

**Town of Tyrone 2007-2027 Comprehensive Plan:  
Technical Addendum to the Community Assessment**

**May 30, 2006**

Draft



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## Part 1: Supporting Analysis of Data and Information

### 1 Introduction

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the Community Assessment and is presented in two parts. The first part includes the supporting analysis of data and information that was used in preparing the Community Assessment. The second part is a analysis of consistency with the Quality Community Objectives identified by the Georgia Department of Community Affairs.

### 2 Population

An examination of Tyrone’s demographic data reveals that the Town is very similar to both its home County and neighboring cities. The elements of change operating throughout Fayette County appear to be affecting communities both large and small. While the extraordinary growth of places such as Peachtree City and Fayetteville might be more widely chronicled, Tyrone’s average annual growth rate over the past quarter-century is comparable; astonishing expansion during the 1980s, followed by a period of more manageable levels of growth. Tyrone’s population also appears to be aging rather steadily, mirroring observable trends at the county, state, and national levels. Additionally, while the racial/ethnic composition in Tyrone remains overwhelmingly white, the growth rate of minority residents far outpaces levels seen in the white population. Analogous trends also can be seen in Fayette County, Peachtree City, and Fayetteville. Finally, the affluence of Tyrone’s population is comparable to Fayette County.

#### **Historic Population Growth**

Over the past quarter of a century, the Town of Tyrone has experienced explosive growth. Between 1980 and 1990, Tyrone grew at an average annual rate of 16.2 percent. Though the annual rate of Tyrone’s growth slowed to 4.4 percent during the 1990s, from 2000-2004, Tyrone’s average annual growth rate rose to 8.4 percent. Currently, Tyrone’s growth outpaces Fayetteville, Peachtree City, Fayette County, and that of Georgia. Tyrone’s current robust rate of growth presents a multitude of potential issues concerning Town services, the environment, infrastructure, and overall quality of life.

**Figure 2-1: Historic Population Trends**

Year	Tyrone	Fayetteville	Fayette County	Peachtree City	Georgia
1980	1,038	2,715	29,043	6,429	5,484,440
1990	2,724	5,827	62,415	19,027	6,512,610
2000	3,916	11,148	91,263	31,580	8,234,370
2004	5,228	13,858	101,333	33,810	8,829,383

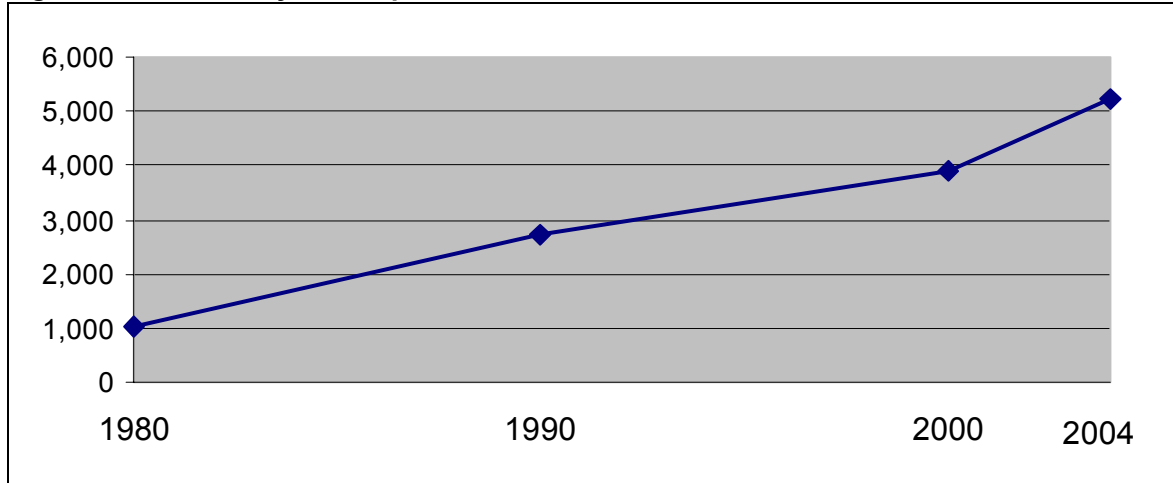
Source: U.S. Bureau of the Census

**Figure 2-2: Average Annual Growth Rates**

Year	Town of Tyrone	Fayetteville	Fayette County	Peachtree City	Georgia
1980 - 1990	16.2%	11.5%	11.5%	19.6%	1.9%
1990 - 2000	4.4%	9.1%	4.6%	6.6%	2.6%
2000 - 2004	8.4%	6.1%	2.8%	1.8%	1.8%

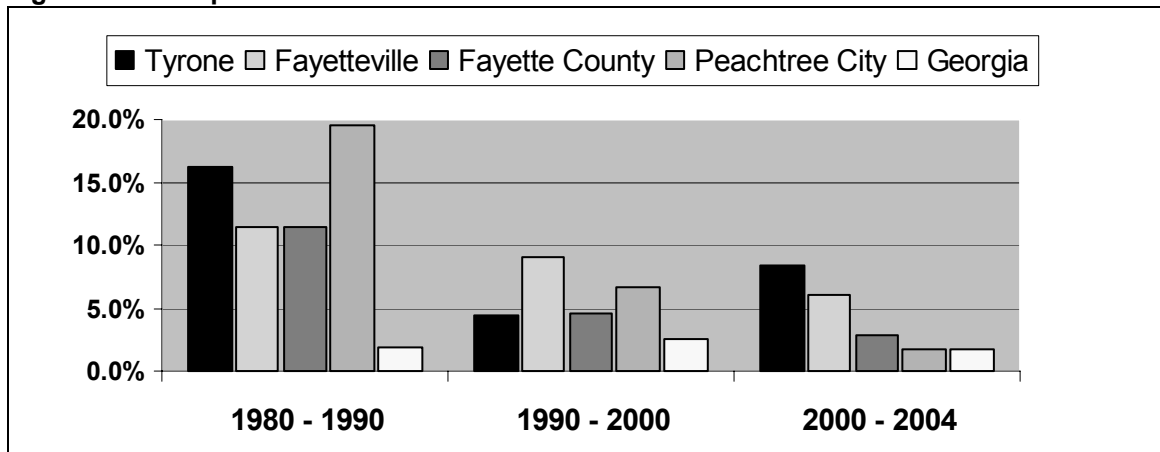
*Source: U.S. Bureau of the Census*

**Figure 2-3: Town of Tyrone Population Growth**



Tyrone's population continues to grow at a significantly faster rate than the rest of Fayette County. However, because of the relatively small size of Tyrone's existing population, the Town's share of Fayette County's population has risen less than 1 percent in the past 4 years. Nonetheless, as Peachtree City approaches build out, the share of Fayette County's population represented by Tyrone and other smaller cities likely will experience further increases.

**Figure 2-4: Comparison of Annual Growth Rates**





**Figure 2-5: Jurisdictional Share of Fayette County Population**

Jurisdiction	2000	2004 (Estimate)	2000 Share	2004 Share	% Change in Share of Population
Fayette County	91,263	101,333	100%	100%	N/A
Tyrone	3,916	5,228	4.3%	5.2%	0.9%
Peachtree City	31,580	33,810	34.6%	33.4%	-1.2%
Fayetteville	11,148	13,858	12.2%	13.7%	1.5%

*Source: U.S. Bureau of the Census*

Fayette County has undergone tremendous growth in the past 25 years. During this period, Fayette County's population swelled from 29,043 residents to over 100,000 residents, a nearly 250-percent increase. Many of the counties surrounding Fayette County have experienced similar increases in population. Henry County, for example, experienced a 339 percent increase in population over the past quarter century, briefly making it one of the fastest growing counties in the nation. Despite such growth, Fayette County appears to be reaching maturity—while the County grew 115 percent during the 1980s, in the past 5 years, population growth has been a more modest 11 percent. Similarly, average annual growth in Fayette County has dropped from nearly 12 percent during the 1980s to a current rate of just under 3 percent. Even this lower level of population growth, however, remains remarkably healthy and most likely reflects the fact that, as the absolute population of Fayette County increases, percentage changes in population will increasingly approach more sustainable levels.

**Figure 2-6: Population Trends in Surrounding Counties (Absolute Numbers)**

County	1980	1990	2000	2004 (Estimate)
Fayette	29,043	62,415	91,263	101,333
Fulton	589,899	648,951	816,006	814,438
Coweta	39,268	53,853	89,215	105,376
Spalding	47,899	54,457	58,417	60,886
Henry	36,309	58,741	119,341	159,506
Clayton	150,357	182,052	236,517	264,951

*Source: U.S. Bureau of the Census*

**Figure 2-7: Population Trends in Surrounding Counties (Percentage Change)**

County	1980 -1990	1990 -2000	2000- 2004 (Estimate)	1980 - 2004 (Estimate)
Fayette	114.9%	46.2%	11.0%	248.9%
Fulton	10.0%	25.7%	-0.2%	38.1%
Coweta	37.1%	65.7%	18.1%	168.4%
Spalding	13.7%	7.3%	4.2%	27.1%
Henry	61.8%	103.2%	33.7%	339.3%
Clayton	21.1%	29.9%	12.0%	76.2%

*Source: U.S. Bureau of the Census*

## Population and Household Projections

Undoubtedly, Tyrone will continue to grow over the next 20 years. The extent of future growth, however, is far from certain. Under the most conservative of scenarios, the

population of Tyrone will reach 8,000 by 2027. In contrast, a rapid growth projection model produces a population of 9,900 by 2027. The moderate population projection of 8,800 falls in the middle of the two extremes. Regardless of the projection used, Tyrone will almost certainly double its 2000 population by 2027.

During this same period, the number of households will not increase proportionately with population growth. While the most conservative household projection for Tyrone is 2,800, the rapid growth projection is 3,500. A moderate projection is 2,800. With the number of households increasing at a faster rate than Tyrone's population, average household size will likely decline.

**Figure 2-8: Population and Household Projections (2027)**

	Preferred	Conservative	Rapid Growth
Population	8,800	8,000	9,900
Households	3,100	2,800	3,500
<i>Source: Jordan, Jones, &amp; Goulding, Woods &amp; Poole Economics, Inc., 2005</i>			

### ***Current Age Distribution***

Tyrone's population is aging at a rather rapid pace. From 1990 to 2000, the median age of Tyrone's residents jumped from 33.4 years to 38.6, an increase of over 5 years. As a comparison, over the same period, the median age of Fayette County residents increased 4.1 years, from 34.1 years to 38.2 years. Nearly half of the Town's population, 47.4 percent, is between the ages of 25 and 54. Individuals 65 years and older comprise less than 10 percent of Tyrone's population.

**Figure 2-9: Tyrone Age Data**

Age	1990	2000
Under 5 years	182	233
5 to 9 years	219	293
10 to 14 years	228	334
15 to 19 years	218	296
20 to 24 years	171	181
25 to 34 years	413	383
35 to 44 years	587	700
45 to 54 years	357	773
55 to 59 years	89	254
60 to 64 years	75	151
65 to 74 years	118	198
75 to 84 years	61	95
85 years and over	6	25
<i>U.S. Bureau of the Census</i>		

**Figure 2-10: Tyrone and Fayette County Age Data by Share of Population**

	<b>Tyrone</b>	<b>Fayette County</b>	<b>Tyrone</b>	<b>Fayette County</b>
<b>Age</b>	<b>1990</b>	<b>1990</b>	<b>2000</b>	<b>2000</b>
Under 5 years	6.7%	7.0%	5.9%	5.8%
5 to 9 years	8.0%	8.6%	7.5%	8.0%
10 to 14 years	8.4%	8.6%	8.5%	9.6%
15 to 19 years	8.0%	7.9%	7.6%	8.1%
20 to 24 years	6.3%	5.3%	4.6%	4.1%
25 to 34 years	15.2%	14.2%	9.8%	9.3%
35 to 44 years	21.5%	20.9%	17.9%	18.4%
45 to 54 years	13.1%	13.7%	19.7%	18.2%
55 to 59 years	3.3%	3.7%	6.5%	5.9%
60 to 64 years	2.8%	3.0%	3.9%	3.8%
65 to 74 years	4.3%	4.6%	5.1%	4.9%
75 to 84 years	2.2%	2.1%	2.4%	3.1%
85 years and over	0.2%	0.5%	0.6%	0.9%
Median Age	33.4	34.1	38.6	38.2
Total	100.0%	100.0%	100.0%	100.0%
<i>Source: U.S. Bureau of the Census</i>				

### **Future Age Distribution**

The population of Tyrone will age significantly over the next 20 years. In 2027, residents age 65 and older are projected to make up 31.3 percent of Tyrone's population.

Currently, this age cohort constitutes just 6.7 of the population. The consequences of this change will certainly be profound. For example, seemingly unrelated issues such as land use likely will be affected by the vast increases in the Town's elderly population; older residents typically represent an increased demand for multi-family dwellings.

**Figure 2-11: 2027 Projected Tyrone and Fayette County Age Data by Share of Population**

	<b>Tyrone</b>		<b>Fayette County</b>	
	<b>Count</b>	<b>Share</b>	<b>Count</b>	<b>Share</b>
Total Population	8,800	100%	183,977	100%
Under 5 Years	424	4.8%	8,864	4.8%
5 to 9 Years	457	5.2%	9,555	5.2%
10 to 14 Years	471	5.4%	9,844	5.4%
15 to 19 Years	430	4.9%	8,986	4.9%
20 to 24 Years	349	4.0%	7,302	4.0%
25 to 34 Years	787	8.9%	16,447	8.9%
35 to 44 Years	1,246	14.2%	26,042	14.2%
45 to 54 Years	914	10.4%	19,100	10.4%
55 to 59 Years	436	5.0%	9,110	5.0%
60 to 64 Years	536	6.1%	11,203	6.1%
65 to 74 Years	1,364	15.5%	28,509	15.5%
75 to 84 Years	974	11.1%	20,366	11.1%
85 Years and Over	414	4.7%	8,649	4.7%
<i>Source: Jordan, Jones, &amp; Goulding, Woods &amp; Poole Economics, Inc., 2005</i>				

## Race and Hispanic Origin

Tyrone's racial composition is overwhelmingly white, totaling nearly 95 percent of the population. This figure is significantly higher than Fayette County as a whole, which is approximately 84 percent white. African-Americans constitute 3.4 percent of Tyrone's population. Asians primarily comprise the remaining 2.2 percent of Tyrone's population.

Tyrone's homogeneity, however, appears to be waning. Over the past decade, while the white population of Tyrone has increased 39 percent, the proportion of non-white residents increased 244 percent. This figure represents an absolute net increase of just 156 non-white residents. Similarly, while Tyrone's Hispanic population grew by more than 250 percent between 1990 and 2000, this increase represented an increase of just 41 individuals. Thus, while Tyrone's population is becoming more diverse, the process appears to be very gradual in nature.

Overall, the racial trends present in Tyrone appear typical of Fayette County and neighboring cities. In every jurisdiction in Fayette County, the non-white population is increasing at a faster rate than the white population. While these increases represent relatively minor absolute gains in some cities, such as Tyrone, the total non-white population increase in Fayette County between 1990 and 2000 was over 10,000 individuals.

