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Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 4, 2021
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on October 21, 2021.

OLD BUSINESS

2. Discussion of the Fayette County Comprehensive Plan Update

INTRODUCTION

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

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

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

PREFACE

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

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

DEVELOPMENT RATE

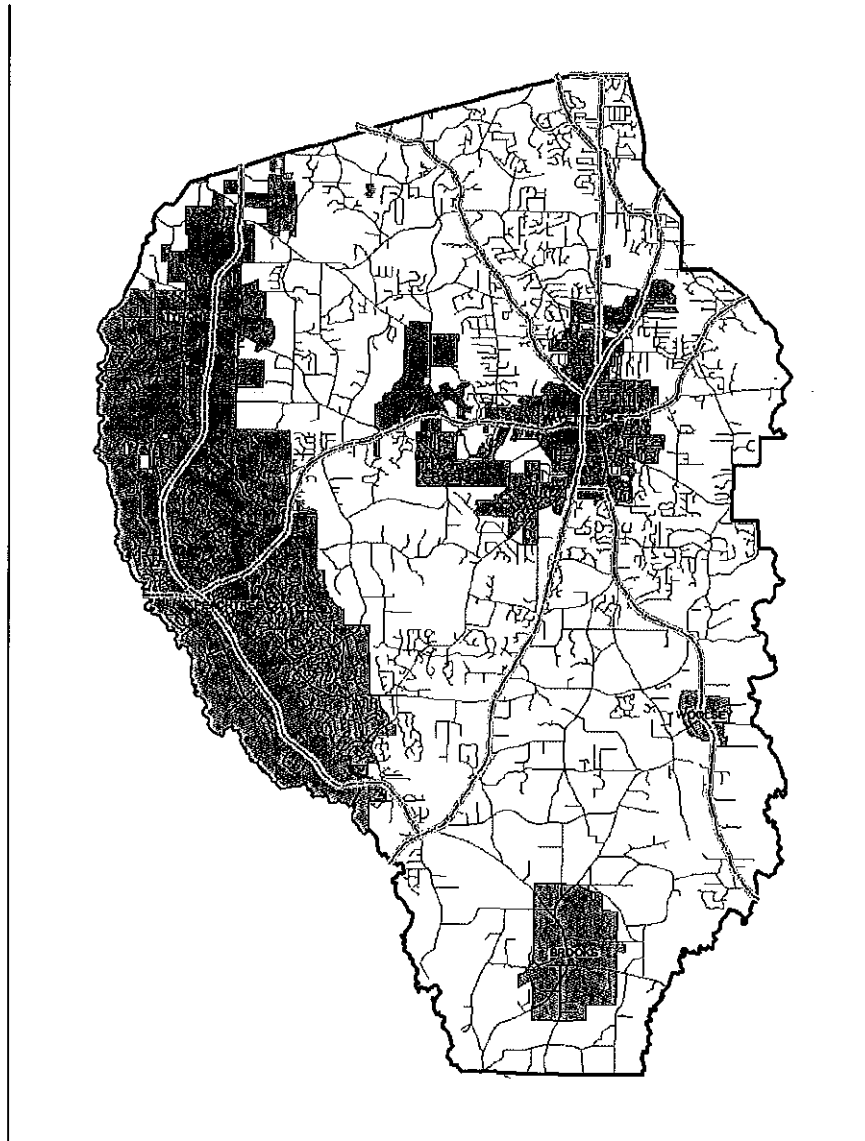
Over the last ten years, during the recession, the rate of development decreased in Fayette County. However, as the economy has improved, the rate for development has started to increase. This comprehensive plan seeks to position the county to respond firmly and fairly to both the residential and nonresidential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

FUNDING

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

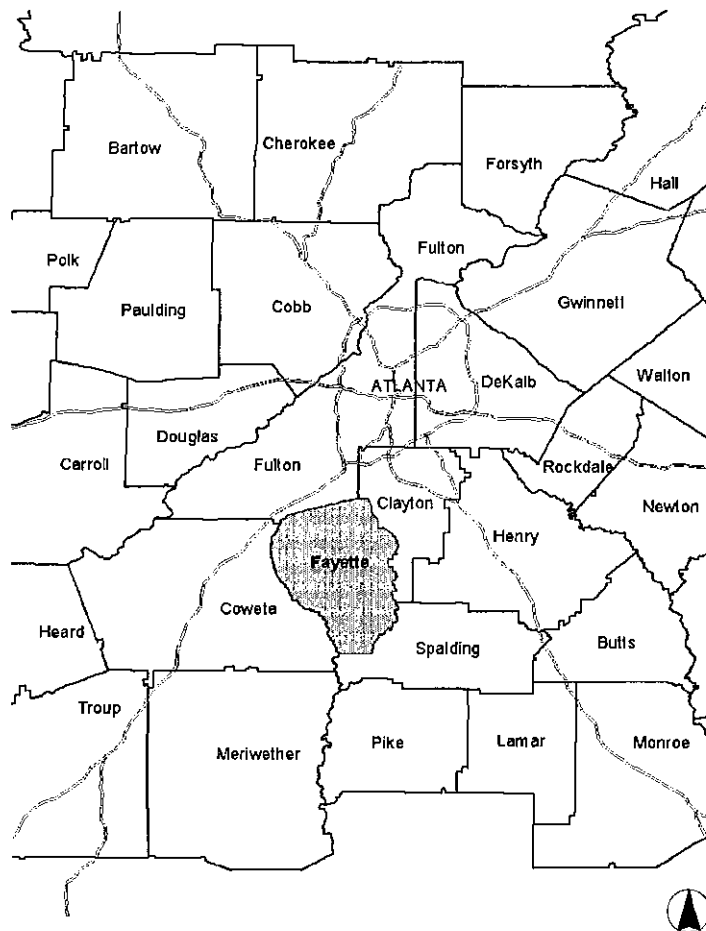
COUNTY PROFILE

Fayette County covers 199 square miles and is comprised of the unincorporated County and five municipalities: Brooks, Fayetteville (County seat), Peachtree City, Tyrone; and Woolsey (see Map I-1). Located approximately 30 miles south of the City of Atlanta, Fayette County is an integral part of the Atlanta Metropolitan Region, a region that includes over five million people (Census 2010) and is a member of the ten-county Atlanta Regional Commission (see Map I-2). Up until the early 1980's, Fayette County was largely a rural farming community. The County's proximity to the Atlanta metropolitan area and, even more importantly, to Hartsfield International Airport, made Fayette County a desirable place to live and in the unincorporated area, farms soon began to become residential subdivisions.

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

Source: Fayette County Planning Department

**MAP I-2
REGIONAL CONTEXT**



Source: Fayette County Planning Department

PAST PLANNING EFFORTS

Planning efforts in Fayette County began in the mid 1970's with area development plans prepared by what is now the McIntosh Trail Regional Development Center. These were general land use plans prepared for the eight County areas in the McIntosh Trail district. In 1978, the Land Use Committee of Fayette County had formulated "Adopted Resolutions Regarding Future Land Use." These resolutions were incorporated into "A Land Use Plan for Fayette County, Georgia", prepared by the McIntosh Trail Regional Development Center in the early 1980's. This land use plan was the first developed exclusively for Fayette County. The plan included a summary of the existing land use findings. It also included a briefing on land use planning constraints, future land use projections and policy recommendations for implementation. However, there is no record of this plan ever being officially adopted by the Board of Commissioners.

