationship between land use decisions and the transportation systems. The following Goal, Objectives, Policies and Guidelines express Fayette's position on those interconnections.

**Figure T-1**  
**Year 2000 Roadways Levels of Service**  
**Highlighting Areas Exceeding V/C of 0.6**



### Transportation Goal, Objectives, Policies and Guidelines

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

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

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

- |           |  |
|-----------|--|
| Policy a. | Ensure that the street network is planned, designed, and operated in adherence to the Functional Classification System described in the Transportation Element.  |
| Policy b. | Provide a street network level of service as high as practical: the collector and arterial street system should operate at no lower than Level of Service “C” on an average daily basis, or lower than Level of Service “D” on a peak hour basis. (Note: Levels of Service are “A” (free flow of traffic), “B” (stable flow, some speed restrictions), “C” (stable flow, restricted speed ), “D” (approaching unstable flow), “E” (unstable flow) and “F” (forced flow), reflecting factors such as speed, travel time, traffic interruptions, and delay.) |
| Policy c. | Continue to provide new roadway construction and other facility improvements which meet Georgia Department of Transportation (GDOT) standards for inclusion in the State highway system.   |
| Policy d. | Pursue advanced acquisition of land for future roadway rights-of-way in order to minimize project costs and impacts on established neighborhoods.  |
| Policy e. | Consider funding intersection improvements when highway funding is insufficient to permit the improvement of full segments, or if the level of service is low, or if there is a high accident occurrence rate.   |
| Policy f. | Provide for the synchronization of traffic signals where appropriate to improve traffic flow and reduce pollution associated with idling vehicles.   |

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

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

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

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

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

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

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

- Policy a. Develop and implement a responsible financial plan that identifies existing and new funding mechanisms to achieve the County's transportation system objectives.
- Policy b. Pursue increased state and federal support for road improvement projects.
- Policy c. Supplement state and federal funding of secondary roadways and other high priority projects, and continue local funding initiatives.
- Policy d. Increase funding for pedestrian, bicycle and hiking trails, including state and federal sources with the realization that state and federal funding will require a County match ranging from 20 to 40 percent.
- Policy e. Seek multi-jurisdictional funding sources for transportation facilities and services.

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

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

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

- Policy a. Maximize the efficiency of existing roads through low-cost strategies to increase capacity such as channelization, turning lanes, signalization, and signage.
- Policy b. Preserve and enhance the efficiency of the arterial network by reducing and consolidating private entrances, median crossovers, and similar

disruptions to traffic flow. Also improve intersection efficiency by providing appropriate turning lanes and signalization.

- Policy c. Increase neighborhood safety on subdivision streets. Work with local law enforcement agencies, county departments, and neighborhoods to implement Traffic Calming and other measures where needed or practical. Examples of Traffic Calming techniques include deflecting the vehicle path by adding curves and/or traffic circles; changing the pavement surface, which demands driver attention and reduces the comfortable driving speed; and adding standard traffic control devices such as STOP signs, turn-movement prohibitions, traffic signals, and reducing the posted speed limit.

|                       |   |
|-----------------------|---|
| <b>Objective T-8:</b> | <b>Preserve land needed to accommodate planned transportation facilities.</b> |
|-----------------------|---|

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

|                       |  |
|-----------------------|--|
| <b>Objective T-9:</b> | <b>Periodically review and update the transportation plan.</b> |
|-----------------------|--|

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