**Figure 2-12: Race and Hispanic Origin in Tyrone**

Race	1990	2000	1990 – 2000 Increase
White	2,660	3,696	39%
African-American	40	132	230%
Other	24	88	267%
Hispanic Origin (Any Race)	16	57	256%
<i>Source: U.S. Bureau of the Census</i>			

**Figure 2-13: Race and Hispanic Origin in Fayette County Cities**

	White			African-American			Hispanic Origin (Any Race)		
	1990	2000	1990 - 2000 Growth Rate	1990	2000	1990 - 2000 Growth Rate	1990	2000	1990 - 2000 Growth Rate
Fayette County	57,729	76,541	33%	3,380	10,465	210%	994	2,582	160%
Tyrone	2,660	3,696	39%	40	132	230%	16	57	256%
Peachtree City	17,576	27,683	58%	756	1,929	155%	455	1,184	160%
Fayetteville	5,414	8,967	66%	338	1,557	361%	82	310	278%
<i>Source: U.S. Bureau of the Census</i>									

## Income

From 1990 to 2000, median income and per capita income rose significantly in Tyrone. Though much of the absolute increases in income levels are a result of inflationary

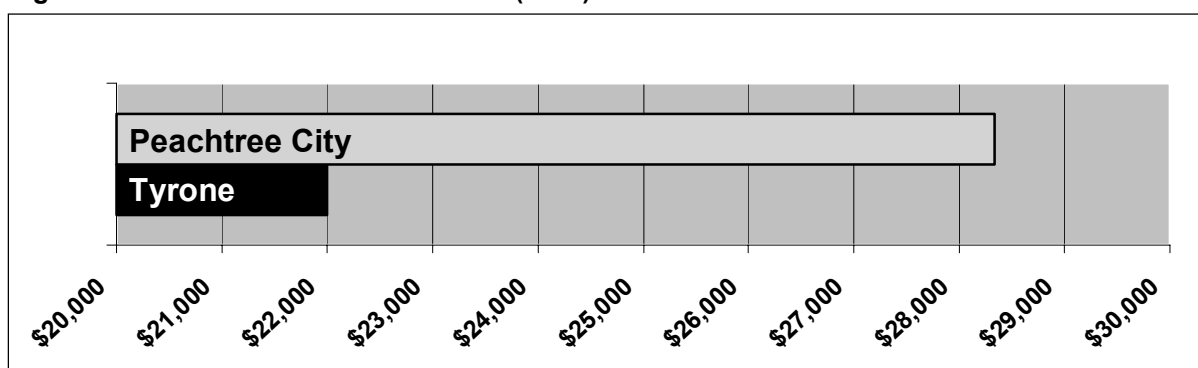
pressures, the ability of Tyrone's residents to increase their affluence remains impressive. Tyrone's median household income remains approximately 50 percent higher than statewide figures. Other cities in Fayette County demonstrate similar levels of household economic health.

**Figure 2-14: Fayette County Cities Per Capita Income**

	Median Household Income			Per Capita Income		
	1989	1999	Percent Change	1989	1999	Percent Change
Fayette County	\$50,167	\$71,227	42%	\$19,025	\$29,464	55%
Tyrone	\$47,656	\$63,080	32%	\$17,208	\$26,463	54%
Peachtree City	\$53,514	\$76,458	43%	\$19,047	\$31,667	66%
Fayetteville	\$36,224	\$55,208	52%	\$16,169	\$26,551	64%
Georgia	\$29,021	\$42,433	46%	\$13,631	\$21,154	55%
US Bureau of the Census						

Overall, Tyrone is a relatively affluent community. Nearly two-thirds of the Town's residents earn annual salaries of more than \$50,000. This income distribution mirrors statistics found in Fayette County, as a whole, and is significantly higher than the statewide distribution. Curiously, however, Tyrone's per capita income is slightly lower than other cities in Fayette County. With a workforce participation rate nearly identical to rates found in neighboring communities, differences in retirement income appear to be lowering per capita income levels in Tyrone. For example, the income of retirees in Peachtree City is almost 30 percent higher than the income of retirees in Tyrone.

**Figure 2-15: Median Retirement Income (2000)**



**Figure 2-16: Household Income Distribution (Absolute Numbers)**

	Tyrone		Fayette County		Georgia	
	1989	1999	1989	1999	1989	1999
Less than \$14,999	66	48	1,713	1,508	602,220	480,875
\$15,000 to \$24,999	131	75	2,067	1,844	418,568	369,279
\$25,000 to \$34,999	120	104	2,419	2,321	383,733	378,689
\$35,000 to \$49,999	171	256	4,229	4,174	420,917	502,961
\$50,000 to \$74,999	261	332	6,230	6,892	341,667	593,203
\$75,000 to \$99,999	135	270	2,568	5,675	109,354	311,651
\$100,000 to 149,999	29	159	1,149	5,695	56,974	234,093
\$150,000 or more	3	111	594	3,382	33,142	136,927

**Figure 2-17: Household Income Distribution (Percentage Change)**

	Tyrone		Fayette County		Georgia	
	1989	1999	1989	1999	1989	1999
Less than \$14,999	7.2%	3.5%	8.2%	4.8%	25.4%	16.0%
\$15,000 to \$24,999	14.3%	5.5%	9.9%	5.9%	17.7%	12.3%
\$25,000 to \$34,999	13.1%	7.7%	11.5%	7.4%	16.2%	12.6%
\$35,000 to \$49,999	18.7%	18.9%	20.2%	13.3%	17.8%	16.7%
\$50,000 to \$74,999	28.5%	24.5%	29.7%	21.9%	14.4%	19.7%
\$75,000 to \$99,999	14.7%	19.9%	12.2%	18.0%	4.6%	10.4%
\$100,000 to 149,999	3.2%	11.7%	5.5%	18.1%	2.4%	7.8%
\$150,000 or more	0.3%	8.2%	2.8%	10.7%	1.4%	4.6%
US Bureau of the Census						

Because of the affluence of its citizens, poverty does not appear to be a problem in Tyrone. According to the most recent U.S. Census data, Tyrone's adult poverty rate is just over 1 percent. The figure is less than half the rate of poverty present in Fayette County and less than a tenth of the state's poverty rate. While Tyrone's low rates of reported poverty may be partially attributed to the smallness of the Census sampling size, it is clear that poverty is not a primary problem in Tyrone.

**Figure 2-18: Poverty Status (1999)**

	Tyrone		Fayette County		Georgia	
Total Families	1,158	100%	25,990	100.0%	2,111,647	100.0%
Families in poverty	0	0%	524	2.0%	210,138	9.9%
With own children	0	0%	389	2.7%	163,137	13.9%
Families with Female householder, no husband present	0	0%	275	11.3%	120,303	28.5%
Population in poverty	34	0.9%	2,386	2.6%	1,033,793	13.0%
Over 18 in poverty	34	1.2%	1,589	2.5%	668,387	11.5%
Under 18 in poverty	0	0%	736	2.8%	354,633	16.7%
65 and over in poverty	0	0%	364	4.6%	102,228	13.5%
US Bureau of the Census						

### 3 Economic Development

The following economic development data highlight fundamental characteristics of Tyrone's economy. The subsequent analyses are based on information from a variety of sources, including the U.S. Bureau of the Census, Georgia Department of Labor, and Woods & Poole Economics, Inc. Whenever possible; data concerning Tyrone was obtained. In most instances, however, data exists only at the county level. The examination of Tyrone's economy ultimately provides a basis for setting policies to maintain and further develop the community's economic well-being.

#### ***Economic Base***

#### **Historic Employment (County)**

**Figure 3-1: Fayette County Employment by Sector (Absolute Numbers)**

<b>Industry Sector</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>
Agriculture	670	780	910
Mining	100	150	170
Construction	2,180	4,640	5,670
Manufacturing	3,420	5,440	5,210
Transportation, Warehousing, & Utilities	700	1,340	1,700
Wholesale trade	1,820	2,820	3,030
Retail Trade	4,180	9,730	11,670
Finance, Insurance, Real Estate	1,550	4,500	5,500
Services	5,130	14,130	17,180
Government	2,800	4,660	5,370
<b>Total</b>	<b>22,550</b>	<b>48,190</b>	<b>56,410</b>
<i>Source: Woods &amp; Poole Economics, Inc., 2004</i>			

**Figure 3-2: Fayette County Employment by Sector (Percentage)**

<b>Industry Sector</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>
Agriculture	3.0%	1.6%	1.6%
Mining	0.4%	0.3%	0.3%
Construction	9.7%	9.6%	10.1%
Manufacturing	15.2%	11.3%	9.2%
Transportation, Warehousing, & Utilities	3.1%	2.8%	3.0%
Wholesale trade	8.1%	5.9%	5.4%
Retail Trade	18.5%	20.2%	20.7%
Finance, Insurance, Real Estate	6.9%	9.3%	9.8%
Services	22.7%	29.3%	30.5%
Government	12.4%	9.7%	9.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<i>Source: Woods &amp; Poole Economics, Inc., 2004</i>			

In 2005, Fayette County featured an employment base of 56,410 jobs. From 1990 to 2000, Fayette County averaged an impressive annual increase of 11.4 percent. Since 2000, however, average annual job growth has slowed to more sustainable 3.4 percent.

In 1990, four employment sectors accounted for nearly 70 percent of employment—manufacturing (15.2 percent), retail trade (18.5 percent), services (22.7 percent), and government (12.4 percent). Over the preceding 15 years, however, Fayette County’s economy has experienced significant changes. In particular, agriculture and manufacturing have experienced deep declines. In 1990, these two sectors accounted for nearly 20 percent of jobs in the count; in 2005, agriculture and manufacturing accounted for just over 10 percent of Fayette County jobs. By comparison, the services sector now employs nearly a third of Fayette County’s workforce.

## **Employment (Census)**

Although no employment sector data is available specifically for Tyrone, census tract information provides approximate estimates for the community. Census tract 1402.03 encompasses nearly all of Tyrone; only a small area of the Town’s northeastern edge is absent. Census tract 1402.03 also includes some land immediately northwest of Tyrone.

**Figure 3-3: 2003 Census Tract Employment by Sector (Absolute Numbers)**

<b>Industry Sector</b>	<b>Count</b>
Agriculture & Mining	69
Construction	296
Manufacturing	104
Transportation, Warehousing, & Utilities	27
Wholesale trade	71
Retail Trade	84
Finance, Insurance, Real Estate	75
Services	297
Government	230
<i>Source: Atlanta Regional Commission</i>	

**Figure 3-4: 2003 Census Tract Employment by Sector (Percentage)**

<b>Industry Sector</b>	<b>Count</b>
Agriculture & Mining	6.5%
Construction	24.6%
Manufacturing	8.3%
Transportation, Warehousing, & Utilities	2.2%
Wholesale trade	6.7%
Retail Trade	7.7%
Finance, Insurance, Real Estate	6.0%
Services	24.7%
Government	18.4%
<i>Source: Atlanta Regional Commission</i>	

Census tract data suggests that Tyrone’s economic base differs from Fayette County’s economic base in several ways. Whereas the retail sector comprises one-fifth of Fayette County’s economic base, less than 8 percent of the economic base in census tract 1402.03 is retail. Another significant difference is in each area’s reliance on the construction sector. Construction accounts for nearly a quarter of the economic base in 1402.03 versus



10 percent in Fayette County. The importance of the government sector in each area provides a final study in contrast. The government sector constitutes 18 percent of the economic base in census tract 1402.03, twice the level present in Fayette County.

## Average Weekly Wages (County)

**Figure 3-5: Fayette County Average Weekly Wages**

Industry Sector	Fayette County			Georgia		
	1990	2000	Real Increase*	1990	2000	Real Increase*
Agriculture, Forestry, Fishing	\$292	\$387	3.9%	\$276	\$403	14.5%
Mining	\$496	N/A	N/A	\$589	\$879	17.0%
Construction	\$416	\$640	20.7%	\$434	\$655	18.4%
Manufacturing	\$468	\$721	20.8%	\$449	\$721	25.9%
Transportation, Warehousing, & Utilities	\$460	\$626	6.7%	\$603	\$949	23.4%
Wholesale Trade	\$509	\$884	36.2%	\$603	\$988	28.5%
Retail Trade	\$200	\$304	19.2%	\$236	\$350	16.3%
Finance, Insurance, Real Estate	\$436	\$770	38.5%	\$543	\$967	39.7%
Services	\$278	\$467	31.8%	\$414	\$657	24.5%
Government	\$444	\$672	18.7%	\$460	\$661	12.7%
<i>Georgia Department of Labor, Consumer Price Index</i>			<i>*Adjusted for Inflation</i>			

In 2000, workers in wholesale trade enjoyed the highest weekly wage (\$884) of all employment sectors within Fayette County. At \$770, the finance, insurance, and real estate (FIRE) sector featured the second highest average weekly wage in Fayette County. From 1990 to 2000, weekly wages in Fayette County's FIRE sector increased by more than 38 percent in real dollars, the largest increase in the County. During the same period, wholesale trade experienced the second largest gain (36.2 percent). The construction, manufacturing, retail, and government sectors all experienced increase in real weekly wages of around 20 percent.

Interestingly, statewide average weekly wages were higher than those in Fayette County across virtually every employment sector—only government employees working within Fayette County average higher weekly wages than do their state counterparts. Importantly, however, per capita income in Fayette County is significantly higher than statewide levels. The discrepancy suggests that Fayette County's affluence is a result of residents who work outside the County (where wages are higher).

## Projected Employment

**Figure 3-6: Projected Fayette County Employment by Sector (Absolute Numbers)**

Industry Sector	2010	2015	2020	2025
Agriculture	986	1,064	1,144	1,224
Mining	172	177	181	186
Construction	6,650	7,756	8,987	10,352
Manufacturing	5,539	5,839	6,124	6,400

Transportation, Warehousing, & Utilities	1,946	2,186	2,413	2,624
Wholesale trade	3,187	3,332	3,464	3,587
Retail Trade	13,268	15,146	17,316	19,806
Finance, Insurance, Real Estate	6,306	7,213	8,230	9,371
Services	20,084	23,524	27,570	32,315
Government	6,101	6,865	7,671	8,517
Total	64,239	73,102	83,100	94,382
<i>Source: Woods &amp; Poole Economics, Inc.</i>				

**Figure 3-7: Projected Fayette County Employment by Sector (Percentage)**

Industry Sector	2010	2015	2020	2025
Agriculture	2%	1%	1%	1%
Mining	0%	0%	0%	0%
Construction	10%	11%	11%	11%
Manufacturing	9%	8%	7%	7%
Transportation, Warehousing, & Utilities	3%	3%	3%	3%
Wholesale trade	5%	5%	4%	4%
Retail Trade	21%	21%	21%	21%
Finance, Insurance, Real Estate	10%	10%	10%	10%
Services	31%	32%	33%	34%
Government	9%	9%	9%	9%
Total	100%	100%	100%	100%
<i>Source: Woods &amp; Poole Economics, Inc.</i>				

Existing economic trends are projected to remain relatively stable over the next 20 years. The importance of manufacturing will continue to decline slightly, but steadily. Currently, 10.1 percent of employees in Tyrone work in manufacturing; by 2027, manufacturing is expected to employ just 7 percent of workers. The increase in the percentage of workers employed in the services sector will offset manufacturing losses. The percentage of service workers in Tyrone is expected to rise from 30.5 percent to 34 percent by 2027. Over the next two decades, no other industry is projected to fluctuate from existing levels by more than 1 percent.

## **Major Employers in Tyrone**

### **APAC - Georgia, Inc.**

218 Rockwood Road PO Box 2129

Tyrone GA 30290

770-487-6200

www.apac.com

No. of Employees: 200

Industry: Construction Contractor

**Pavestone, Inc.**

169 Peggy Lane  
Tyrone GA 30290  
770-306-9691  
www.pavestone.com  
No. of Employees: 100  
Industry: Landscape Architects

**Publix Super Markets, Inc.**

1512 Highway 74  
Tyrone, GA 30290-1663  
770-774-2780  
www.publix.com  
No. of Employees: 90  
Industry: Grocery Store

**Georgia Masonry Supply, Inc.**

100 Clover Lane  
Tyrone GA 30290  
770-632-4482  
No. of Employees: 49  
Industry: Masonry Materials and Supplies

**U.S. Machine & Tool**

150 Shamrock Industrial Blvd.  
Tyrone GA 30290  
770-487-2015  
No. of Employees: 30  
Industry: Manufacturer of Tools

***Labor Force***

**Labor Force Participation**

**Figure 3-8: Employment Status**

<b>Category</b>	<b>Tyrone</b>	<b>Fayette County</b>	<b>Georgia</b>
Persons 16 years or older	2,915	68,129	6,250,687
Civilian Labor Force	2,056	46,649	4,062,808
Employed	1,986	45,423	3,839,758
Unemployed	70	1,226	223,052
Armed Forces	--	--	66,858
In Labor Force	70.5%	68.5%	65.0%
Not in Labor Force	29.5%	31.5%	35.0%

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

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. Students, housewives, retired workers, institutionalized persons, and seasonal workers that are counted during an off-season are not considered to be part of the labor force.

In 2000, 70.5 percent of eligible Tyrone residents were in the labor force. Tyrone's workforce participation rate was higher than levels in Fayette County (68.5 percent) and Georgia (65 percent).