In 1985, the Board of Commissioners adopted a new Land Use Plan. Prepared by a consultant, the central purpose behind the 1985-2000 plan was ". . .to provide a realistic guide of

framework for future development.” This plan presented goals, objectives and policies for Fayette County’s growth and development. It also provided an inventory of existing land use conditions and detailed a future land use map for the County. This land use plan and map set the pattern of the County’s development and, with some amendments; this basic pattern continues to guide County development decisions today.

The Fayette Comprehensive Growth Management Plan, adopted in 1991, was only the second major planning effort for Fayette County. However, it was the first to provide a growth management plan for the build-out of Fayette County. It pulled together the various elements involved in the physical development of the County as required by the Minimum Planning Standards and Procedures law (i.e. housing, natural and historic resources, economic development, community facilities, and land use), providing goals, objectives, inventory and analysis for each element.

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

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

COMPREHENSIVE PLAN DOCUMENT

The Fayette County Comprehensive Plan is a document which is used by the Board of Commissioners, the Planning Commission, County staff, and the public to guide decisions about the future of Fayette County. There are a variety of ways to assure the dynamic nature of the Comprehensive Plan. One is to monitor the Plan on a frequent basis. This is accomplished not only by state mandate (every ~~ten~~ **five** years at a minimum), but by Board of Commissioners’ policy to review the plan, or any section of the plan at any time depending on current activity or impending projects.

MECHANISMS TO IMPLEMENT COUNTY PLANNING POLICY

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

The Zoning Ordinance - This ordinance and its accompanying maps prescribe both the size of lots and the uses which may be placed on those lots. All property in the County is mapped to a certain zoning district. The Zoning Ordinance, therefore, is a primary means by which the use

and intensity for specific land use recommendations of the Comprehensive Plan are implemented.

Subdivision Regulations - This is the basic tool for controlling the subdivision of land. It contains the regulations for dividing parcels of land into smaller building lots and the subsequent development of the land including the provision of public facilities, if required, to serve the lots. Lots to be developed must conform to applicable zoning regulations.

Development Regulations - These regulations control land development. Included within the Development Regulations are the following regulations, requirements, and ordinances: Street Design Standards and Specifications; Flood Plain Regulations; Buffer and Landscape Requirements; Tree Retention, Protection, and Replacement; Watershed Protection Ordinance; Off-Street Parking and Service Requirements; Soil Erosion and Sediment Control Ordinance; Dam and Impoundment Design and Specifications; and Groundwater Recharge Area Protection Ordinance.

Capital Improvements Program - This document is a guide toward the efficient and effective provision of public facilities. The Capital Improvement Program (CIP) document is published annually and proposes the provision County assets over a multi-year period. The CIP shows the arrangement of projects and equipment needed in a sequential order based on a schedule of priorities set by the Board of Commissioners and assign an estimated cost and anticipated source of funding.

Programming capital facilities over time can promote better use of the County's financial resources. In addition, the programming process is valuable as a means of coordinating among County agencies to avoid duplication of efforts and to take advantage of joint planning and development of facilities where possible. By looking beyond year to year budgeting to project what, where, when, and how capital investments should be made, capital programming enables public bodies to maintain an effective level of service to the present and future population.

MAINTAINING THE COMPREHENSIVE PLAN

The comprehensive plan is maintained to reflect the County's current goals, objectives, policies and priorities. The plan will be amended when the conditions and/or policies on which the plan is based, have changed as determined by the Board of Commissioners.

Updates to the comprehensive plan shall occur, at a minimum, approximately every ~~ten~~-five years, as required by the Minimum Planning Standards and Procedures Act. However, the Board of Commissioners may, at any time, determine when the comprehensive plan needs amendment.

In addition to the comprehensive plan document, the County updates the Community Work Program on an annual basis due to the imposition of impact fees. This is the implementation program where the County identifies capital improvements, service expansions, or other

strategies to be implemented during the planning period. Each annual update includes a new fifth year and any changes to any other year's work program.

PLAN ELEMENTS

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

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

Rules for Environmental Planning Criteria

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

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

Regional Water Plan

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

NEEDS AND OPPORTUNITIES

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

Need:

Maintain the rural character of the unincorporated county.

Opportunity:

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

Need:

Address Traffic Congestion

Opportunity:

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

Need:

~~Evaluate current septic regulations.~~

Opportunity:

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

COMMUNITY GOALS

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

- Maintain the rural character of the unincorporated county especially in the southern portion of the County.

~~- Consider mechanisms to aid in the maintenance of entrances of older subdivisions where covenants have expired and resident fees are no longer collected.~~

- Maintain large residential lots to reduce density and traffic. To encourage large lot residential development the County should look at reducing development requirements.

- Traffic congestion is increasing and detracts from the quality of life; existing roads require better maintenance and road improvements to ease congestion and calm traffic need to be made.

- The on-line survey indicates that citizens want to see an improvement in governmental services. These improvements include improving elected official's leadership, civility between elected officials and cooperation between county and municipal elected officials; a decrease in governmental spending to reduce the tax burden; increase governmental to citizen communications; increase the mowing of roadways; and better maintenance of roads and infrastructure.

- Coordinate development with the provision of adequate infrastructure.

- Develop a county-wide multi-use path system, sidewalks and on-road cycling facilities and signage. These amenities also enhance and maintain property values and community identity.

- The on-line survey indicates that citizens want more parks, recreational facilities and greenspace/natural areas. It also indicates that citizens want cultural facilities.

- The county and municipals should work together to coordinate planning. A factor corporations look for in a community is cooperation between the county and its municipalities.

- Economic development should be pursued to create jobs and balance the tax base but not to the detriment of the character of the County. The Hospital – ~~Pinewood Trilith~~ area is the prime location for corporate headquarters, medical related companies, film support industries, advanced manufacturing/aerospace, and information technology. The SR 74 corridor is the primary area for ~~light industrial business park and office~~ development due to access to I-85.

- The pursuit of Agra-tourism could both create economic development and protect rural character by increasing business opportunities for the agricultural community.