## **Unemployment**

**Figure 3-9: Unemployment Rates**

<b>Year</b>	<b>Fayette County</b>	<b>Georgia</b>	<b>United States</b>
1990	3.1%	5.2%	5.6%
1991	3.7%	5.0%	6.8%
1992	4.1%	6.7%	7.5%
1993	3.3%	5.9%	6.9%
1994	2.8%	5.1%	6.1%
1995	2.5%	4.8%	5.6%
1996	2.3%	4.6%	5.4%
1997	2.3%	4.5%	4.9%
1998	2.2%	4.2%	4.5%
1999	1.7%	3.8%	4.2%
2000	2.7%	3.5%	4.0%
2001	2.7%	4.0%	4.7%
2002	3.4%	4.9%	5.8%
2003	3.5%	4.8%	6.0%
2004	3.4%	4.8%	5.5%
<i>U.S. Department of Labor, Bureau of Labor Statistics</i>			

Between 1990 and 2000, Fayette County experienced a lower unemployment rate than both the state and the nation. During the past 15 years, Fayette County's unemployment was an average of 1.9 percent below the state average and 2.7 percent lower than the national average. Though the unemployment rate has consistently risen for the past 5 years, Fayette County's unemployment rate remains a mere 3.4 percent.

## Occupation of Labor Force

**Figure 3-10: Occupation of Labor Force**

Occupation	Tyrone		Fayette County	
Management, Professional, and Related Occupations	803	40.4%	18,591	40.9%
Service Occupations	259	13.0%	5164	11.4%
Sales and Office Occupations	496	25.0%	12,469	27.5%
Farming, Fishing, and Forestry Occupations	0	0.0%	21	0.0%
Construction, Extraction, and Maintenance Occupations	200	10.1%	3,840	8.5%
Production, Transportation, and Material Moving Occupations	228	11.5%	5,338	11.8%
<i>Source: U.S. Bureau of Census, 2000</i>				

Occupational differences between the workforces of Tyrone and Fayette County are minimal. In 2000, management, professional, and related occupations represented the greatest percentage of the employed population in Tyrone and Fayette County. In both Tyrone and Fayette County, sales and office occupations represented the second highest percentage of the workforce. Farming, fishing, and forestry occupations featured the lowest percentage of employees in Tyrone and Fayette County.

## Commuting Pattern

**Figure 3-11: Commuting Pattern Trends of Fayette County Labor Force**

County of Work	Number	% of Total
Fayette, GA	16,977	37.5%
Fulton, GA	14,745	32.6%
Clayton, GA	6,048	13.4%
DeKalb, GA	1,683	3.7%
Coweta, GA	1,439	3.2%
Cobb, GA	1,124	2.5%
Henry, GA	706	1.6%
Spalding, GA	446	1.0%
Other	2,063	4.6%
Total	45,231	100%

The commuting patterns of Fayette County's workforce underscore the importance of the regional economy. Over 62 percent of Fayette County's workforce works outside the County. The percentage of the workforce working within the County (37.6 percent) is only slightly higher than the percentage of the workforce that commutes to Fulton County (32.6). Clayton County is the third most popular commuter destination, represented 13.4 percent of the workforce. 17 percent of the workforce commutes to other destinations.

## ***Economic Development Resources***

There are two primary economic development agencies serving Tyrone.

**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** – A voluntary business association comprised of area firms and concerned individuals who seek to further a favorable business climate.

## ***Educational and Training Opportunities***

There are currently no education and training programs available in Tyrone. Within Fayette County, however, there are four education/training centers:

- 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

## ***Economic Trends***

There are currently three primary economic developments in Tyrone.

**Shamrock Industrial Park** – The remaining 40 acres of Tyrone’s only industrial park are currently under development. Further development of the Town’s industrial infrastructure should help ensure future success in attracting industry to the community.

**Office Parks** – In recent years, Tyrone has seen tremendous growth in its office market, particularly in office parks just off of SR 74. Most of the office space is designed for smaller tenants, typically locally serving such as dentists and real estate offices. The trend is quite positive and counter to the prevailing office market trends throughout the metropolitan area, which has mostly been overbuilt and stagnant for several years.

**Downtown Revitalization** – Tyrone currently is pursuing plans to revitalize its historic downtown area. As envisioned, downtown Tyrone ultimately will become a central destination for both residences and businesses. Both retail and office developments are included in plans for Tyrone’s “Main Street District.”

## 4 Housing

### *Housing Types and Mix*

**Figure 4-1: Housing Types & Mix**

	Town of Tyrone			Fayette County			Georgia		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total:	968	1,417	46%	22,428	32,726	46%	2,638,418	3,281,737	24%
Single-Family	831	1,224	47%	18,424	27,792	51%	1,643,130	2,107,317	28%
Multi-Family	63	95	51%	2,258	3,579	59%	676,002	775,169	15%
Mobile Home	59	98	66%	1,639	1,345	-18%	297,741	394,938	33%
Other	15	0	-100%	107	10	-91%	21,545	4,313	-80%
<i>Source: US Bureau of the Census</i>									

According to the 2000 U.S. Census, the Town of Tyrone contains a total of 1,417 housing units. This figure represents an increase of nearly 50 percent since 1990. Tyrone's housing stock consists primarily of single-family residences. Such units account for 86 percent of available housing in the town. The remaining housing in Tyrone is almost evenly divided between mobile homes and multi-family dwellings.

While all types of housing in Tyrone increased in numbers throughout the 1990s, single-family housing experienced the slowest rate of growth. With an annual growth rate of nearly 7 percent, mobile homes represented the fastest growing housing segment in Tyrone, resulting in a net increase of nearly 40 mobile housing units. Interestingly, the growing number of mobile homes in Tyrone directly countered broader trends occurring within Fayette County (County). During the same period in which Tyrone was experiencing an increase in mobile housing, Fayette County experienced a net loss of nearly 20 percent of its mobile home housing inventory. Even with such growth, however, mobile homes account for less than 7 percent of Tyrone's housing stock.

**Figure 4-2: Residential Building Permits Issued**

Year	1999	2000	2001	2002	2003
Single-Family	90	89	101	113	162
Multi-Family	0	0	0	4	4
Total	90	89	101	117	166
<i>Source: Fayette County Planning Department</i>					

As demonstrated by the number of building permits issued in the past several years, Tyrone continues to experience significant increases in housing units. Overall, the number of housing permits issued in Tyrone is growing at annual rate of over 7 percent. The vast majority of permits issued are for single-family housing—in the past 5 years, nearly 99 percent of all residential buildings permits have been issued for single-family units.

## Housing Condition and Occupancy

**Figure 4-3: Age of Housing (by Decade Built)**

	Town of Tyrone		Fayette Co.		Georgia	
	1990	2000	1990	2000	1990	2000
Built 1990 to March 2000	--	30%	--	41%	--	28%
Built 1980 to 1989	59%	44%	62%	35%	32%	22%
Built 1970 to 1979	23%	16%	27%	17%	25%	19%
Built 1960 to 1969	5%	4%	7%	4%	17%	13%
Built 1950 to 1959	5%	2%	2%	2%	12%	9%
Built 1940 to 1949	2%	1%	1%	<1%	6%	4%
Built 1939 or earlier	6%	3%	2%	1%	8%	6%
<i>Source: US Bureau of Census</i>						

**Figure 4-4: Median Year of Housing Construction**

	Tyrone	Fayette Co.	Georgia
Median Year Built	1985	1987	1980
<i>Source: US Bureau of Census</i>			

**Figure 4-5: Condition of Housing**

	Houses Lacking Complete Plumbing Facilities			Houses Lacking Complete Kitchen Facilities		
	1990	2000	1990 - 2000 Percent Change	1990	2000	1990 - 2000 Percent Change
Tyrone	2.0%	0.0%	-100%	2.3%	0.0%	-100%
Fayette County	0.6%	0.5%	-13%	0.5%	0.7%	29 %
Georgia	1.1%	0.9%	-17%	0.9%	1.0%	6%
<i>Source: US Bureau of Census</i>						

The relatively new condition of Tyrone's housing inventory illustrates the impact of recent growth. Nearly 75 percent of the homes in Tyrone have been constructed since 1980, and less than 10 percent of homes in Tyrone predate 1960. Tyrone's housing stock is significantly newer than typical housing found in the rest of the state, but slightly older than Fayette County's inventory. The median age of a home in Tyrone is 21 years, while in Fayette County the overall median age of a home is 19 years.

The housing in the Town of Tyrone is not only new, but also in good condition. According to the U.S. Census, not a single home in Tyrone lacks proper plumbing or kitchen facilities. The Town appears to have eliminated poor housing conditions in the 1990s, bucking County and state trends during the same period. While the percentage of houses without complete plumbing dropped in the 1990s at all government levels, the percentage of homes without complete kitchen facilities grew in both Fayette County and statewide.



**Figure 4-6: Housing Tenure (1990 & 2000)**

	Tyrone			Fayette Co.		
	1990	2000	% Change	1990	2000	% Change
Total Housing Units	968	1,417	46.4%	22,428	32,726	45.9%
Occupied Units	934	1,374	47.1%	20,969	31,524	50.3%
Vacant Units	34	61	79.4%	1,374	1,202	-12.5%
% Housing Units Owner Occupied	77.5%	83.2%	5.7%	80.9%	83.4%	2.5%
% Housing Units Renter Occupied	19.0%	12.5%	-6.5%	13.0%	13.0%	0.0%
Vacancy Rate	3.5%	4.3%	0.8%	6.13%	3.7%	-2.5%
<i>Source: US Bureau of Census</i>						

	Georgia		
	1990	2000	% Change
Total Housing Units	2,638,418	3,281,737	24.4%
Occupied Units	2,366,575	3,006,369	27.0%
Vacant Units	271,803	275,368	1.3%
% Housing Units Owner Occupied	58.2%	61.8%	3.6%
% Housing Units Renter Occupied	31.5%	29.8%	-1.7%
Vacancy Rate	10.3%	8.4%	-1.9%
<i>Source: US Bureau of Census</i>			

As of 2000, Tyrone enjoys a housing occupancy rate of nearly 97 percent and a vacancy rate of just over 4 percent. While the vacancy rate in Tyrone is slightly higher than Fayette County's average, it is barely half of the vacancy rate found in Georgia. Additionally, Tyrone features an unusually high rate of home ownership. The percentage of owner-occupied housing units in Tyrone increased 6.6 percent in the 1990s. By the year 2000, nearly 87 percent of all homes in Tyrone were owner-occupied. Tyrone's home-ownership rate was remarkably similar to levels present in Fayette County and over 20 percent higher than Georgia averages. Renters represent just 13 percent of households in Tyrone.

## Cost of Housing

**Figure 4-7: Cost of Housing**

	Median Purchase Price			Median Monthly Gross Rent		
	1990	2000	% Increase 1990 - 2000	1990	2000	% Increase 1990 - 2000
Town of Tyrone	\$107,100	\$149,500	40%	\$412	\$756	84%
Fayette County	\$116,700	\$171,500	47%	\$487	\$890	83%
Peachtree City	\$118,600	\$190,900	61%	\$574	\$990	73%
Fayetteville	\$90,900	\$140,500	55%	\$465	\$796	72%
Georgia	\$71,300	\$111,200	56%	\$344	\$613	78%
<i>Source: US Bureau of Census</i>						

**Figure 4-8: Cost of Housing Percentage Increase (Adjusted for Inflation)**

	Median Purchase Price % Increase 1990 - 2000	Median Monthly Gross Rent % Increase 1990 - 2000
Town of Tyrone	9.5%	43.9%
Fayette County	15.3%	43.3%
Peachtree City	26.2%	35.3%
Fayetteville	21.2%	34.3%
Georgia	22.3%	39.8%
<i>Source: US Bureau of Census, Consumer Price Index</i>		

According the 2000 Census, the median purchase price of a home in Tyrone is \$149,500. Adjusted for inflation, the median price of a home in Tyrone increased by nearly 10 percent during the 1990s. Tyrone's housing purchase prices lagged behind the increases witnessed in Fayette County, Peachtree City, Fayetteville, and Georgia.

During the same time period, the median monthly rent in Tyrone increased over 40 percent, after adjusting for inflation. Interestingly, the increases in Tyrone's rental housing outpaced those experienced by Fayette County, Peachtree City, Fayetteville, and Georgia. The differing gains seen in Tyrone's housing prices suggest a market shortage. It appears that the Town has failed to adequately meet the demand for rental housing units; during the past 5 years, the percentage of residential housing permits dedicated to multi-family units has remained just over 1 percent.

**Figure 4-9: Monthly Owner Costs as a Percentage of Household Income in 1999**

Cost as Percentage of Household Income	# of Units	% of Units
Less than 30 Percent (Not Cost Burdened)	882	81%
30 to 49 Percent (Cost Burdened)	170	16%
More than 50 Percent (Severely Cost Burdened)	31	3%
Median Gross Rent	18.2	--
Total Specified Owner-Occupied Housing Units	1083	100%
<i>Source: U.S. Bureau of Census</i>		

## Cost-Burdened Households

**Figure 4-10: Gross Rental Costs as a Percentage of Household Income in 1999**

Gross Rent as a Percentage of Household Income	# of Units	% of Units
Less than 30 Percent (Not Cost Burdened)	78	44%
30 to 49 Percent (Cost Burdened)	56	32%
More than 50 Percent ( Severely Cost Burdened)	33	19%
Not Computed	10	6%
Median Gross Rent	30.8	--
Total Specified Renter-Occupied Housing Units	177	100%

Source: U.S. Bureau of Census

**Figure 4-11: Housing/Pricing Mismatch for All Households of Tyrone (2000)**

Housing Units by Affordability	Rental Units by # of Bedrooms				Owned Units by # of Bedrooms			
	1	2	3+	Total	1	2	3+	Total
<b>Rent &lt;=30% of Income</b>								
Number of Occupied Units	0	10	20	30	N/A	N/A	N/A	N/A
% Occupants	N/A	0	0	0	N/A	N/A	N/A	N/A
Percentage of Units Built before 1970	N/A	0	50	33.3	N/A	N/A	N/A	N/A
Percentage of Units with Some Problem	N/A	0	0	0	N/A	N/A	N/A	N/A
Number of Vacant For Rent/Sale Units	10	0	10	20	N/A	N/A	N/A	N/A
<b>Rent &gt;30% to &lt;=50% of Income</b>					<b>Value &lt;=50%</b>			
Number of Occupied Units	0	30	20	50	10	80	90	180
% Occupants	N/A	66.7	50	60	0	37.5	0	16.7
Percentage of Units Built before 1970	N/A	0	0	0	100	48.8	15.6	35
Percentage of Units with Some Problem	N/A	66.7	50	60	0	0	0	0
Number of Vacant For Rent/Sale Units	0	0	0	0	0	0	0	0
<b>Rent &gt;50% to &lt;=80% of Income</b>					<b>Value &gt;50% to &lt;=80%</b>			
Number of Occupied Units	15	35	25	75	0	25	405	430
% Occupants	100	71.4	60	73.3	N/A	0	13.6	12.8
Percentage of Units Built before 1970	0	28.6	0	13.3	N/A	0	6.2	5.8
Percentage of Units with Some Problem	100	71.4	60	73.3	N/A	0	0	0
Number of Vacant For Rent/Sale Units	0	0	0	0	0	0	0	0
<b>Rent &gt;80% of Income</b>					<b>Value &gt;80%</b>			
Number of Occupied Units	0	10	15	25	0	4	575	579
Number of Vacant For Rent/Sale Units	0	0	10	10	0	0	10	10

Source: U.S. Department of Housing and Urban Development (HUD)

Typically, housing costs should not exceed 30 percent of household income. Households paying between 30 and 50 percent of their income on housing are considered to be cost burdened. Households whose housing costs exceed more than half of their income are considered to be severely cost burdened.

In the Town of Tyrone, nearly one-fifth of homeowners currently can be characterized as cost-burdened, including 6 percent who are severely cost burdened. While this number is significant, the economic burden of housing suffered by renters is even much more pronounced; over half of all renters can be classified as cost-burdened to some degree.

The extent of cost-burdened households in Tyrone is surprising, considering the Town's high median incomes and dearth of poverty. Elevated rates of cost-burdened households may be a result of Tyrone's lack of attached housing, a fact that forces nearly all renters to inhabit single-family homes. Additionally, despite rapid appreciation in recent years, Tyrone still features some of the most inexpensive rental housing in the County. Individuals of modest financial resources may be moving to Tyrone out of economic necessity. Another possible explanation for Tyrone's high level of cost-burdened housing is that households are choosing to rent houses slightly above their means in Tyrone that would be completely unattainable elsewhere.