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

GENERAL VISION STATEMENT

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

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

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

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

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

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

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

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

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

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

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

CHARCATER AREAS

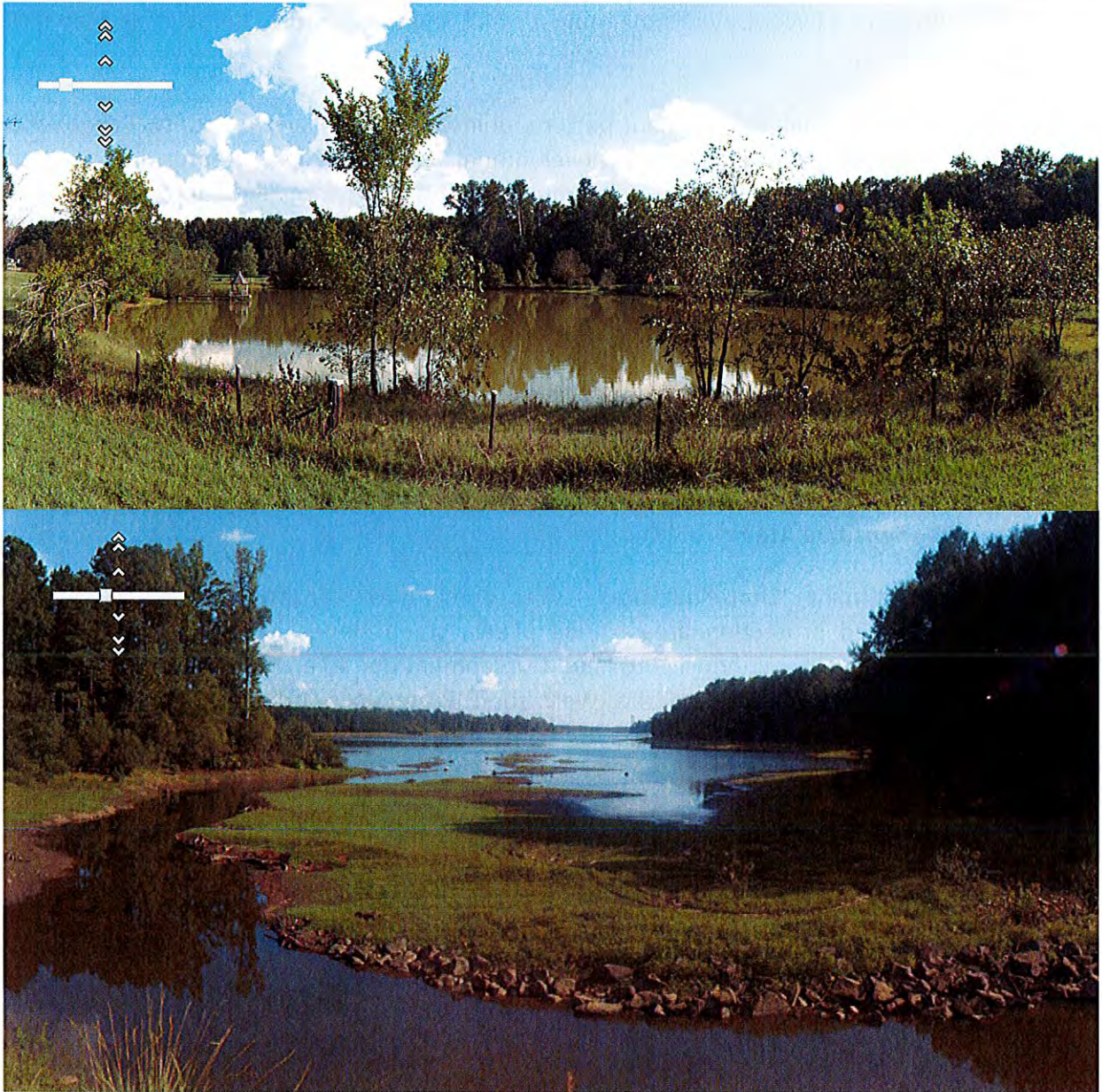
The following is the narrative on Character Areas and accompanying map.

Environmentally Sensitive Areas

Description/Predominant Characteristics: Environmentally sensitive areas consist of waterways, watershed protection areas, flood plains, steep slopes, poor soils and wildlife habitat. These areas are not conducive to land development due to environmental constraints, poor soils and regulations such as the Watershed Protection Ordinance and Floodplain Management Ordinance.

Suggested Development Strategy:

- Protect water supply watersheds from disturbance through the Watershed Protection Ordinance and Floodplain Management Ordinance.
- Allow only passive recreational uses.
- Promote best management practices for existing agricultural and forestry uses.
- There are no specific zoning districts recommended for these areas.



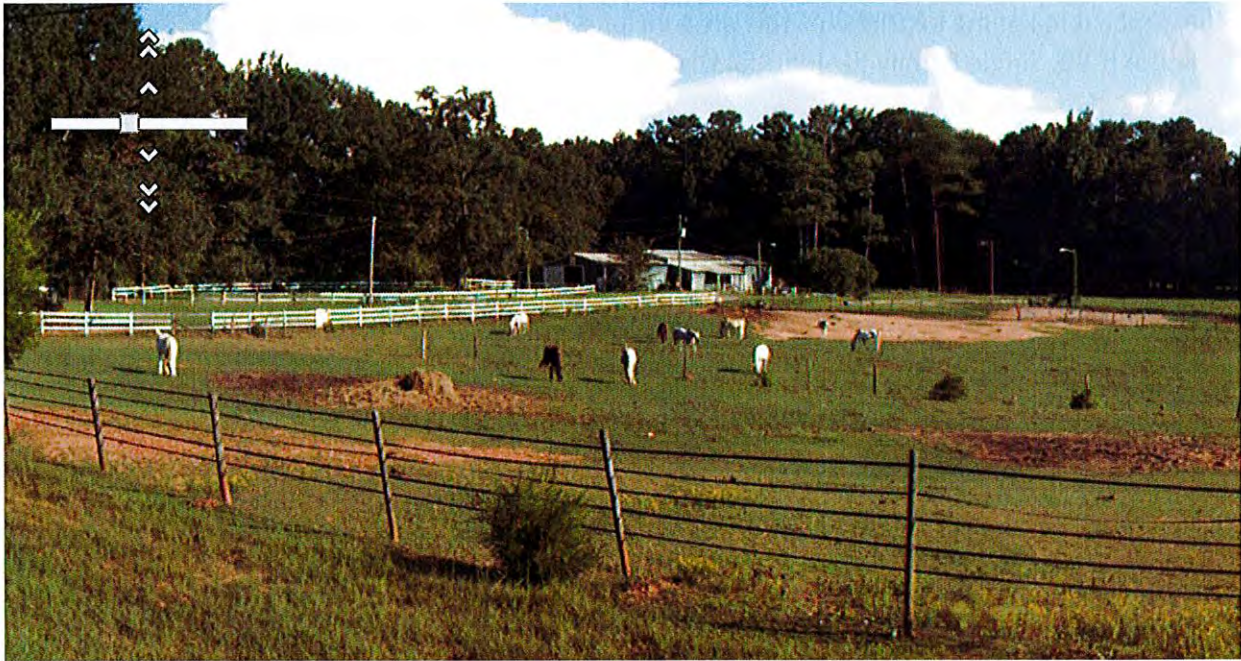
Agricultural Residential Area

Description/Predominant Characteristics: The southern portion of Fayette County where a predominance of large tracts of land exists with scattered agricultural-residential uses (including crops, timber, and livestock) and large estate lots. There is limited availability of public water.

Suggested Development Strategy:

- Residential density limited to no more than one unit per five acres.
- The applicable zoning districts for this area include the A-R, Agricultural- Residential District and the EST, Estate Zoning District.

- The EST, Estate Zoning District is a conservation subdivision (60 percent developed – 40 percent greenspace) approach to the Agricultural Residential Area based on the aforementioned density to maintain agricultural residential character. Coupled with adequate buffers this will aid in maintaining a sense of place in the southern portion of the county.



Rural Residential Area 3

Description/Predominant Characteristics: Semi-rural area with some scattered agricultural uses on large tracts of land and residential subdivisions. There is limited availability of public water.

Suggested Development Strategy:

- Residential density limited to no more than one unit per three acres.
- The applicable zoning districts for this area include the R-85, Single Family Residential District, ~~and~~ the R-80, Single Family Residential District **and the C-S, Conservation Subdivision as appropriate to the Rural Residential - 3 (1 unit/3 Acres) land use designation.**
- This will aid in maintaining a sense of place in the Rural Residential 3 portion of the county. This category offers larger lot development of a residential nature to blend with and transition to agricultural-residential.





Three Acre Subdivision

Rural Residential Area 2

Description/Predominant Characteristics: Semi-rural area with some scattered agricultural uses on large tracts of land and residential subdivisions. There is limited availability of public water.

Suggested Development Strategy:

- Residential density limited to no more than one unit per two acres.
- The applicable zoning districts for this area include the R-78, Single Family Residential District, the R-75, Single Family Residential District, the R-72, Single Family Residential District, the R-70, Single Family Residential District and the C-S, Conservation Subdivision Zoning District **appropriate to the Rural Residential - 2 (1 Unit/2 Acres) land use designation.**
- The Conservation Subdivision Zoning District is appropriate for the Rural Residential Area - 2 area based on the aforementioned density to maintain rural character.