### ***Jobs-Housing Balance***

**Figure 4-12: Jobs-Housing Balance (Fayette County)**

<b>Year</b>	<b>1990</b>	<b>2000</b>
Population	63,210	92,090
Average Household Size	2.99	2.89
Number of Households	21,160	31,820
Housing Units	22,428	32,726
Employment	22,550	48,190
Employment/Population Ratio	0.36	0.52
Employment/Housing Unit Ratio	1.01	1.47
Source: <i>Woods &amp; Poole Economics</i>		

A proper equilibrium between a community's employment base and residential units is increasingly recognized as an integral contributor to quality of life. In particular, a good ratio of jobs to housing can reduce traffic congestion significantly. Balanced communities typically feature job-housing ratios of between 1.25 and 1.75, with 1.4 considered ideal.

During the past quarter-century, Fayette County has moved consistently towards greater jobs-housing equilibrium. In 1990, the jobs-housing ratio hovered just above 1. By the turn of the century, Fayette County's jobs-housing ratio of 1.47 neared perfect levels, and close to 40 percent of Fayette County residents worked inside the County.

## **5 Natural and Cultural Resources**

This element identifies the significant natural and cultural resources that add to the unique qualities of the Town of Tyrone. The natural resources section includes a discussion of the Town's topography, geology, wetlands, groundwater recharge areas, water supply, watersheds, 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, cultural resources, briefly discusses the historic resources located within the Town limits.

### ***Topography***

Topography characterizes the surface features of a region, including its relief, rivers, and lakes, among other features. Fayette County is within the Georgia Piedmont Province of the Southern Piedmont Region. Within the Piedmont, the County is in the Greenville Slope District, which is characterized by rolling topography. Located in the northwest section of Fayette County, the Town of Tyrone has an elevation of approximately 957 feet above sea level.

### ***Geology and Soils***

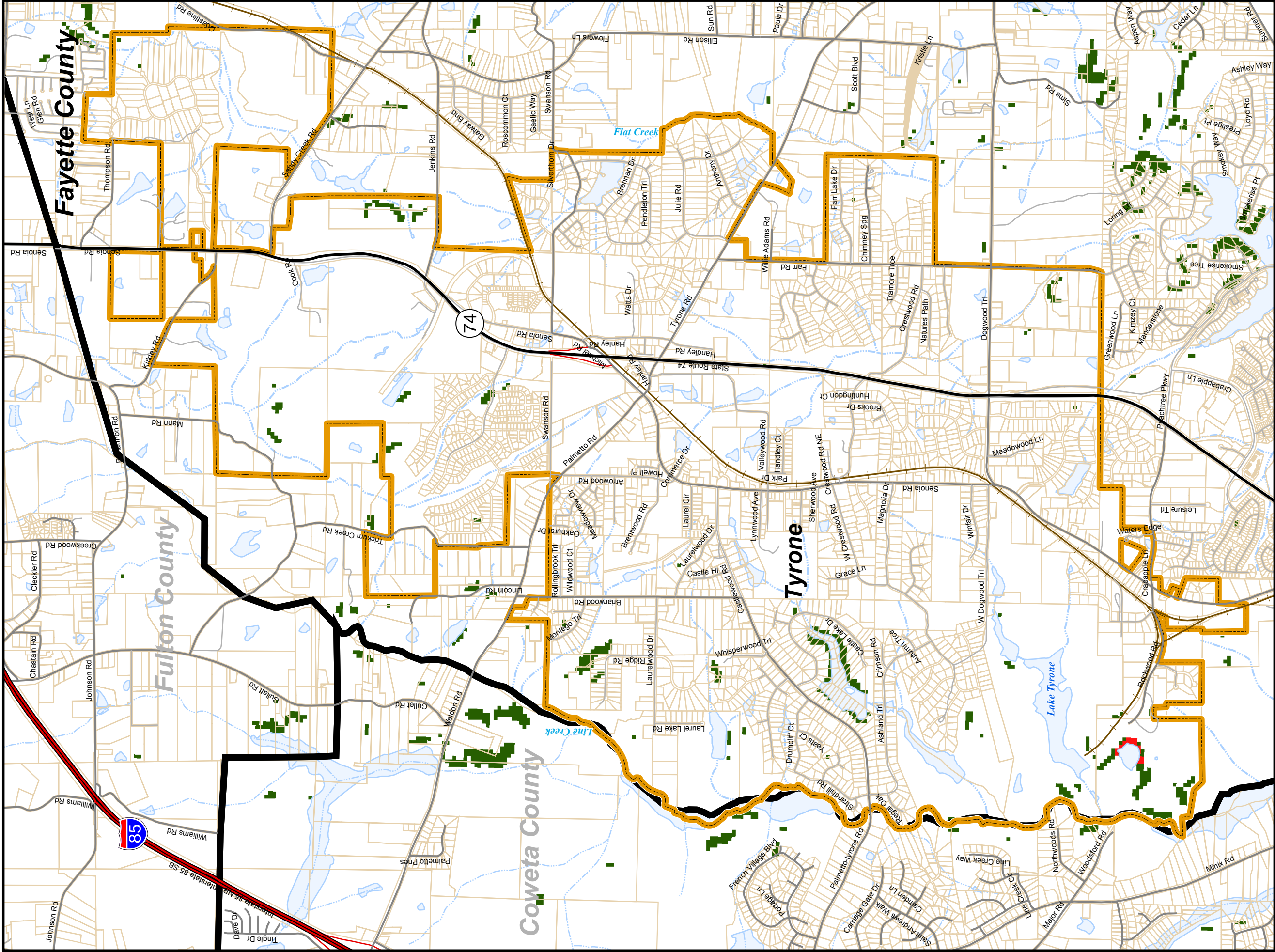
The bedrock consisting of gneiss, schist, and weathered granite, associated with the Piedmont Province, underlies Fayette County. In general, the depth to bedrock ranges from 32 to 60 inches, although there are numerous instances of exposed rock throughout the Town. The granite found throughout the area supports two of the Town's major employers – the two granite quarries.

The three major soil categories present in Tyrone are Cartecay-Wehadkee, Cecil-Applying, and Pacolet-Ashlar-Gwinnett. The dominant upland soil group is Cecil-Applying, a reasonably well-draining clayey soil suitable for septic systems. The bottomlands and floodplains are dominated by the Cartecay-Wehadkee soil group. These poorly drained soils have low potential for development and should be kept in a conservation state. For more information on the soils in Fayette County, refer to the U.S. Department of Agriculture Soil Conservation Service's Soil Survey of Clayton, Fayette, and Henry Counties.

### ***Steep Slopes***

The Town of Tyrone is characterized by level to gently rolling terrain, typical of the Piedmont region of Georgia. As a result, areas with steep slopes are fairly rare and isolated. **Figure 5-1** maps the location of steep and very steep slopes, defined as those greater than 15 and 30 percent respectively.





### Town of Tyrone Comprehensive Plan

#### Slopes

Slopes that are 15% to 30%

Slopes that are 30% and Greater

N

E

W

S

0

625

1,250

2,500

Feet

Interstate

Ramp

State Highway

County Road

Road

Railroad

River/Stream

Lake/Pond

Parcel

City Boundary

County Boundary

JORDAN JONES & GOULDING

**Figure 5-1**

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**Draft**

05/04/06

Areas with steep slopes typically require substantial alteration for building development and pose severe limitations for septic tank drainfields. Alterations to steep slopes change the natural character of an area and can create serious erosion problems. Development on steep slopes should be avoided wherever possible; and, where unavoidable, development activities should utilize appropriate erosion control measures.

The Town does not have standards prohibiting development on steep slopes. However, Tyrone is up-to-date with its land disturbance and erosion control ordinances.

## **Wetlands**

In most rapidly growing areas, there is development pressure to drain or fill in wetlands to create developable property. Unlike other states, Georgia has no law protecting wetlands, except along the coast. Freshwater wetland protection rests with the U.S. Army Corps of Engineers (ACOE). Section 404 of the Clean Water Act, which gives the ACOE authority to protect navigation channels, regulates the discharge of dredged or fill material in waters or wetlands.

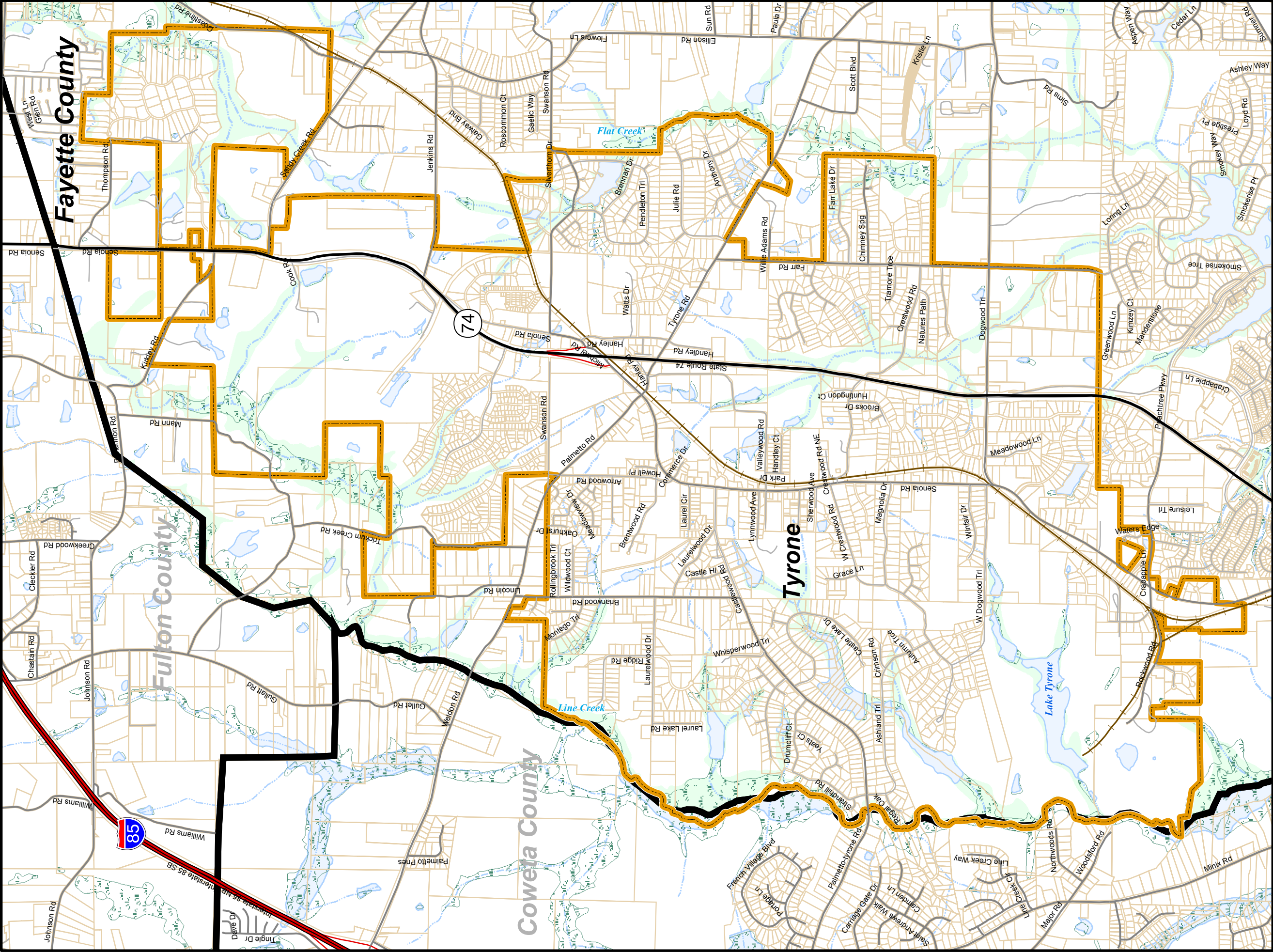
Until recently, Section 404 applied to all wetlands. In January 2001, however, the Supreme Court ruled that the ACOE has jurisdiction over only those wetlands that are adjacent to navigable waterways. This ruling, known as the *Swank Decision*, places some of Tyrone's wetlands at increased risk.

Disturbing wetlands through drainage or discharge of fill is prohibited, unless there is "no practicable alternative." Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The ACOE has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose "mitigation," or recreating more wetlands elsewhere, as compensation.

Tyrone has an adopted a wetlands protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria. The ordinance ensures proper coordination between the Town and the ACOE in wetland permits and establishes a 50-foot buffer standard for all wetlands.

**Figure 5-2** illustrates the locations of wetlands within Tyrone. Most of Tyrone's wetlands are at risk of impact from new development. Tyrone's largest concentrations of wetlands are located along Line Creek and Trickum Creek.





### Town of Tyrone Comprehensive Plan

#### Wetlands and Floodplains

Interstate

Ramp

State Highway

County Road

Road

Railroad

River/Stream

Lake/Pond

Wetland

100-Year Floodplain

Parcel

City Boundary

County Boundary

### Figure 5-2



## ***Floodplains***

Tyrone protects property from flood damage through its Flood Control standards contained in its development code. These regulations apply to all areas within the floodplain. These regulations also provide an adequate level of protection to minimize property damage and human harm from floods.

**Figure 5-2** also includes the locations of the 100-year floodplain in and around Tyrone.

## ***Groundwater Recharge Area***

The Georgia Department of Natural Resources (DNR) has mapped all of the recharge areas in Georgia that are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. As indicated in **Figure 5-3**, nearly the entire Town lies atop a groundwater recharge area. Only the extreme edges of the Town lie outside the recharge area.

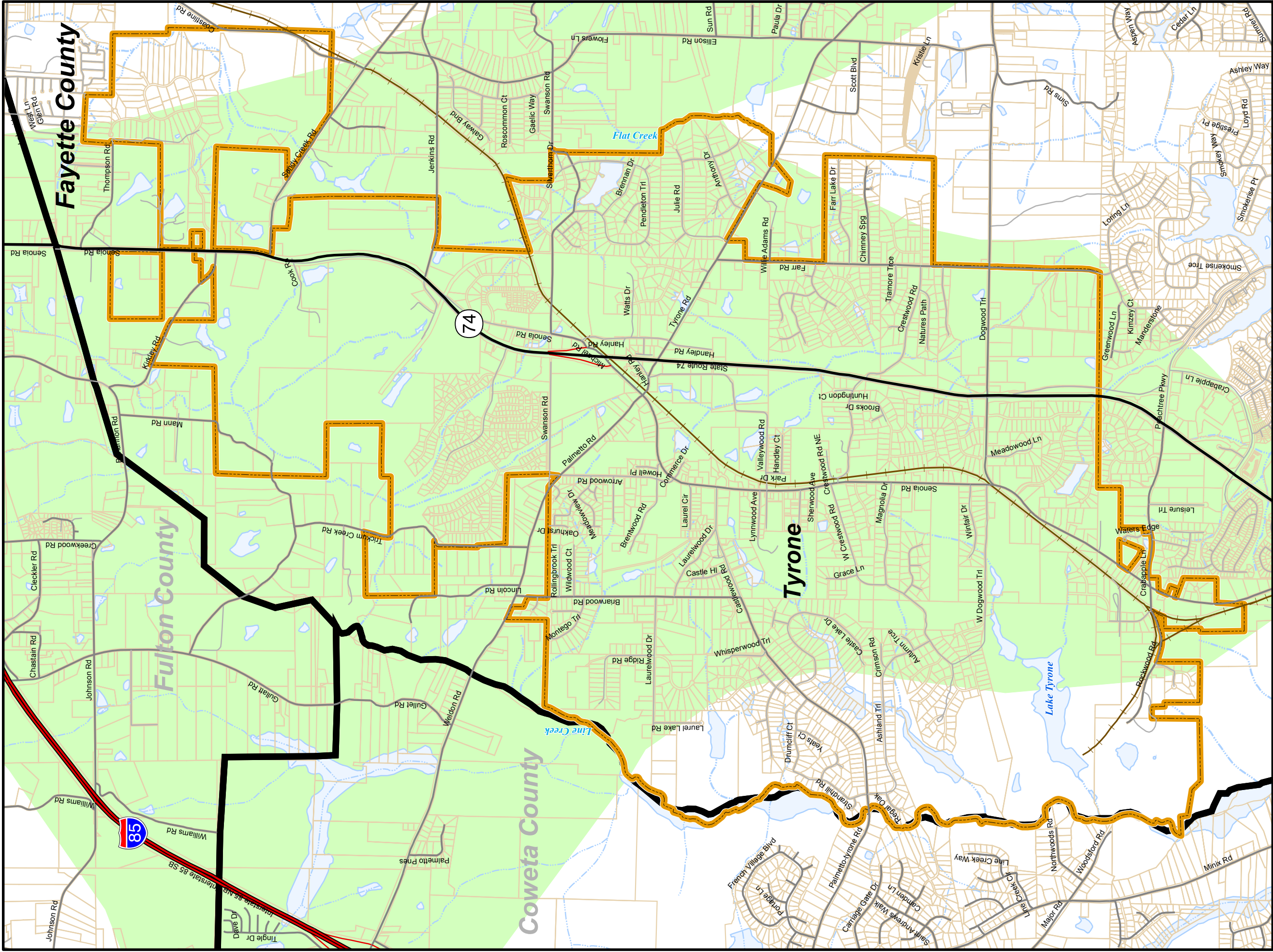
DNR established standards to be used in the protection of recharge areas. These standards include the establishment of minimum lot size limitations for new homes and new mobile home parks served by septic tank/drain field systems; the use of agricultural waste impoundment sites; and secondary containment for above-ground chemical or large petroleum storage tanks. Tyrone adopted a groundwater recharge ordinance in compliance with the standards for groundwater recharge area protection.

## ***Water Supply Watersheds***

A watershed is defined as the area of land that contributes water runoff to a particular body of water. Stormwater management helps to ensure that runoff is controlled as it flows through watersheds, thus preventing flood and damage to life and property. If the stream or lake is used as a source of drinking water for nearby communities, then the watershed is considered to be a water supply watershed. With proper management of stormwater, runoff is controlled prior to running off a site, and communities can ensure that nearby water supply watersheds have adequate ability to transmit water for proper treatment as needed.

As indicated in **Figure 5-4**, the entirety of the Town of Tyrone is located within one of three water supply watersheds: Flat Creek, Line Creek, and White Water Creek.

The Town has adopted a Watershed Protection Zoning District. These regulations require wide stream and reservoir buffers of natural vegetated land, and they establish setback standards for impervious surfaces and establish impervious surface limits. The Town has several other ordinances aimed at water quality and quantity, which are described in the next section.



### Town of Tyrone Comprehensive Plan

### Groundwater Recharge Area

W

E

N

S

0

625

1,250

2,500

Feet

Interstate

Ramp

State Highway

County Road

Road

Railroad

River/Stream

Lake/Pond

Parcel

City Boundary

County Boundary

Groundwater Recharge Area

JORDAN JONES & GOULDING

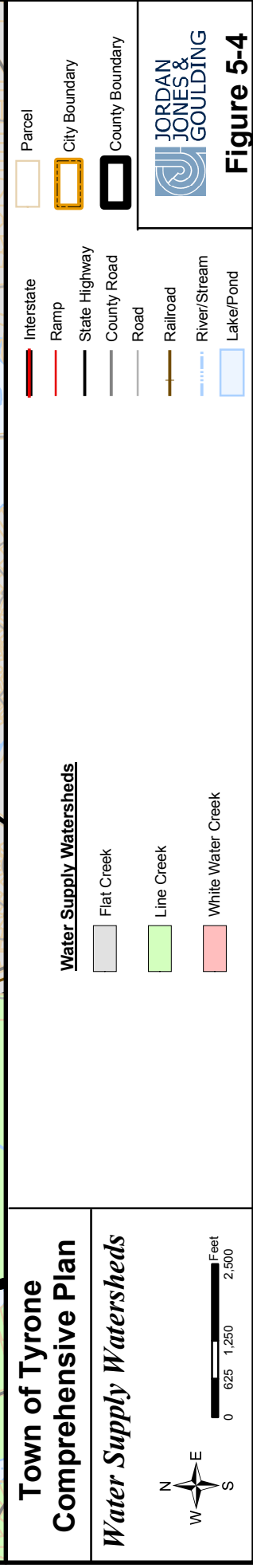
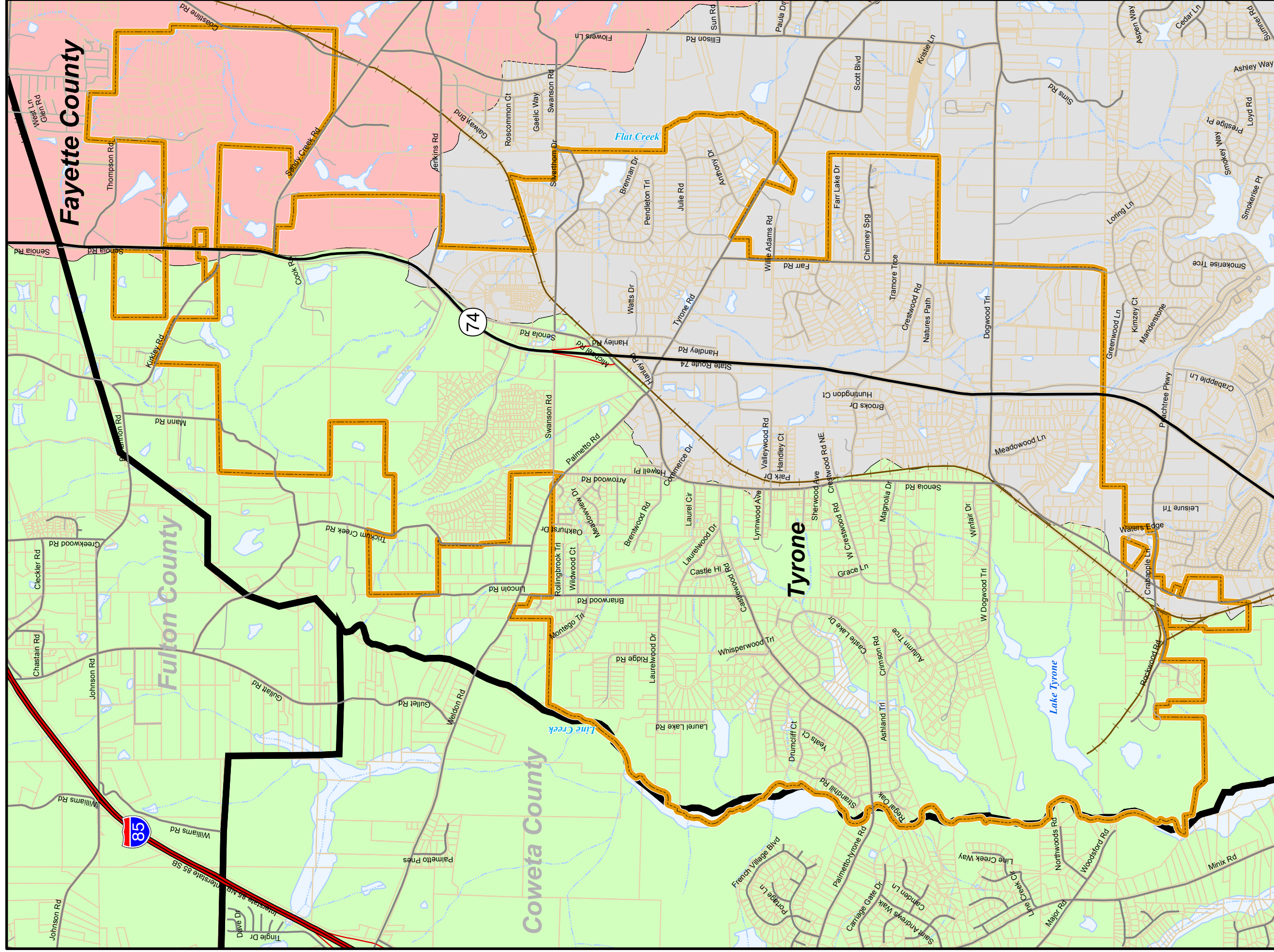
**Figure 5-3**

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## **Water Quality**

Just one of Tyrone's streams, White Water Creek, is identified by the US Environmental Protection Agency (EPA), via the Georgia Environmental Protection Division (EPD), as not supporting Clean Water Act (CWA) standards. The list of waterways not meeting the CWA mandate is referred to as the 303(d) list, referring to the section of the CWA requiring the list.

For the majority of contaminated streams in metropolitan Atlanta, the clear, overwhelming source of contamination is non-point source pollution and urban runoff. This is also the case with White Water Creek. Every community experiences non-point source pollution and many small communities often do not have to worry about it. However, Tyrone is growing rapidly. As the Town continues to expand, non-point source pollution from stormwater runoff will become a more serious problem.

A stream is generally considered "impacted" when imperviousness within the watershed exceeds 10 percent of the land area, and it is considered "degraded" when imperviousness exceeds 30 percent. The Water Supply Watershed Protection District caps imperviousness for each watershed at 25 percent. As a result, Fayette County's water supply watersheds are vulnerable to degradation through increases in impervious surface cover, even up to the 25 percent threshold. A second issue is enforceability. No official body is monitoring the level of imperviousness within each of the watersheds. As a result, little is known about how close to the threshold the community is, or when they will likely exceed that threshold.

The Town of Tyrone has adopted the Post Development Stormwater Management Ordinance. This requires the preparation of a stormwater runoff hydrologic engineering analysis for all proposed development projects. The analysis must present both existing and proposed development site conditions and include an evaluation of any anticipated effects to upstream or downstream properties within the project area watershed. The analysis also must determine the culvert, flood plain, and channel cross section area that would be required to carry the affected stream at the intermediate regional flood stage level. If the Town engineer determines that the proposed plan adequately illustrates existing or proposed improvements, the requirements for a complete hydrologic analysis may be waived.

The Town also has adopted Watershed Protection/Erosion Control Standards within the Land Development Ordinance. The standards require the use of erosion control and sedimentation control techniques found in the *Manual for Erosion and Sedimentation Control in Georgia*. The Manual provides guidance on BMPs and techniques for preventing erosion and sedimentation during and after development activity.

Additionally, the Fayette County Water System (FCWS) monitors surface waters throughout the County on a quarterly basis, measuring levels of pollutants and water quality indicators such as water temperature, air temperature, conductivity, pH, turbidity and dissolved oxygen. Since establishment in 1997, the County's monitoring process has

helped to meet the State Drinking Water Quality Standard for raw water sources consistently.

## ***Air Quality***

Metropolitan Atlanta's air quality is among the worst in the United States. Tyrone is part of a 21-county air quality non-attainment basin. Fayette County is in violation of the Clean Air Act standards for ground-level ozone and particulate matter. This non-attainment status directly affects the County's ability to expand its system of regionally significant roadways, because automobile emissions are linked directly to these high levels of air pollution. As a result of federal regulations, non-attainment designation directly impacts the County's road improvement program and its ability to add additional travel capacity to regionally significant roads, such as through-street widening.

The Town's recent development trends likely will exacerbate air quality problems in Fayette County. With rare exception, recent developments have been entirely auto-centric, either effectively or by design. Contributing factors include the segregation of uses, low-density residential patterns, lack of street connectivity, and preponderance of dead-end streets.

Several factors within the Town are contributing to cleaner air. Tyrone has numerous local employment opportunities, either within the Town or in Peachtree City, which reduces the number of long commutes. The Town also has worked for many years to expand its network of sidewalks and trails, creating opportunities for residents to make trips on foot or on bicycle.

Because of Fayette County's non-attainment status, Tyrone falls under the jurisdiction of GRTA. This regional authority is working to improve regional transit service and lessen the impact of Developments of Regional Impact (DRIs). GRTA also has influence over some aspects of new transportation investments.

At this time, Tyrone does not have an identifiable strategy for addressing air quality.

## ***Plant and Animal Habitat***

### **Threatened and Endangered Species**

The DNR Heritage Inventory has mapped known occurrences of rare and threatened species of plants and animals. These are plants and animals that 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 that are in danger of extinction throughout all or part of its range. Threatened species are those that are likely to become an endangered species in the foreseeable future throughout all or part of its range.

Locations of Special Concern Animals, Plants, and Natural Communities in Fayette County, Georgia, are listed below. "US" indicates species with federal status (Protected,

## Draft

Candidate, or Partial Status). Species that are federally protected and found in Georgia also are state protected. "GA" indicates Georgia-protected species.

### Animals

	· <i>Etheostoma swaini</i> Gulf Darter	Small to medium streams with moderate current over substrates of sand and detritus
US	· <i>Medionidus penicillatus</i> Gulf Moccasinshell	Sandy/rocky medium-sized rivers & creeks
	· <i>Necturus beyeri complex</i> Gulf Coast Waterdog	Medium to large streams with lots of leaf packs and woody debris
GA	· <i>Notropis hypsilepis</i> Highscale Shiner	Flowing areas of small to large streams over sand or bedrock substrates
	· <i>Strophitus subvexus</i> Southern Creekmussel	Sand to sandy mud in slow or no current in small to large creeks
	· <i>Utterbackia peggyae</i> Florida Floater	Sluggish streams or ponds in sandy to muddy substrate
	· <i>Villosa villosa</i> Downy Rainbow	Sand, muddy, and silty substrates from spring-fed streams to muddy slow moving waters

### Plants

- *Listera australis* Southern Twayblade

### Natural Communities

No natural communities listed in Fayette County.

## Tree Preservation

Trees are an important part of the plant and animal habitat found within Tyrone. As a result, Tyrone has two ordinances governing tree preservation and replacement: the Vegetation Protection and Landscape Requirements and the Tree Preservation Ordinance. The purpose of these ordinances are to ensure the preservation and replacement of trees for their aesthetic, economic, environmental benefits of trees and tree canopy within the Town.

## Scenic Areas

Tyrone has numerous scenic views and vistas scattered throughout the Town. These are indicated in **Figure 6** of the Main Document. These views provide a welcome respite from the more suburban and urban areas that dominate the Town. In and around Tyrone, the portions of the following roadways contain scenic views:

- Highway 74
- Tyrone Road
- Dogwood Trail

### ***Other Natural Resources***

The DCA provides a list of the natural resources that each community must inventory. Tyrone does not contain protected rivers, protected mountains, public water supply water intakes, coastal resources, or parks and recreation areas devoted to the conservation of natural resources. Additionally, very little agricultural or productive timber land remains in Tyrone.

### ***Historic Resources***

#### **A Brief History of the Town of Tyrone**

In 1821, Fayette County was created as one division of the land ceded by the Indians to European settlers. Immigrants from the British Isles, who received land grants of 202-acre sections front the Georgia legislature, established cotton plantations.

In 1849, the Hopewell Methodist Church (now on Tyrone's Main Street) established an academy on land donated by the I. Lindley family who, since 1820, had farmed the section now east of the railroad at Handley Road and Highway 74 along Valleywood Road. Two of the area's oldest homes - one on this farm and one across the tree-lined Tyrone Road at Stop Circle, still provide a proud and lovely testament to the antebellum period.

In 1861, the Civil War began, and Fayette County men and boys volunteered and fought in numerous regiments.

During the late 1800s, a village began to develop at Stop, on what is now Tyrone Road at Highway 74, with a cotton gin, blacksmith shop, and a couple of stores. By 1892, a post office opened in one of the stores. The oldest homes that stand today on Main Street were built from the 1870s through the 1920s.

Eventually, the Hopewell Methodist Church and Academy near the depot became a gathering place for the region's Civil War veterans. After the war, the Confederate veterans became much closer to one another and would often get together to talk of old times and reminisce about the war. In 1884, in the small community of Hopewell (forerunner of Tyrone), eight former Confederate Soldiers (who were friends and neighbors) met together and formed a group they called "The Fayette County Confederate Veteran's Association." They voted to meet once a year and set the date as the third Friday in July. The people of Hopewell Community became noted throughout the state for their hospitality, and the reunion became quite a large affair. This event had quite an effect on people in Tyrone, for it lasted until 1968 when interest played out.



Many of the area's men killed in the Civil War were buried in the Hopewell cemetery; and, because the church gatherings there over the years meant so much to them, some veterans who died later also decided to be buried there. The original church building and its replacement built in the 20s did not survive, but there is an active church today on the site; and the cemetery, of course, remains as one of the Town's most significant historic places.

In Tyrone, there remain a number of homes, farms, churches, a school, cemeteries, and business buildings that are over 50 years old. There is an old voting building, owned by the County, marking the historic community of Stop near Handley Road and Tyrone Road. The sites in Tyrone have not been currently nominated for National or State registers of historic resources. While some appear to be in poor condition, others are in current use.