Two Acre Subdivision



Conservation Subdivision

Residential Suburban Area – Developing

Description/Predominant Characteristics: This area is developed with existing residential subdivisions generally at a density of one unit per one acre. This area has the greatest availability of public water. Existing subdivisions lack greenspace and pedestrian facilities. Connectivity between existing subdivisions is limited.

Suggested Development Strategy:

- Residential density limited to no more than one unit per one acre.
- The applicable zoning districts for this area include the R-55, Single Family Residential District, the R-50, Single Family Residential District, the R-45, Single Family Residential District, the R-40, Single Family Residential District and the R-20, Single Family Residential District.
- Encourage the utilization of floodplain for greenspace in new subdivisions.
- Support the installation of sidewalks within new subdivisions.

- Investigate the feasibility of connecting existing residential subdivisions through sidewalks/paths.
- Maintain a low density residential scale to subdivision development to create a sense of place by differentiating it from higher density subdivision development in the municipalities.
- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways.



One Acre Subdivision



One Acre Subdivision

Commerce Area

Description/Predominant Characteristics: These areas contain a moderate amount of existing and future office, commercial and industrial uses. As places of commerce they provide services, goods and employment. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.

Suggested Development Strategy:

- The applicable zoning districts for this area based on the underlying land use category depicted on the Future Land Use Plan include the O-I, Office-Institutional District, the C-C, Community Commercial District, the C-H, Highway Commercial District, the L-C-1, Limited-Commercial (1) District and the L-C-2, the Limited-Commercial (2) district and the M-1, Light Industrial District.
- Investigate methods to improve pedestrian safety and use within commerce centers.
- Review existing county regulations that control intensity, architectural character and inter-parcel access is ascertain their effectiveness.
- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways.





Nonresidential Corridor

Description/Predominant Characteristics: Existing and future areas in the county where a large amount of nonresidential development (office, commercial and industrial) is anticipated on both sides of a roadway. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.

Suggested Development Strategy:

- The applicable zoning districts for this area based on the underlying land use category depicted on the Future Land Use Plan include the O-I, Office-Institutional District, the C-C, Community Commercial District, the C-H, Highway Commercial District, the L-C-1, Limited-Commercial (1) District, L-C-2, the Limited-Commercial (2) district, the M-1, Light Industrial District and the M-2, Manufacturing and Heavy Industrial District.
- Investigate methods to improve pedestrian safety and use within nonresidential centers.
- Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.
- As a condition of rezoning require measures to minimize visual impacts and impacts on roadways



Government Services

Description/Predominant Characteristics: Publicly owned areas which contain governmental service such public works, water system facilities, emergency services communications, solid waste facilities, etc.

Suggested Development Strategy:

- Local, State and Federal government is exempt from local zoning regulations.
- Ensure that facilities are properly sized to meet the existing and future demand for governmental services.

- Ensure that the administrative functions are properly staffed and equipped to adequately support county functions.



Fayette County Justice Center



Fayette County Fire Station

Education

Description/Predominant Characteristics: Areas which contain public and private schools.

Suggested Development Strategy:

- Governmental schools are exempt from local zoning regulations. Private schools (classrooms and/or administration only) are a Permitted Use in the O-I, Office-Institutional District, the C-C, Community Commercial District and the C-H, Highway Commercial District. Private schools (including, but not limited to: classrooms, administration, playground, housing, athletic facility, gymnasium, and/or stadium) are a Conditional Use in the A-R, Agricultural- Residential District, the R-85, Single Family Residential District, the R-80, Single Family Residential District, the R-78, Single Family Residential District, the R-75, Single Family Residential District, the R-72, Single Family Residential District, the R-70, Single Family Residential District, the R-55, Single Family Residential District, the R-50, Single Family Residential District, the R-45, Single Family Residential District, the R-40, Single Family Residential District, the R-20, Single Family Residential District, the DR-15, One-and Two-Family Residential District, the O-I, Office-Institutional District, the C-C, Community Commercial District, the C-H, Highway Commercial District and the G-B, General-Business District.
- Maintain a working relationship with the Fayette County School System to facilitate the provision and coordination of educational facilities to serve the growing population.
- Review existing county regulations that control private school development to ascertain their effectiveness.





Public Recreation Area

Description/Predominant Characteristics: Areas which contain public parks.

Suggested Development Strategy:

- Local, State and Federal government is exempt from local zoning regulations.
- Acquire additional land to expand existing parks or provide new parks through a combination of purchase in fee simple, easements, dedication, donation, and/or other appropriate means.



Kenwood Park



Kiwanis Park

State Route Corridor

Description/Predominant Characteristics: All State Routes in Fayette County under the full control of Georgia Department of Transportation (GDOT). Maintenance, design, and improvements are the responsibility of GDOT. Parcel access controlled by GDOT. State Routes consist of two and four lane roadways. It is anticipated that all State Routes will be a minimum

of four lanes at some point. County has overlay regulations to control development on all State Routes.

Suggested Development Strategy:

- Continue to work with GDOT for the improvement of State Routes.
- Continue to communicate with GDOT and seek input on proposed developments along State Routes.
- Regulate development based on GDOT plans for future widenings of State Routes.
- Review existing county overlay regulations that control development along State Routes to ascertain their effectiveness including the SR 54 West Overlay Zone, the SR 85 North Overlay Zone, the General State Route Overlay Zone, SR 74 North Overlay Zone and the SR 138 and North SR 314 Overlay Zone.
- Work with GDOT to insure that our widened State Routes do not become significant channels for out of county cut through traffic.



State Route 54 West



Example of State Route Overlay Architectural Standards

Municipality – High Intensity

Description/Predominant Characteristics: Peachtree City and Fayetteville have the largest concentration of population and land use intensity in the county. These cities have the greatest access to sewer and water service to serve development.

Suggested Development Strategy: These municipalities can accommodate the highest density residential and nonresidential land use intensity in the county within their existing limits. Mixed use development is appropriate in these municipalities. A wide range of housing densities can be provided due to the provision of sewer and water infrastructure.



Peachtree City



Fayetteville

Municipality – Medium Intensity

Description/Predominant Characteristics: Tyrone has good access to public water and limited access to sewer service.

Suggested Development Strategy:

- Within the existing limits of this municipality medium residential densities and nonresidential intensities can be accommodated.



Tyrone Library

Municipality – Low Intensity

Description/Predominant Characteristics: Brooks and Woolsey have limited access to public water. Brooks has a small public sewer system to serve the existing buildings in the downtown area with no capacity for expansion and Woolsey has no access to public sewer.

Suggested Development Strategy:

- Within the existing limits of these municipalities medium to low residential densities and nonresidential intensities can be accommodated.

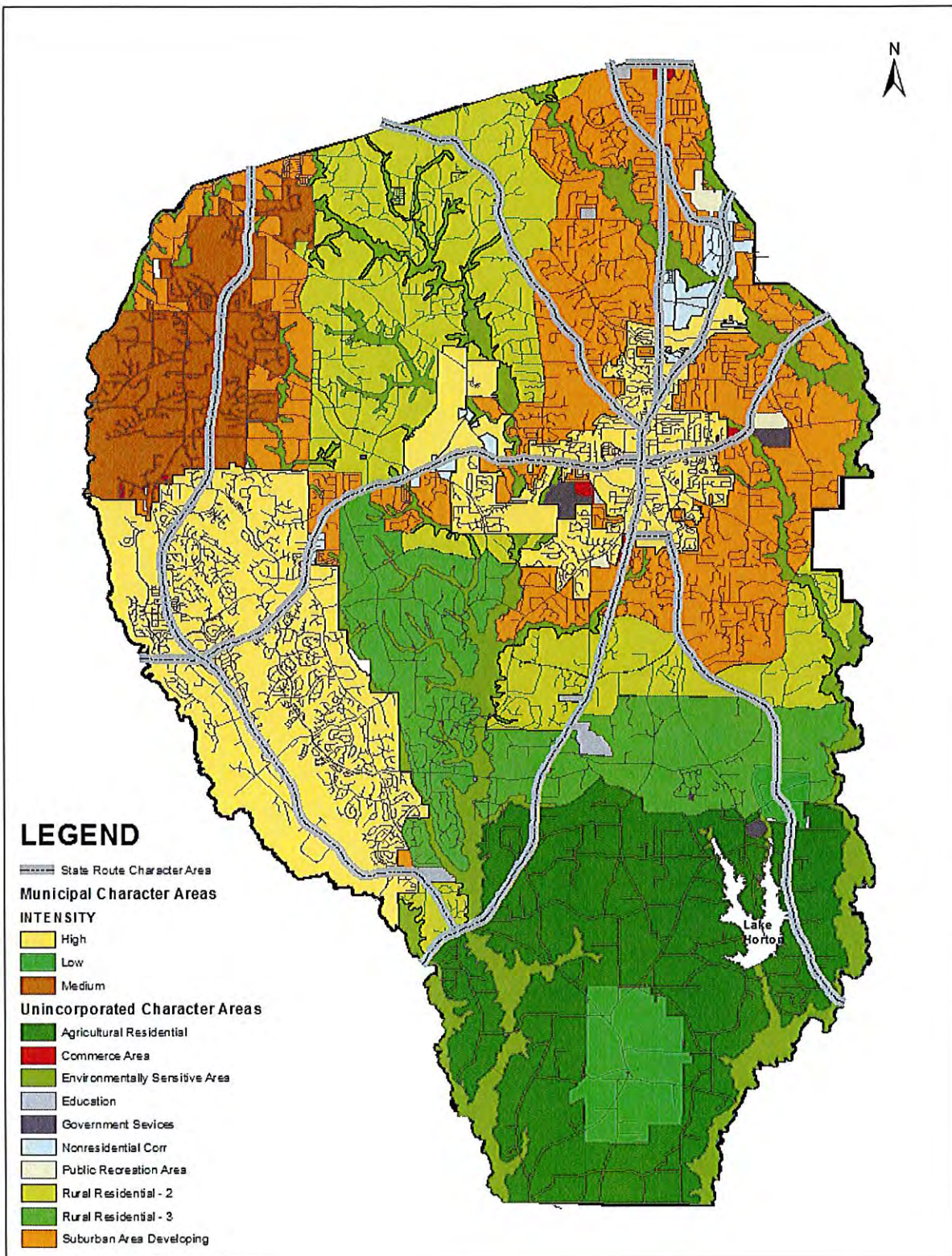


Brooks



Woolsey

MAP CG-1



ECONOMIC DEVELOPMENT

A healthy economy means jobs for its people, increased personal income, successful businesses and an enhanced quality of life.

- Anonymous

INTRODUCTION

The economic development element presents findings on the characteristics of Fayette County's economy and provides information on the economic base and labor force of Fayette County, surrounding areas, and the state. This chapter provides the basis for setting policies about future economic development of the county and for making informed decisions regarding the county's business community and residents.

THE REGIONAL ECONOMY

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

ECONOMIC ANALYSIS

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

Tax Base

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

Employment by industry

Table E-1 depicts the number and percentage of total workers employed by industry for 1990, 2014 and 2019 in Fayette County and the state. From ~~1990~~ 2014 to ~~2014~~ 2019, five industry sectors showed a marked decrease in the percentage of the employed civilian population 16 years and over.

These industry sectors were:

- ~~Construction – 6.3 percent to 3.8 percent~~ Retail trade – 10.8 to 8.3 percent
- ~~Manufacturing – 10.3 to 9.0 percent~~ Public administration - 6.7 to 5.2 percent
- ~~Wholesale Trade – 6.3 percent to 3.0 percent~~ Transportation and warehousing, and utilities – 14.3 to 13.2 percent
- ~~Retail trade – 15.6 percent to 10.8 percent~~ Manufacturing – 9.0 to 8.2 percent
- ~~Transportation and Warehousing, and Utilities – 22.2 percent to 14.3 percent~~ Professional, scientific, and management, and administrative and waste management services – 10.8 to 10.6 percent

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

~~Three Six~~ industry sectors showed ~~a noticeable an~~ increase in the percentage of the employed civilian population 16 years and over from ~~1990 2014~~ to ~~2014 2019~~. ~~The state showed an increase in these aforementioned industry sectors as well from 1990 to 2014.~~

These industry sectors were:

- ~~Professional, Scientific, Management, Administrative, and Waste Management Services – 6.7 percent to 10.6 percent~~ Construction – 3.8 to 5.7 percent
- ~~Education, Health, and Social Services – 13.1 percent to 19.7 percent~~ Information – 2.1 to 3.6 percent
- Arts, Entertainment, Recreation, Accommodation, and Food Services – ~~1.0 percent~~ 9.0 to 9.9 percent
- Finance, insurance, real estate, and rental, and leasing – 6.3 to 7.0 percent
- Other services (except Public administration) 4.5 to 5.2 percent
- Wholesale trade – 3.0 to 3.6 percent

TABLE E-1
EMPLOYMENT BY INDUSTRY, PERCENT: 1990, 2014, 2019
FAYETTE COUNTY, STATE

	Fayette County			State		
	1990	2014	2019	1990	2014	2019
Employed civilian population 16 years and over	31,844	49,163	53,105	3,090,276	4,300,074	4,834,622
Agriculture, forestry, fishing, and hunting, and mining	327 1.0%	122 0.2%	108 0.2%	82,537 2.7%	50,601 1.2%	51,378 1.1%
Construction	2,002 6.3%	1,887 3.8%	3,003 5.7%	214,359 6.9%	274,485 76.4%	322,629 6.7%
Manufacturing	3,273 10.3%	4,448 9.0%	4,376 8.2%	585,423 19.0%	457,141 10.6%	516,354 10.7%
Wholesale trade	2,016 6.3%	1,492 3.0%	1,920 3.6%	156,838 5.1%	124,678 2.9%	135,693 2.8%
Retail Trade	4,983 15.6%	5,326 10.8%	4,392 8.3%	508,861 16.5%	514,064 12.0%	554,257 11.5%
Transportation and warehousing, and utilities	7,071 22.2%	7,043 14.3%	7,003 13.2%	263,419 8.5%	257,129 6.0%	319,046 6.6%

TABLE E-1 Continued
EMPLOYMENT BY INDUSTRY, PERCENT, 1990, 2014, 2019
FAYETTE COUNTY, STATE

	Fayette County			State		
	1990	2014	2014	1990	2014	2019
Information	na	1,014 2.1%	1,643 3.1%	na	107,282 2.5%	113,365 2.3%
Finance, insurance, real estate, and rental, and leasing	2,131 6.7%	3,106 6.3%	3,698 7.0%	201,422 6.5%	272,171 6.3%	300,552 6.2%
Professional, scientific, management, administrative, and waste management services	2,137 6.7%	5,217 10.8%	5,718 10.6%	248,562 8.0%	491,051 11.4%	595,308 12.3%
Educational, health, and social services	4,170 13.1%	9,662 19.7%	10,474 19.7%	461,307 15.0%	907,275 21.1%	1,002,203 20.7%
Arts, entertainment, recreation, accommodation, and food services	332 1.0%	4,409 9.0%	5,252 9.9%	31,911 1.0%	397,577 9.2%	454,119 9.4%
Other services (except Public administration)	1,377 4.3%	2,235 4.5%	2,758 5.2%	168,587 5.4%	214,474 5.0%	234,783 4.9%
Public administration	2,025 6.4%	3,292 6.7%	2,760 5.2%	167,050 5.4%	232,146 5.4%	234,935 4.9%