### **Fayette County Historic Resources Survey**

The historic resources identified in **Figure 5-5** were identified in a historic resources survey prepared on behalf of the Fayette County Historical Society in 1990. A Georgia Historic Resources form was completed on each of the identified resources and can be accessed through the Natural, Archaeological and Historic Resources GIS (NAHRGIS) website at [www.itos.uga.edu/nahrgis/historic](http://www.itos.uga.edu/nahrgis/historic). The resources identified within the Town limits of Tyrone were evaluated because of their age of 50 years or older. Several of the resources evaluated were determined to be potentially eligible for listing in the National Register of Historic Places. A variety of housing types are evident within the Town; including one saddlebag house, Georgian cottages, New South Cottages, gabled wing cottage, and bungalows. Housing styles found in Tyrone include Queen Anne, Folk Victorian, and Craftsman. The housing types and styles found in Tyrone are typical of small Georgia towns.

### **Historic Preservation**

Tyrone does not have any state or federally listed historic resources, nor does it have any ordinances aimed at historic preservation. A re-evaluation of the 1990 inventory is recommended to determine the number of existing historic resources and their potential eligibility for listing in the National Register. Once a re-evaluation is complete and resources are identified as potentially eligible for listing in the National Register, it is recommended that the Town pursue National Register nominations for individual structures.



**Figure 5-5: Historic Resources Located within the Town of Tyrone**

Date	Original Use	Resource Name	Location	Style/Type	Resource #
1870	Single dwelling		SE corner Farr & Tyrone roads, 3/4 m E of Stop	NA	33332
1880	Single dwelling		E side Farr Road, 1/8 m N of Old Tyrone Road	Saddlebag	33335
1885	Single dwelling		E side Senoia Road at Kirkley Road	Georgian Cottage	33214
1890	Single dwelling		175 Handley, E side	NA	33323
1890	Single dwelling		W side Tyrone Road, SE corner Lynwood	NA	33308
1890	Single dwelling		836 Tyrone Road, W side	New South cottage	33304
1890	Single dwelling	Walt's Drive Stop	NA	NA	33321
1890	Single dwelling		100 Stop Circle	Gabled wing cottage	33319
1890	Single dwelling		W side Tyrone Road (GA 74) 1/8 m S of Castlewood Road	Georgian cottage	33301
1890	Single dwelling		285 Arrowwood Road, W side	Queen Anne/Folk Victorian	33295
1895	Single dwelling		W side Tyrone Road below Rosewood	New South cottage	33314
1895	Single dwelling		W side Tyrone Road, S end of town	New South cottage	33313
1900	Single dwelling		E side Wanson Road, 3/4 m N of Stop	NA	33325
1900	Single dwelling		W side Swanson Road (GA 74)	NA	33324
1900	Single dwelling		N side Laurelwood, 1/4 m W of GA 74	Gabled wing cottage	33299
1900	Single dwelling		E side Tyrone Road, S side Dogwood Trail	NA	33317
1910	Cotton warehouse		E side GA 74 (Tyrone Road) at Castlewood Road	NA	33300
1910	Single dwelling		926 Ellison (Tyrone Road?); S side, 3/4 m E of Stop	Gabled wing cottage	33331
1910	Single dwelling		105 Rosewood	New South cottage	33316
1915	Single dwelling		382 Swanson Road, 1 m E of GA 74	NA	33326
1915	Single dwelling		NE corner Arrowwood and Brentwood roads	Craftsman	33296
1915	Single dwelling		W side GA 74 (Tyrone Road) at Laurel	Bungalow	33297
1915	Retail store/shop		647 Tyrone Road (E side)	NA	33302
1915	Single dwelling		W side Hendley Road, N of Tyrone Road	NA	33320
1920	School	Tyrone School	W side GA 74 (Tyrone Road), NW corner Castlewood Road	NA	33298
1920	Single dwelling		E side Senoia Road, 1/2 m S of Sandy Creek Road	NA	33218
1920	Single dwelling		109 (N side) Kirkley Road, just W of Senoia Road	Craftsman	33213
1920	Retail store/shop	Peek Seed & Feed	E side Tyrone Road	NA	33303
1920	Single dwelling		814 Tyrone Road, W side, 2 houses S of Lynwood	Bungalow	33309
1920	Single dwelling		840 Rosewood	Bungalow	33315
1925	Single dwelling		784 Tyrone Road	Craftsman	33312
1930	Retail store/shop		E side Tyrone Road	NA	33305

Source: <https://www.itos.uga.edu/nahrgis/>

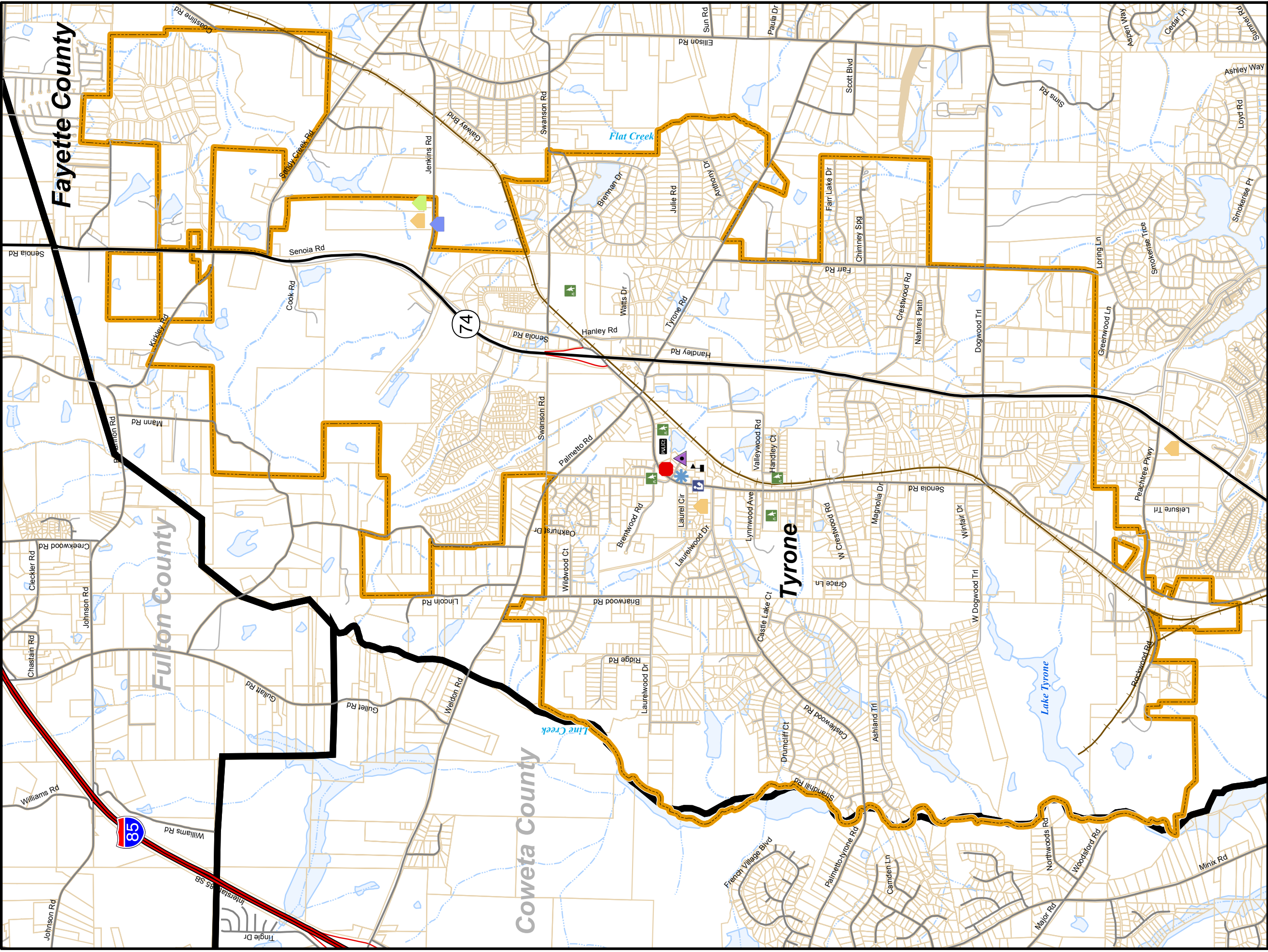
## **6 Community Facilities and Services**

As seen in the Population section of this Technical Addendum, since 1980, the Town of Tyrone has seen a five-fold increase in population, and by 2026 that population is projected to add roughly 3,500 additional residents. With this large amount of growth also comes growing demands for services. One of the biggest challenges in preparing this plan is determining what those demands may be and how the Town is going to pay for them. The following assessment inventories existing facilities and services, describes standard levels of service for each, and what demands on those services may be expected over the planning horizon.

Following the guidelines of the *Local Planning Requirements*, this review of community services and facilities covers several key aspects of community services that impact future development, including:

- Water supply and treatment.
- Sewerage system and wastewater treatment.
- Fire protection.
- Public safety.
- Parks and recreation.
- Stormwater management.
- Solid waste management.
- Libraries.
- General government.

The following map (**Figure 6-1**) illustrates the location of Town community facilities.



### Town of Tyrone Comprehensive Plan

#### Community Facilities

0

625

1,250

2,500

Feet

Post Office

Middle School, Public

Elementary School, Public

High School, Public

Park

Fire Station

Community Center

City Hall

Library

Police Station

Interstate

Ramp

State Highway

County Road

Road

Railroad

River/Stream

Lake/Pond

Parcel

City Boundary

County Boundary

### Figure 6-1

## ***Water Supply and Treatment***

The Fayette County Water System supplies water to the Town of Tyrone and is the major supplier of public water in Fayette County. The vast majority of Tyrone households and businesses are on public water and Tyrone requires hook-up for all new developments. There are no community water systems within the Town.

The long-range outlook for drinking water throughout the Fayette County system and for Tyrone is good. Fayette County has additional capacity and is pursuing additional capacity beyond that. Raw water is drawn from the Flint River, Starr's Mill Pond, reservoirs, various wells, and the City of Atlanta. Fayette County has two water treatment plants (Crosstown Plant and South Fayette Water Plant), which currently treat 19.5 millions gallons per day (MGD) of raw water. There is a total storage capacity of approximately 16.3 MGD using a combination of elevated storage tanks and clear wells. The primary storage facility serving the Town of Tyrone is the 2,000,000 million gallon Crabapple Tank at SR 74 and Peachtree Parkway.

The Water System presently has the capacity of providing approximately 20.3 million gallons of water per day (MGD). This includes 13.5 MGD from the Crosstown Road Treatment Plant, six MGD from the South Fayette County Treatment Plant, 0.8 MGD from various wells, and a contract to purchase up to four MGD from the City of Atlanta. 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.

According to recent estimated averages, 69 percent of Fayette County households (including municipalities) 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.

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.

Water demand in Fayette County is projected to increase to 23.2 MGD in 2020 and 31.2 MGD in 2030. As a result, the County is pursuing a Section 404 permit (Clean Water Act) 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.

## **Wastewater**

Portions of Tyrone are served by sewer from the City of Fairburn, which has its wastewater treated by Fulton County. The Town's sewer service area lies at its northern end and includes the SouthHampton subdivision and its associated commercial area and the Connemara subdivision along with its associated office development. Shamrock Industrial Park and the Main Street District are both on septic along with approximately 2,200 housing units.

Approximately 130,000 GPD of wastewater is generated in the Town of Tyrone and pumped via force main to the City of Fairburn. Tyrone has an agreement to purchase up to 250,000 GPD of wastewater capacity, but as of May 2006, that capacity had been allocated for approved developments. Thus, at this time, Tyrone does not have additional sewer capacity available for new development of any kind although the Town is considering additional wastewater capacity from several sources.

## **Parks and Recreation**

There are three major parks in the Town of Tyrone, one pocket park, and numerous private and neighborhood-owned recreation facilities. Since enacting impact fees in 1999, the Town has greatly expanded their recreational amenities, adding and expanding parks, building new facilities such as ball fields and playgrounds, and paving bike trails. In addition to impact fees, the Town funds its park improvements through grants, the SPLOST, and general fund expenditures.

Shamrock Park is the Town's signature park. Located downtown, the 19-acre park includes a lake circumnavigated by a walking trail, two baseball fields, two soccer fields, one tennis court, one basketball court, and a playground. The site also hosts the Town's Recreation Building and the Recreation Director's office, the Roger Spencer Community Center, and a concession stand.

At over 40 acres, Handley Park is the Town's largest park. The park includes four baseball fields with one more under construction, four soccer fields under construction, and a concession building. Handley Park also hosts the Town's annual Founder's Day Festival each fall.

Two smaller parks are also located close to downtown. Redwine Park is located on Byewood Lane, also within the Main Street District. The park offers two baseball fields, a playground and a concession building on eight acres. And the neighborhood park on Park Drive covers three acres and has a playground.

The Town also has a series of multi-use recreational paths. These are illustrated on **Figure 8-3**, in the Transportation section of this Technical Addendum.

As the Town continues to improve its parks, it has plans to construct additional tennis courts, multi-use paths, and other programmed facilities. To guide and promote the revitalization of Shamrock Park, the Town formed the Shamrock Park Restoration



Committee. The Committee surveyed the community and prepared a summary report and park master plan, which the Council subsequently adopted. The plan (see **Figure 6-3**) calls for a dramatic open Great Lawn be created within the park, replacing some of the older ball fields. It also recommends additional walking and biking paths, beautification of the lake, new playground for children, and exercise stations along the walking trails.

The Town is also in the process of improving Triangle Park within the Main Street Ditriect. Centrally located, Triangle Park is primarily a non-programmed passive greenspace, but will ultimately include a children's playground, gazebo, picnic areas, and the Town Christmas Tree.

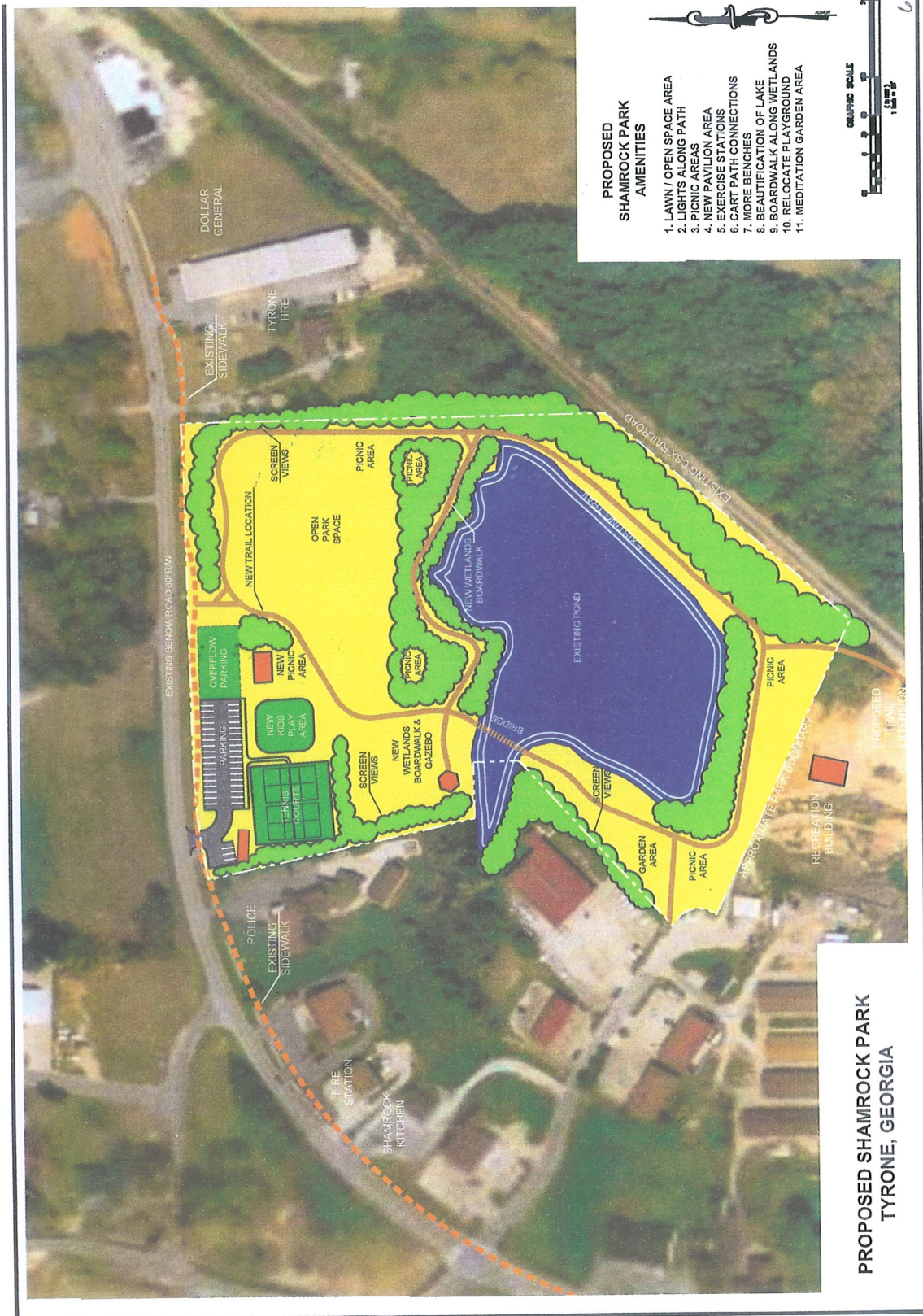
**Figure 6-2** summarizes Town recreation facilities against the Town's level of service standards adopted as part of their Capital Improvements Element. Compared with the standards, the Town has adequate facilities, in most areas, to serve the population of the Town. The exception is tennis courts, where two are needed.