Source: U.S. Bureau of the Census, 1990 & American Community Survey, 2014 and 2019

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

TABLE E-2
PROJECTED JOBS BY INDUSTRY IN FAYETTE COUNTY, 2020, 2030 & 2040
FAYETTE COUNTY

	2020		2030		2040	
	Number	Percent	Number	Percent	Number	Percent
Total Employment	59,504		68,442		76,005	
Agricultural, Forestry, Fishing & Hunting	33	0.06%	32	0.05%	19	0.02%
Mining, Quarrying, and Oil and Gas Extraction	131	0.22%	159	0.23%	184	0.24%
Utilities	26	0.04%	28	0.04%	29	0.04%
Construction	4,528	7.61%	5,171	7.56%	6,201	8.16%
Manufacturing	2,782	4.68%	3,788	5.53%	4,269	5.62%
Wholesale Trade	2,733	4.59%	3,010	4.40%	3,178	4.18%
Retail Trade	7,663	12.88%	8,298	12.12%	8,679	11.42%
Transportation & Warehousing	2,504	4.21%	2,481	3.62%	2,538	3.34%
Information	680	1.14%	1,006	1.47%	1,321	1.74%
Finance & Insurance	2,103	3.53%	2,225	3.25%	2,331	3.07%
Real Estate & Rental & Leasing	2,988	5.02%	3,724	5.44%	4,334	5.70%

TABLE E-2 Continued
PROJECTED JOBS BY INDUSTRY IN FAYETTE COUNTY: 2020, 2030 & 2040
FAYETTE COUNTY

	2020		2030		2040	
	Number	Percent	Number	Percent	Number	Percent
Professional, Scientific & Technical Services	4,175	7.02%	4,917	7.18%	6,088	8.01%
Management of Companies & Enterprises	358	0.60%	369	0.54%	384	0.51%
Administration & Support & Waste Management & Remediation Services	2,064	3.47%	2,124	3.10%	2,251	2.96%
Educational Services	6,543	11.00%	8,285	12.11%	9,022	11.87%
Health Care & Social Services	6,951	11.68%	7,785	11.37%	8,970	11.80%
Arts, Entertainment & Recreation	1,289	2.17%	1,434	2.10%	1,534	2.02%
Accommodation & Food Services	6,100	10.25%	6,921	10.11%	7,426	9.77%
Other services	2,856	4.80%	3,104	4.54%	3,318	4.37%
Public Administration	3,015	5.07%	3,583	5.24%	3,929	5.17%

Source: Atlanta Regional Commission

LABOR FORCE

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

Employment by Occupation

Table E-3 displays the employment by occupation number and percent for ~~1990~~ 2010, ~~2000~~ 2014 and ~~2014~~ 2019 for Fayette County. The number of employed civilians increased from ~~31,844~~ 49,163 in ~~1990~~ 2014 to ~~49,163~~ 53,105 in ~~2014~~ 2019.

TABLE E-3
EMPLOYMENT BY OCCUPATION, NUMBER AND PERCENT: 2010, 2014 & 2019
FAYETTE COUNTY

	2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science & arts occupations	21,922	43.2%	21,023	42.8%	24,233	45.6%
Service occupations	5,780	11.4%	6,708	13.6%	6,730	12.7%
Sales and office occupations	14,048	27.7%	12,469	25.4%	11,430	21.5%
Natural resources, construction, & maintenance occupations	3,342	6.6%	3,176	6.5%	4,222	8.0%
Production, transportation, and material moving occupations	5,598	11.0%	5,777	11.8%	6,490	12.2%
Total employed civilian population 16 years and over	50,690	100%	49,163	100%	53,105	100%

Source: U.S. Bureau of the Census, American Community Survey, 2010, 2014 & 2019

Table E-4 shows the occupation of employed persons in ~~2014~~ 2019. In terms of Fayette County as a whole, the largest percentage (~~42.8~~ 45.6) is within the category of Management, business, science & arts occupations and the lowest percentage (~~6.5~~ 8.0) is within the category of Natural resources, construction, and maintenance occupations. Within all jurisdictions, the greatest percentages of employed persons worked in the category of Management, business, science & arts occupations. Within unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone, the category of Natural resources, construction, and maintenance occupations had the lowest percentages of employees. In Brooks ~~and Woolsey~~ the lowest percentage of employees were in the Production, transportation, & material moving occupations category ~~and in Woolsey the lowest percentage of employees were in the Service occupations category.~~

TABLE E-4
EMPLOYMENT BY OCCUPATION, PERCENT: 2019
FAYETTE COUNTY, MUNICIPALITIES & UNINCORPORATED
COUNTY

	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey	Uninc. County
Employed civilian population 16 years and over	53,105	252	8,124	16,397	3,857	83	24,644
Management, business, science & arts occupations	24,233 45.6%	111 44.0%	3,469 42.7%	8,465 51.6	2,015 52.2%	34 41.0%	10,250 41.6%
Service occupations	6,730 12.7%	42 16.7%	1,105 13.6%	1,653 10.1%	486 12.6%	7 8.4%	3,479 14.1%
Sales & office occupations	11,430 21.5%	57 22.6%	2,064 27.7%	3,545 21.6%	676 17.5%	26 31.3%	5,119 20.8%
Natural resources, construction, & maintenance occupations	4,222 8.0%	24 9.5%	444 6.1%	954 5.8%	278 7.2%	8 9.6%	2,538 10.3%
Production, transportation, & material moving occupations	6,490 12.2%	18 7.1%	1,042 12.8%	1,780 11.4%	3,402 10.4%	8 9.6%	3,258 13.2%

Source: U.S. Bureau of the Census, American Community Survey, 2019

Employment Status

Per Table E-5, from ~~1990~~ 2014 to 2014 2019, the percentage of those not in the labor force increased from ~~28.32~~ 36.6 percent to ~~36.57~~ 38.5 percent, an increase of ~~8.25~~ 1.9 percent. This could be due to the aging of the population with more persons of retirement age residing in the County, as well as, the recent economic recession. The percentage of females in the labor force has remained somewhat constant from ~~51.37~~ 52.3 in ~~1990~~ 2014 to ~~51.18~~ 52.2 in 2014 2019.

TABLE E-5 EMPLOYMENT STATUS: 2010, 2014 & 2019 FAYETTE COUNTY						
	2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
Total population 16 years and over	80,994		85,145		90,004	
In labor force	53,930	66.6%	54,010	63.4%	55,319	61.5%
Civilian labor force	53,689	66.3%	53,737	63.1%	55,252	61.4%
Employed	50,690	62.6%	49,163	57.7%	53,105	59.0%
Unemployed	2,999	3.7%	4,574	5.4%	2,147	2.4%
Armed Forces	241	0.3%	273	0.3%	67	0.1%
Not in labor force	27,064	33.4%	31,135	36.6%	34,685	38.5%
Females 16 years and over	42,453	52.4%	44,566	52.3%	46,955	52.2%
In labor force	24,974	30.8%	25,194	29.6%	26,196	29.1%
Civilian labor force	24,945	30.8%	25,098	29.5%	26,185	29.1%
Employed	23,804	29.4%	23,031	27.0%	25,044	27.8%

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

Unemployment Rates

Table E-6 indicates that between ~~2004~~ 2010 and ~~2013~~ 2019, Fayette County had a lower unemployment rate than its surrounding counties, the state and the nation with the exception of ~~2009 when the national rate was 9.3 percent opposed to 9.6 percent for Fayette County~~ 2018 and 2019 when Coweta County had a slightly lower percentage. From ~~2004~~ 2010 to ~~2013~~ 2019, the unemployment rate in Fayette County ranged from a low of ~~3.7~~ 3.0 percent in ~~2004~~ 2019 to a high of ~~9.6~~ 8.2 percent in ~~2009~~ 2010 which was the height of the recession.