**Figure 6-2: Recreation Standards and Needs for Tyrone (2027)**

Facility	Existing Amount	Town Standard	Recommended Amount*	Need*
Parklands	70 ac	6 to 10 ac per 1,000 residents	31 to 52 acres	None
Baseball fields**	7	1 per 1,200 residents	5	None
Soccer fields*	4	1 per 10,000 residents	1	None
Tennis court	1	1 per 2,000 residents	3	2
Sources: National Recreation and Parks Association; Jordan, Jones & Goulding, Inc. * Based on the 2027 population projection. ** Includes fields under construction and does not include the fields at Shamrock Park, which are likely to be removed.				

While the facilities are generally adequate to serve the population of Tyrone, 30 to 40 percent of the users of the parks are residents of unincorporated Fayette County. Thus, the recommended amount, for practical purposes could easily be increased by 40 percent. This would increase the need for tennis courts from two to four and create a need for two basketball courts as well.

Tyrone's larger subdivisions provide some recreational facilities for residents, which can meet part of the need for neighborhood parks. Many of these private parks include tennis courts, swimming pools, and neighborhood meeting rooms. Some subdivisions have private lakes and boating facilities. Also located within the Town, are a privately-owned golf course and a horse-riding business.



## **Library**

Tyrone's library is located at the City Hall Complex in downtown Tyrone. The Library currently possesses 20,000 items and serves approximately 2,715 patrons. The Library also hosts a variety of reading programs for individuals of all ages. Additionally, the Library is a participating member of the Flint River Regional Library System, supported in part by Fayette County and the state of Georgia. Tyrone's Library is also a member of the Georgia Library Public Information Network for Electronic Services (PINES), which acts as a lending network for 250 libraries in the state. Tyrone citizens can also use other System library facilities and materials. The Library staff includes 2 full-time employees and three part-time employees.

The existing Library totals 2,450 square feet in size. According to standards established by the Georgia Public Library System, the minimal level of service for Tyrone is .6 square feet per resident. With a population of 5,228, Tyrone is currently 686 square feet short of this minimum level of service.

To meet the underserved needs of the current population, Tyrone's Library is currently planning its expansion. A new library will soon be constructed near the community recreation building. The \$1.7 million structure will be funded through a collection of grants, impact fees, SPLOST funds, and general tax revenue. Featuring 9,000 square feet of space, the new facility will allow Tyrone to achieve its ideal level service— 1 square foot of library space for every resident. The new building will provide Tyrone with enough space to serve the Town's projected population adequately for the next 20 years.

## **Police**

The Tyrone Police Department is centrally located near City Hall. The Department employs one chief and 14 dedicated police officers. The Department operates 17 full-use patrol cars. At least one officer is on patrol at all times, providing 24/7 professional public safety services to Tyrone's citizens.

The police department has many duties including routine patrol, neighborhood watch, traffic enforcement, city ordinance enforcement, criminal investigations, narcotics investigations, and surveillance. The police department is composed of four divisions: patrol, investigations, training, and traffic. As Tyrone is without permanent jail facilities, criminal offenders are transported to the Fayette County Sheriff's Office for holding.

In 2002, the police department was awarded State Certification, which is an elective program involving over 100 professional standards that are required to be met and adhered to. The Tyrone Police Department's average response time, 5 minutes, is currently the fastest in Fayette County.

Tyrone succeeds on another typical measure of service level—the ratio of police personnel for every 10,000 residents. According to the U.S. Census of Governments in 2000, local governments in Georgia employed approximately 26.8 public safety



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personnel per 10,000 residents or 2.68 public safety personnel per 1,000 residents. With a 2004 population of 5,228 and 14 police officers, Tyrone Police Department employs 3.25 officers for every 1,000 residents.

Tyrone's current budget calls for another police officer to be hired in January 2007. Thus, Tyrone's excellent level of service will be further improved. Over the next twenty years, however, the city will have to hire additional police officers to maintain its current level of service. Under the preferred population project, the Tyrone Police Department will need another 14 officers by 2027.

Tyrone's stated goal for public safety includes a ratio of .75 square feet of public safety space for every resident. The Tyrone Police Department is currently housed in a 2,760 square foot facility. Based on Tyrone's 2004 population, Tyrone's Police Department needs an additional 1,161 square feet of space to meet the community's standards. Construction of a new 10,000 square foot police station is expected to begin within two years. The new facility should allow Tyrone to maintain its desired level of police service for the next two decades.

Tyrone's general tax funds provide the bulk of police department's budget. For its participation the Fayette County Sheriff's Department Drug Task Force, Tyrone's police department also receives some federal funding. Recently, the Federal government awarded Tyrone \$46,177 of federally seized drug money for its assistance in a sting operation. The funds will be used on law enforcement equipment or training.

### ***Stormwater Management***

Stormwater runoff and streams in the Town drains, ultimately into the Flint River. The stormwater management system in Tyrone consists of conveyance, storage, and treatment facilities as well as the current existing procedures for proper design, permitting, construction, enforcement, and management of new facilities to control the quantity and quality of non-point source discharges into streams and other water bodies. The management of these facilities, both in the Town and the County, are subject to the Clean Water Act and numerous related federal and state regulations.

Under the requirements of the National Pollution Discharge Elimination System (NPDES), all development sites that disturb greater than 1 acre are required to receive a permit before they can begin land disturbance. Larger development sites, those with more than 5 disturbed acres, must prepare an approved erosion, sedimentation, and pollution control plan with Best Management Practices to control soil erosion and sedimentation at the site and maintain on-site water quality monitoring during construction.

Also under this NPDES Phase II permit, Tyrone is required to inventory its stormwater management facilities and discharges and create a monitoring database that maintains and evaluates samples of water quality for the discharges. Information such as the location, size, and discharge rate of stormwater management facilities in Fayette County are being

entered into a Geographic Information System so that the information can be mapped and tracked. The vast majority of stormwater management facilities in Tyrone were privately constructed, but are now owned by the Town. Most publicly constructed maintained stormwater management facilities have been constructed in conjunction with the construction of highway and utility projects.

The Clean Water Act also includes monitoring of the quality of fresh water rivers, streams, and lakes. The Clean Water Act provides water quality standards and guidelines that the Georgia Environmental Protection Division (EPD) implements with Total Maximum Daily Loads (TMDLs) for various water bodies based on certain designated uses. All stream segments in Fayette County are given designated uses, such as fishing, swimming, and potable water withdrawal, and then divided into three categories based on ambient levels of water quality: fully supporting designated uses, partially supporting designated uses, and not supporting designated uses. In Fayette County, there are a number of rivers and streams that do not support their designated uses. The only such stream within the Town of Tyrone is White Water Creek.

Tyrone is a member of the MNGWPD (Metropolitan North Georgia Water Planning District). The MNGWPD created a District-Wide Watershed Management Plan that includes a suite of model stormwater management ordinances:

1. Model Ordinance for Post-development Stormwater Management for New Development and Redevelopment
2. Model Floodplain Management /Flood Damage Prevention Ordinance
3. Model Conservation Subdivision/Open Space Development Ordinance
4. Model Illicit Discharge and Illegal Connection Ordinance
5. Model Litter Control Ordinance
6. Model Stream Buffer Protection Ordinance

These ordinances are designed to meet the requirements of the NPDES Phase II permits that stress the management of water quality, as well as water quantity, when designing stormwater management systems. The Georgia Stormwater Management Manual contains a detailed battery of Best Management Practices that are designed to filter harmful pollutants from stormwater before it is released into state waters. All local governments within the MNGWPD were required to implement new stormwater management ordinances that meet or exceed the standards of those prepared by MNGWPD. Tyrone is currently up to date on the adoption of these ordinances.

Some of the issues related to stormwater management in Fayette County and Tyrone include:

- Administration and staffing for the new procedures for plan review, engineering, permitting, and enforcement of stormwater management ordinances.
- Public education and developer training regarding the new development procedures related to stormwater management.
- Enforcement of new stormwater management and erosion/sedimentation control ordinances.
- Updating FIRM maps of floodplain.

- Identifying and financing the retrofit of failing or inadequate stormwater management facilities such as existing culverts and ponds that pose a risk to public health and property.
- Consideration of cost-effective stormwater management methods such as area-wide stormwater storage and treatment.
- Coordination of stormwater management implementation strategies and funding with municipalities.
- Implementing Best Management Practices in support of TMDLs in sub-basins of streams that do not fully support designated uses.

All of these issues are made more urgent by the current rate of growth in Fayette County and Tyrone.

### ***Solid Waste***

The Town of Tyrone contracts sanitation service for residential waste pick up for citizens residing within the Town limits with United Waste/Robertson Sanitation. Although United Waste owns numerous landfills, Tyrone's solid waste is generally taken to the Pine Ridge Landfill in Spalding County, west of Griffin. The service includes weekly curbside pickup and recycling services on Thursday of each week, as well as yard debris pick up on the second and fourth Thursdays of each month. Also included is a large item pick up on the last Thursday of the month. The recycling service includes plastics, steel cans, and newspaper.

Commercial and industrial users within the Town limits contract independently with one of approximately five companies offering dumpster services.

## **7 Intergovernmental Coordination**

According to the State Planning Goals and Objectives of *the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06*, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.”

The Community Assessment is intended to evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives; identify potential issues and opportunities for further study; and use supportive data and information to check the validity of potential issues and opportunities. According to the *Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07*, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments; independent special authorities and districts; independent development authorities and districts; school boards; and federal, state, or regional programs and activities that relate to local planning.

## **Coordination Partners**

Intergovernmental coordination in Tyrone concerns the ongoing communication and cooperation with Fayette County; the adjacent jurisdictions of Peachtree City and Coweta County; and the nearby jurisdictions of Fairburn, Fayetteville, and Fulton County.

In addition, Town government coordinates with the Fayette County School Board and several authorities and entities that serve the County, including:

- Peachtree City Water and Sewer Authority.
- Fayette County Development Authority.
- Fayette County Chamber of Commerce.
- SR 74 Alliance.
- South Fulton Community Improvement District.

Three regional governments affect Tyrone. These are:

- Atlanta Regional Commission (ARC).
- Georgia Regional Transportation Authority (GRTA).
- Metropolitan North Georgia Metropolitan Water Planning District (MNGWPD)

Primary responsibility for intergovernmental coordination within these governments lies with the Town Council and the Town Administrator.

## **Existing Policy and Activities**

Some of the ongoing forms of intergovernmental cooperation in Tyrone include:

- Quarterly meetings of the Association of Fayette County Governments, a body including each Mayor and Chairman of the Fayette County Board of Commissioners.
- Joint use of the Chamber of Commerce and Development Authority for economic development efforts.
- Coordination of metro Atlanta transportation issues with the ARC and GRTA.
- Coordination of water quality and water quantity issues with the MNGWPD.
- County-wide joint transportation planning.
- Coordination on SR 74 improvements with other jurisdictions along the route from Senoia to Fairburn.

Because Tyrone is in the Atlanta urbanized area, according to the Census, securing federal and state funding for transportation improvements requires close coordination with the ARC, which serves as the Metropolitan Planning Organization (MPO) for the Atlanta region. Any transportation project that uses federal or state funds must be part of the long-range Atlanta Regional Transportation Plan (RTP) and be listed on the current Transportation Improvement Program (TIP). As part of its role in planning for the regional transportation needs, ARC also, from time-to-time, undertakes long-range transportation studies; the recommendations of which are often given priority in determining what transportation projects are funded. For example, ARC has recently

undertaken a Southern Regional Accessibility Study that examines the needs for transportation improvements between I-75 and I-85, south of the perimeter.

In addition, Tyrone is one of the destinations on a proposed commuter rail line from Atlanta. Though plans for the commuter rail line are long-range, at least 10 years into the future, the rail line would have a significant impact on the Town and could be a catalyst for more economic and residential growth. The Town should work closely with the Georgia Rail Passenger Authority, GRTA, and the ARC to promote and support plans for the line.

### ***Intergovernmental Coordination Opportunities***

As the Town, County, and Peachtree City continue to grow and particularly as demands on Town staff grow, maintaining strong and productive coordination efforts will be more difficult. Potential intergovernmental opportunities included in the Community Agenda for later consideration include:

- Coordinating planning for growth with transportation improvements, especially along SR 74 and Palmetto Road.
- NPDES/stormwater management implementation and coordination.
- Economic and industrial development.
- Annexation and land use coordination issues.
- SPLOST renewal and how funding and projects will be coordinated.

## **8 Transportation**

All comprehensive plans must address transportation issues; and, in cataloging the infrastructure of a small municipality, it is necessary to describe critical network issues that often extend beyond its borders. In reviewing conditions in Tyrone, it was also necessary to look at regional and local trends in neighboring areas. Because of its position in Fayette County and its proximity to Coweta and Fulton Counties, data for Tyrone's assessment includes references to conditions in other jurisdictions. Overall, Tyrone's transportation system is currently in good condition, but rapid development on all sides should necessitate frequent updates to this document.

### ***Roads and Highway Network***

All of the roadways in Tyrone are classified according to a three-level hierarchy, as defined in the Fayette County Comprehensive Transportation Plan. These three levels are arterials, collectors, and local streets. Arterials and collectors are defined by the large volumes they handle and the low levels of parcel access they offer. Local streets are defined by the low traffic volumes they serve and the high level of parcel access they offer. All roads not defined as arterials or collectors are classified automatically as local streets.

#### **Arterials**

Arterials are defined as thoroughfares designed and used for high traffic volumes and cross-regional movement. Arterials include only SR 74 currently. SR 74 is a four-lane highway from I-85 to SR 54 in Peachtree City. South of SR 54, it is two lanes. The

nearest interstate is I-85, which is parallel to SR 74 and intersects it 2 miles north of Tyrone.

## **Collectors**

Collector streets are defined as thoroughfares designed for moderate traffic volumes, generally collecting traffic from intersecting minor streets and distributing it to arterials. Collector streets include the following:

- Senoia Road
- Weldon/Palmetto/Tyrone Road
- Sandy Creek Road
- Jenkins Road
- Castlewood Road
- E. Dogwood Trail
- Crabapple Lane/Peachtree Parkway
- Trickum Creek Road
- Briarwood Road
- Farr/Crabapple/Loring Road

Vehicular traffic is accommodated by SR 74 and the 10 collector roads listed above. SR 74 and Senoia Road serve as the main north-south facilities in Tyrone.

Weldon/Palmetto/Tyrone Road is the principal east-west route in Tyrone. All other collectors mainly function as parallel facilities to these three main roads and will be more critical as growth continues. Tyrone is mostly a bedroom community, and traffic patterns reflect that. SR 74 is handling regional traffic flows, as it is one of the major radial corridors that tie western Fayette and eastern Coweta to the metro Atlanta job market.

Growth in this corridor has been so intense that a local, non-governmental organization, the SR 74 Alliance, has been formed by stakeholders in the corridor to begin planning and coordination efforts to preserve the functionality of the facility. Traffic counts as of 2004 identified 30,439 vehicles at SR 74 and Sandy Creek Road. This number rises to 35,485 at SR 74 and I-85. Much of this growth can be tied to several DRIs that have been created along SR 74 in north Tyrone and at the I-85 intersection in neighboring Fulton County.