TABLE E-6
ANNUAL UNEMPLOYMENT RATES: 2010-2019
FAYETTE COUNTY, SURROUNDING COUNTIES, STATE, NATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Fayette County	8.2%	8.0%	7.6%	6.7%	6.1%	5.2%	4.7%	4.0%	3.5%	3.0%
Clayton County	13.5%	13.4%	12.0%	10.8%	9.3%	7.7%	6.6%	5.8%	4.9%	4.2%
Coweta County	9.7%	9.1%	8.0%	7.0%	6.1%	5.3%	5.0%	4.2%	3.4%	2.9%
Fulton County	10.5%	10.2%	9.1%	8.1%	7.0%	6.0%	5.4%	4.8%	4.0%	3.5%
Spalding County	14.9%	14.0%	12.5%	11.5%	9.4%	8.1%	6.9%	5.8%	4.7%	4.0%
State	10.5%	10.2%	9.2%	8.2%	7.1%	6.0%	5.4%	4.7%	3.9%	3.4%

Source: The Georgia County Guide

Commuting Patterns

Employment by place of work data provides information on commuting patterns and insight into the numbers of residents who find employment in other areas. In both ~~1990~~ 2010 and ~~2000~~ 2014 a higher percentage of Fayette County residents worked outside the county (67.0 percent and 62.5 percent, respectively). However, in 2019, a higher percentage (49.9 percent) of Fayette County residents worked inside the county as opposed to outside of the county (47.9 percent). ~~This data was collected in the 1990 and 2000 decennial census through the Census long form questionnaire. The Census long form questionnaire was not used in the 2010 Census to collect this data and this data was instead collected through the annual American Community Survey and a category for "Worked outside state of residence" was added. The data for 2014 was collected through the American Community Survey.~~

TABLE E-7
LOCATION OF EMPLOYMENT FOR WORKERS 16 YEARS AND OVER:
2010, 2014, 2019
FAYETTE COUNTY

	2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
Total	49,148		48,012		52,476	
Worked in county of residence	21,576	43.9%	21,797	45.4%	26,186	49.9%
Worked outside county of residence	26,589	54.1%	25,350	52.8%	25,136	47.9%
Worked outside state of residence	1,032	2.1%	864	1.8%	1,102	2.1%

Source: U.S. Bureau of the Census, American Community Survey, 2010, 2014 & 2019

LOCAL ECONOMIC DEVELOPMENT RESOURCES**Economic Development Agencies**

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

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

Fayette County Chamber of Commerce - The Fayette County Chamber of Commerce is a voluntary business association comprised of area firms and concerned individuals who work together to achieve a favorable business climate, while enhancing the quality of life. The Fayette Chamber of Commerce's mission is to promote business and enhance economic and community development through leadership, service advocacy for Fayette County. In addition to providing traditional networking and education opportunities, the Fayette Chamber works closely with existing businesses, the Fayette County Development Authority and local governments to promote and market Fayette County as a pro-business location.

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

Joint Development Authority (JDA) of Meriwether County, Coweta County and Fayette County - The three development authorities join together to sponsor and cooperate on special projects. Additionally, participation in this JDA provides an additional job tax credit of \$500.

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

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

Economic Development Programs and Tools

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

Industrial/Business Parks. There are four industrial/business parks in Fayette County. These industrial/business parks are:

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

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

Education and Training Opportunities

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

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

ASSESSMENT OF CURRENT CONDITIONS AND FUTURE TRENDS

Based on the American Community Survey, ~~2014~~ 2019, Employment by Industry (Table E-1) the top five industries employing Fayette County citizens are:

1. Educational, Health, and Social Services (19.7%)
2. Transportation and Warehousing, and Utilities (~~14.3~~ 13.2%)
3. ~~Retail Trade (10.8%)~~ Professional, Scientific, Management, Admin., and Waste Management Services (10.6%)
4. ~~Professional, Scientific, Management, Admin., and Waste Management Services (14.3%)~~ Arts, Entertainment, Recreation, Accommodation, and Food Services (9.9%)
5. ~~Tied - Manufacturing (9.0%) and Arts, Entertainment, Recreation, Accommodation, and Food Services (9.0%)~~ Retail Trade (8.3%)

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

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

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

Fayette County's unemployment rate has shown a ~~rise~~ decrease in the past ten ~~or so~~ years. ~~This is most probably due to the recent recession.~~ However, Fayette County's unemployment rate has been ~~for the most part~~ lower than surrounding Counties, ~~and~~ the State and ~~has been slightly lower or in line with~~ the Nation (TABLE E-6).

Commuting patterns have changed for workers 16 years and over since ~~2000~~ 2010 when ~~37.5~~ 43.9 percent worked within Fayette County and ~~62.5~~ 54.1 percent worked outside Fayette County. In ~~2014~~ 2019 the percent working within Fayette County rose to ~~45.4~~ 49.9 and the percent working outside the County fell to ~~52.8~~ 47.9 with ~~1.8~~ 2.1 percent working outside of the state.

POLICIES AND OBJECTIVES

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

Another important element to both supporting and attracting economic development is maintaining the quality of life which makes Fayette County a desirable place to live. The volatility of economic development opportunities also must be understood and anticipated. It is quite likely that major new social, economic, or development opportunities or influences may arise that were unforeseen when these policies were formulated. Because of this, the County must be prepared when economic development opportunities arise.

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

Policy: Provide for the development and expansion of a diversified economic base (office, industrial and commercial) to produce a wide range of employment opportunities.

- Objective a. Target businesses that require a highly educated workforce matching the educational demographics of Fayette County. Fayette County has a highly educated workforce, ~~43.3~~ 46.2 percent of persons 25 years of age or older have a bachelor's degree or higher (Source: U.S. Bureau of the Census, American Community Survey, ~~2014~~ 2019).
- Objective b. Recruit clean industry which has minimal impacts on existing public facilities and the environment.
- Objective c. Encourage the retention and expansion of existing employers through programs like Existing Industry Council.
- Objective d. Encourage the reuse and/or redevelopment of vacant or underutilized nonresidential properties and buildings.

Policy: Support the development of business opportunities to diversify and strengthen the tax base, create and maintain jobs, and preserve the quality of life in Fayette County.

- Objective a. Establish and maintain inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
- Objective b. Plan for sufficient land suitable for economic development to be available in areas where appropriate infrastructure exists by working with local governments.
- Objective c. Lobby state, and federal governments for the development and maintenance of road systems which makes transportation quick, safe,

accessible and that meet the long term economic development needs of the county.

Objective d. Develop strategies that attract quality new employers, both domestic and foreign.

Objective e. Encourage and promote entrepreneurial development through marketing, Small Business Success Academy, Small Business Week, and leverage various state and national programs to facilitate said activity.

Policy:

Provide a high quality education system to carry out the economic and present and future economic development.

Objective a. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.

Objective b. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market, and so that business may help meet specific school needs.

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

Policy:

Continue to provide high quality services for County residents and business personnel.

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

Objective b. Encourage a high quality of architecture, landscaping, and urban design that will serve as a catalyst for further economic development.