In terms of traffic within the collector and local network, Town staff provided December 2004 traffic counts for key locations. Dogwood Trail, east of Meadowood Road, had approximately 3,400 vehicles per day in both directions. Ashland Trail, south of Castlewood Road, had 665 vehicles per day. Castlewood Road, west of Ashland Trail, had 5,250 vehicles per day. Castlewood Road, east of Ashland Trail, had 5,174 vehicles per day. 1998 counts also were made available for Tyrone Road, east of Senoia Road, which had 3,383 vehicles per day. The only locations where both 1998 and 2004 data were available were the three sets of lanes radiating from Castlewood Road at Senoia Road. The results are shown below, and it can be seen that there has been a substantial increase in traffic, particularly southbound on Senoia Road and in both directions on Castlewood Road.

**Figure 8-1: Traffic Counts 1998-2004**

Location	1998	2004	% Change 1998-2004
Castlewood EB	1,941	3,075	58%
Castlewood WB	1,813	2,711	50%
Senoia Rd (North of intersection) SB	2,640	3,992	51%
Senoia Rd (North of intersection) NB	3,005	3,814	27%
Senoia Rd (South of intersection) SB	2,138	3,506	64%
Senoia Rd (South of intersection) NB	2,145	3,136	46%

The SR 74 corridor is the route with the most severe congestion facing most Tyrone residents. According to transportation demand model runs performed by ARC in 2006 for the Southern Region of Atlanta, congested areas (level of service “D” or worse) are along SR 74, extending from I-85 down to Ellison Road. Additionally, there is congestion at the intersection of SR 74 and Palmetto/Tyrone Roads. By 2030, this congestion is anticipated to extend all the way down SR 74 to Peachtree City and all along Palmetto/Tyrone Roads from I-85 to Fayetteville. Residents of Tyrone frequently mention two intersections as the most serious chokepoints within the Town limits; again, the Senoia Road/Tyrone Road/SR 74 intersection and the Senoia Road/Castlewood Road intersection.

### **Dangerous Intersections**

Tyrone does not contain any of the 20 most dangerous intersections within Fayette County. Those are primarily in Peachtree City and Fayetteville. Tyrone does, however, have several intersections that are dangerous, or where crashes are not infrequent. These are indicated in **Figure 8-2**, and are:

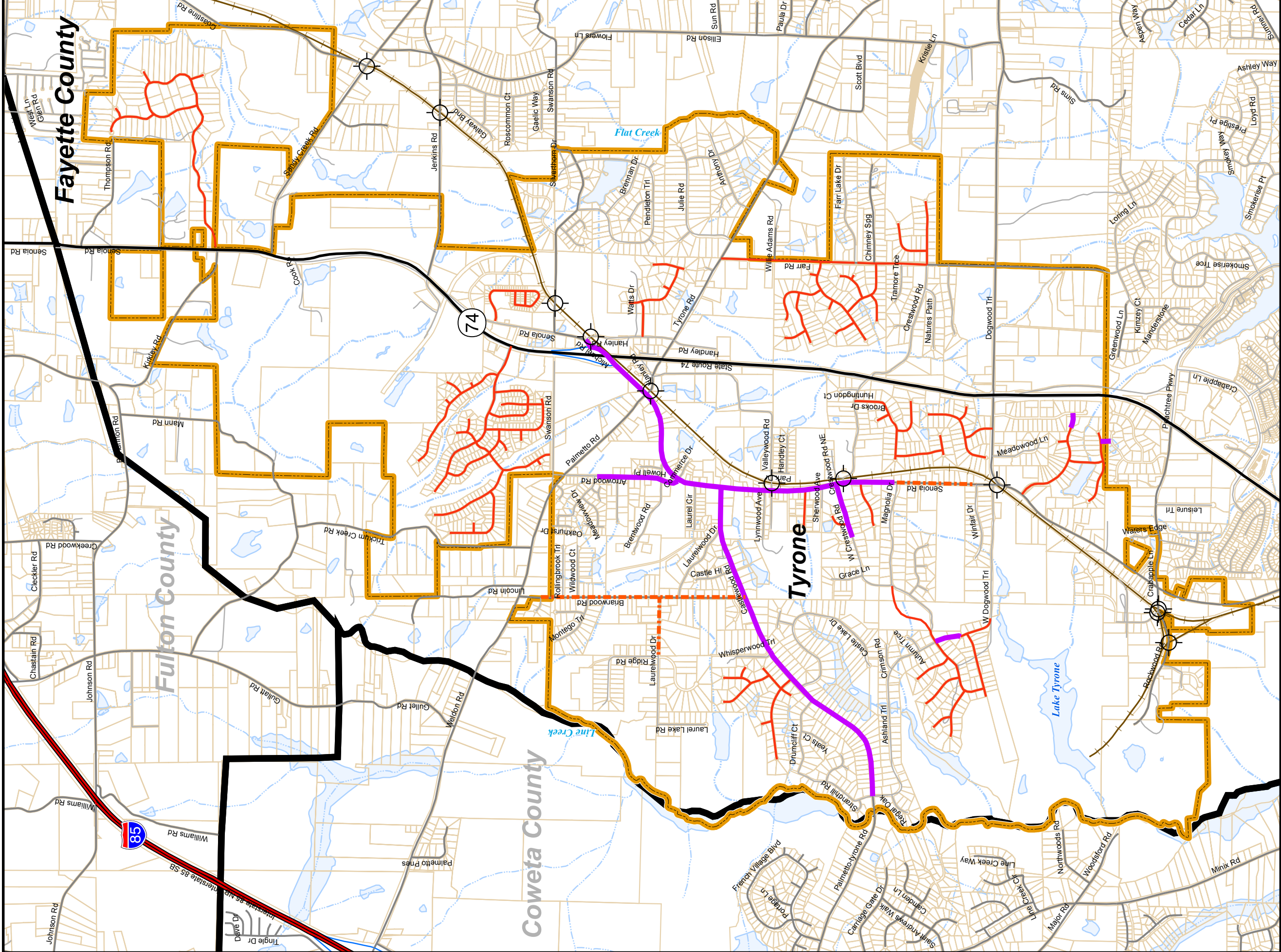
1. SR 74 and Tyrone Road
2. SR 74 and Crestwood Road
3. SR 74 and Dogwood Trail

### **Alternative Modes**

The Town of Tyrone is not served currently by transit and does not yet have the density to support such service. ARC’s Southern Regional Accessibility Study surveyed transit feasibility in 2030, based on future land use maps, and anticipated population and employment growth. Based on these measures, Tyrone, again, did not show the necessary densities to support local fixed-route transit; but Fairburn, Peachtree City, and Fayetteville did qualify for commuter rail/express bus limited stop service. Thus, Tyrone may be able to access transit via partnerships with neighboring jurisdictions.







### Town of Tyrone Comprehensive Plan

#### Sidewalks, Paths and Rail Road Crossings

**Interstate**

**Ramp**

**State Highway**

**County Road**

**Road**

**Railroad**

**River/Stream**

**Lake/Pond**

**Multi-purpose Path**

**Future Multi-purpose Path**

**Existing Sidewalk**

**At Grade R/R Crossing**

**Parcel**

**City Boundary**

**County Boundary**

**JORDAN JONES & GOULDING**

Tyrone is well endowed with pedestrian and bicycle facilities when compared to other jurisdictions in metro Atlanta. The Town requires all new developments to install sidewalks, and the Town has aggressively and successfully sought both federal and local dollars to install multi-use trails along Senoia Road, Castlewood Road, and Arrowood Road. Tyrone plans to continue to augment its trail and sidewalk network and eventually connect all of its subdivisions to the public parks in the Town. The Town's sidewalk and path network is mapped in **Figure 8-3**.

### ***Parking***

Currently, parking is not an issue in the Town of Tyrone. Commercial development has been slow enough to avoid parking problems, and the Town is trying to bring in more commercial development to match its residential growth. The Town recently completed a master plan for its downtown core, which seeks to create an urban sense of place with enough urban fabric to support a "downtown" business district and a commuter rail station. If the entire build out envisioned in this plan is achieved, then additional parking may be needed.

### ***Railroads***

There is one major rail line in the Town of Tyrone, the CSX line from Union City to Senoia. This is an active freight line with 33 trains per day and the 2 major quarries have direct (southern quarry) or indirect (northern quarry) access to it. There are 9 at-grade rail crossings in the Town and 2 more just outside of it. These crossings present a substantial safety concern, although there has been only 1 train-related fatality in recent years. The crossings affect circulation more than safety, especially when trains must park on the tracks. Each of the existing at-grade railroad crossings is indicated on **Figure 8-3**.

### ***Trucking***

Trucking facilities are becoming more and more of a concern for Tyrone. Most of this is because of growth beyond the boundaries of the Town. In particular, many industrial DRIs have been locating at the intersection of SR 74 and I-85 because of its level topography and close access to Atlanta's airport. There also has been slow, but steady, development in Peachtree City to the south of Tyrone. This has increased truck traffic out of the industrial park on the south side of Peachtree City and also general congestion along the SR 74 corridor. There is major truck traffic within Tyrone from the two active quarries in the Town. Both of these quarries are located west of the train tracks, and freight from the southern quarry must cross them in order to leave the Town.

### ***Airports***

There are no airports in Tyrone, but Hartsfield-Jackson Atlanta International Airport is relatively close by, just 10 miles north on I-85. This proximity to an airport has led many freight-related businesses and their employees to locate in the I-85 corridor and in Tyrone. Falcon Field, in Peachtree City, also is relatively close (just down SR 74). It is

in the industrial district of Peachtree City and is Fayette County's only general aviation airport. This airport is experiencing an increase in the amount of corporate usage on its 5,200-foot all-weather, lighted runway that can serve small corporate jets and commercial airplanes.

### ***Transportation – Land Use Connection***

As mentioned previously, the primary location of traffic congestion is along SR 74. In general, traffic flow in Tyrone is quite good. It should be noted, however, that whereas Fayette County intends to control its growth and even defines build-out densities in its 2004 Comprehensive Plan, Tyrone borders both Coweta and Fulton Counties, which are currently undergoing dramatic growth. Both neighbors are experiencing large-scale industrial developments along I-85 and residential developments away from the interstate. These two development patterns will significantly impact Tyrone's ability to control transportation conditions within its borders, particularly the SR 74 corridor and the Palmetto/Tyrone Road corridor.

### ***Planned Transportation Improvements***

In 2003, Fayette County prepared a County-wide (including Tyrone) Comprehensive Transportation Plan. The plan forecasted travel demand and congestion out to the year 2025 and developed an extensive list of transportation projects throughout the County. The projects located in Tyrone are listed below in **Figure 8-4**.

**Figure 8-4: Fayette County CTP Projects for Tyrone**

<b>Project ID</b>	<b>Description</b>	<b>Program Year</b>	<b>Estimated Cost</b>
R1	Palmetto Road Widening	2025	\$14.5 million
R2	Trickum Creek-Sandy Creek Bypass	2015	\$3.2 million
R3	SR 74 corridor study	2005	\$450,000
R4	Jenkins Road-Northside Parkway	2010	\$1.75 million
T6	Commuter Rail	NA	NA

*Source: Fayette CTP 2003*

In addition to these projects, Tyrone has programmed a list of projects for the 5 years of the most recent Fayette County SPLOST, as well as won a Transportation Enhancement (TE) grant and begun planning for railroad crossing improvements. The projects are listed in **Figure 8-5**, and the multi-use path projects are included in **Figure 8-3**.

**Figure 8-5: Local SPLOST Projects and Plans**

<b>Project</b>	<b>Description</b>	<b>Cost</b>	<b>Program Year</b>
TE Grant	Multi-use trail at Handley Park	\$191,360	2006
RR Xing Planning	Redesign Valleywood Road and Crestwood Xing	NA	NA
Right turn lane	Tyrone Road @ SR74	\$88,445	2006
Right turn lane	Castlewood Road @ Senoia Road	\$74,480	2008
Multi-Use Path	Senoia Road @ Magnolia	\$23,275	2008
Pave Dirt Road	NE Crestwood Road	\$116,374	2008
Multi-Use Path	Briarwood Road	\$325,848	2009
Multi-Use Path	Laurelwood Road	\$46,550	2009
New Road	Park Drive to E Crestwood Road(see RR above)	\$232,749	2010
Pave Dirt Road	NE Crestwood Road	\$116,374	2010

## Part 2: Analysis of Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment include an evaluation of the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. Each of the 15 Quality Community Objectives is listed below with a brief summary of Tyrone's strengths, issues, and opportunities with respect to the objective. The objectives are organized around the five statewide planning goals.

### Land Use and Transportation Goal

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

Quality Community Objective	Status
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	False.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	False.
3. We have ordinances to regulate building materials in our highly visible areas.	Tyrone regulates building materials in many of its commercial districts and within the Main Street District.
4. We have ordinances to regulate the size and type of signage in our community.	True.

**Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged; including use of more human-scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Quality Community Objective	Status
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	False.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	False.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	True.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in summer.	False.



## *Draft*

5. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	True where sidewalks are presently available or in developing areas. Bicycles are more viable due to long distances between uses.
6. In some areas, several errands can be made on foot, if so desired.	True.

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

Quality Community Objective	Status
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	True.
2. Our community is actively working to promote Brownfield redevelopment.	False.
3. Our community is actively working to promote greyfield redevelopment.	False.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	False.
5. Our community allows small lot development (5,000 SF or less) for some uses.	False.

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

Quality Community Objective	Status
1. We have public transportation in our community.	False.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	False.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	False. But the community is striving to improve its network and has made great strides over the past ten years.
4. We have a sidewalk ordinance in our community.	True.
5. We have a plan for bicycle routes through our community.	True.
6. We allow commercial and retail development to share parking areas wherever possible.	False.

## ***Economic Development Goal***

**Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the

*Draft*

resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Quality Community Objective	Status
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	True.
2. Our ED organization has considered the types of businesses already in our community and has a plan to recruit business/industry that will be compatible.	True.
3. We have a diverse jobs base, so that one employer leaving would not cripple us.	True.

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

Quality Community Objective	Status
1. Our community provides work-force training options for our citizens.	False.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	N/A
3. Our community has higher education opportunities, or is close to a community that does.	True.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	True.

**Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Quality Community Objective	Status
1. Our community has jobs for unskilled labor.	True.
2. Our community has jobs for skilled labor.	True.
3. Our community has professional and managerial jobs.	True.



## ***Housing Goal***

**Housing Opportunities Objective:** Quality housing and a range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

<b>Quality Community Objective</b>	<b>Status</b>
1. Our community allows accessory units like garage apartments or mother-in-law units.	False.
2. People who work in our community can afford to live here, too.	Doubtful. Fayette County's average weekly wages are not high enough to enable area workers to purchase housing in Tyrone.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	True, but becoming false.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	N/A
5. We have options available for loft living, downtown living, or "neo-traditional" development.	False.

## ***Natural and Cultural Resources Goal***

**Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

<b>Quality Community Objective</b>	<b>Status</b>
1. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	True.
2. We have a natural resources inventory.	True.
3. We use this resource inventory to steer development away from environmentally sensitive areas.	True.
4. Our community has a tree preservation ordinance.	True.
5. Our community has a tree-replanting ordinance for new development.	True.
6. We are using stormwater best management practices for all new development.	True.
7. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Streams and wetlands are protected.

**Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Quality Community Objective	Status
1. Our community has a greenspace plan.	True.
2. Our community is actively preserving greenspace – either through direct purchase or by encouraging set-asides in new development.	False.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	False.
4. We have a conservation subdivision ordinance for residential development that is a proven success.	False. Tyrone does have a Conservation Residential zoning district, but it does not require the permanent protection of a portion of the development.

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

Quality Community Objective	Status
1. We have designated historic districts in our community.	False.
2. We have an active historic preservation commission.	False.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	N/A.

### ***Community Facilities and Services Goal***

**Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Quality Community Objective	Status
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	True.
2. We have a Capital Improvements Program that supports current and future growth.	True.
3. We have designated areas of our community where we would like to see growth.	True.

## Intergovernmental Coordination Goal

**Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Quality Community Objective	Status
1. Our community is characteristic of the region in terms of architectural styles and heritage.	True.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	True.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	True.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	False.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	False.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	True.

**Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources.

Quality Community Objective	Status
1. We plan jointly with our cities and County for Comprehensive Planning purposes	False.
2. We are satisfied with our Service Delivery Strategies	True.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	True.

**Regional Solutions Objective:** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Quality Community Objective	Status
We plan jointly with our county for transportation planning purposes.	True.
We have a regular meeting process with the County and neighboring cities to discuss solutions to regional issues.	True.