Objective c. Recognize and support the diversity of Fayette County's community and businesses by maintaining a close working relationship with the Chamber of Commerce and other business and civic organizations.

LAND USE ELEMENT

"Planned growth is more desirable than uncontrolled growth, and more profitable; public and private powers can be joined in partnership in a process to realize the plan."

- Ian Mcharg

INTRODUCTION

The Land Use Element functions as a guide for county officials, the general public, the development community, and other interested parties as to the ultimate pattern of development in the unincorporated county. This Element provides the opportunity to inventory existing land use patterns and trends; to illustrate future patterns of growth, based on community needs and desires; develop policies and objectives for future land use; consider in a broader perspective, the sum total effect of future development on the County; and to recognize that Fayette County holds a unique place in the Atlanta Metro area as a low density community which offers a slower pace and a very desirable quality of life.

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

The Land Use Element focuses on maintaining quality of life, and providing opportunities to protect and preserve rural character while allowing for reasonable and compatible growth. The policies within this chapter work together with the Future Land Use Plan Map to provide a guide for future development by type, density, intensity and location. These plan elements are represented on the Map by color designations.

EXISTING LAND USE

The intent of a land use plan is to guide development based on an understanding of the county's current development status and future development trends. A key element in this process is an inventory of existing land use. A knowledge and understanding of how land in the county is presently being used establishes the foundation for the preparation of a land use plan.

Fayette County's total land area is 127,726 acres. Of this total, approximately 36,447 acres (29 percent) lies within the incorporated limits of Fayette County's five municipalities. The remaining 91,279 acres lie within unincorporated Fayette County. The following section provides an inventory and assessment of existing land use in unincorporated Fayette County. The county's Geographical Information System, supplemented by area knowledge, and was

used to develop existing land use data. This section identifies the products resulting from a typical land use survey: (1) a map showing existing land use (Map L-1); and (2) statistics describing the amount of land in each land use category (Table L-1).

The following land use categories, as defined by the Department of Community Affairs, were used to survey existing land use in unincorporated Fayette County:

Residential: In unincorporated Fayette County, the predominant use of land within the residential category is for single-family dwelling units. This residential densities in this category range from one acre minimum lots to five acre minimum lots and includes Manufactured Home Parks.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial: This category is for land dedicated to service industries, manufacturing, processing and assembly operations, warehousing, wholesale trade facilities, mining, or other similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, Park/Recreation/Environmentally Sensitive category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category.

Transportation/Communication/Utilities: This category includes such uses as power generation plants, railroad facilities, radio towers, electrical substations, airports, or other similar uses.

Park/Recreation/Environmentally Sensitive: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses.

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Undeveloped: This category is for land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category

includes woodlands or pasture land (not in agricultural crop, livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

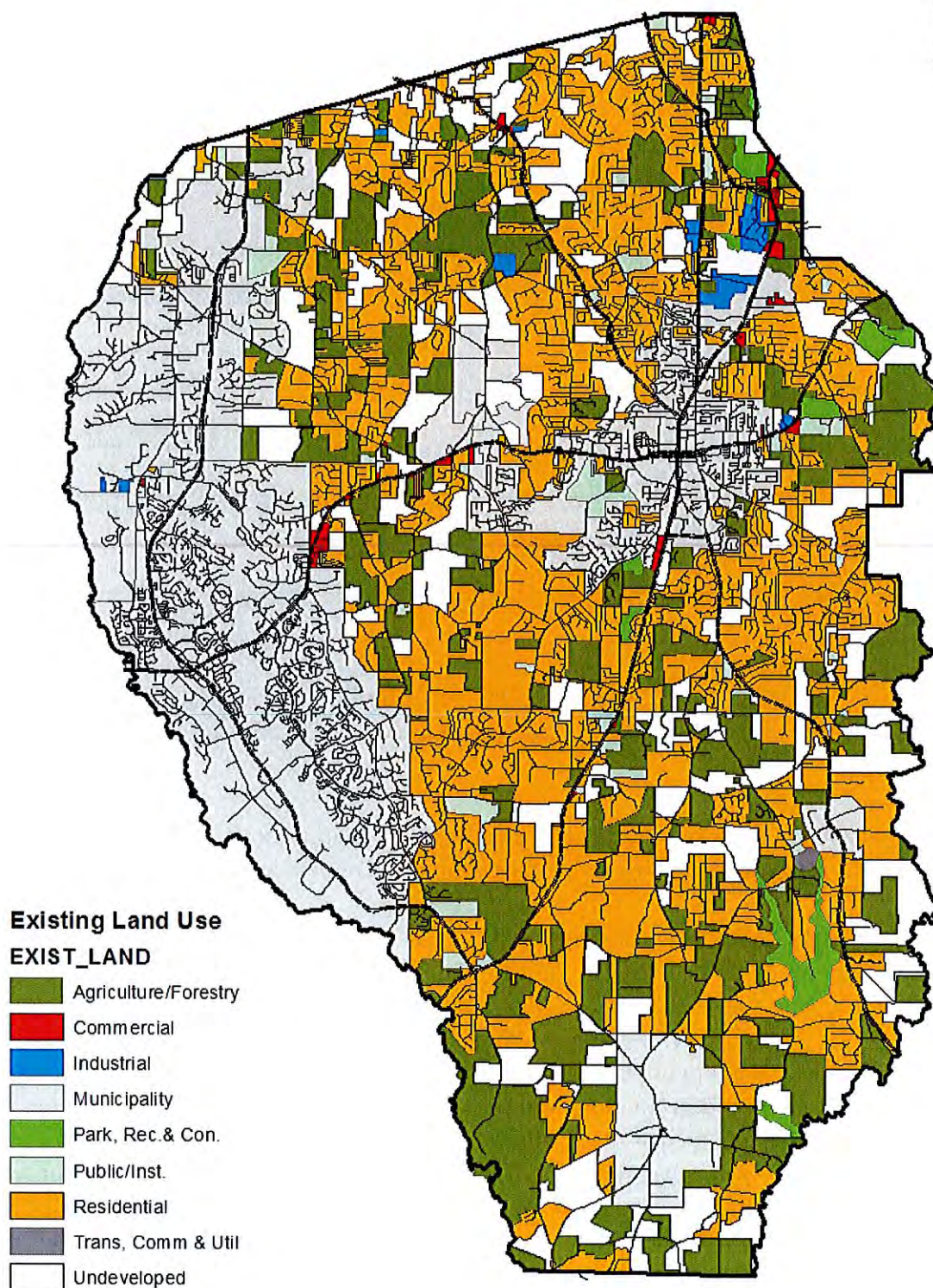
Map L-1, provides a generalized picture of how land in Fayette County is currently being used. Table L-1 lists the total estimated acreage of each of the land use categories illustrated on Map L- 1.

TABLE L-1 EXISTING LAND USE DISTRIBUTION, SPRING 2007 UNINCORPORATED FAYETTE COUNTY		
Land Use	Acreage	Percent of Area
Residential	47,782	51.43%
Commercial & Office	529	0.57%
Industrial	631	0.68%
Public/Institutional	2,042	2.20%
Transportation/Communication/Utilities	86	0.09%
Park/Recreation/Conservation	1,479	1.59%
Agriculture & Forestry	22,623	24.35%
Undeveloped	17,740	19.09%
Total Acreage	92,912	100.00%

Source: Fayette County Planning Department

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

Residential land use, comprising 51.43 percent of the unincorporated county's developed acreage, is the predominant land use in the unincorporated county. This land use is characterized by single family dwellings on lots ranging from a minimum of one acre to lots of five acres or more. Single family dwellings on lots of a minimum OF one acre are developed in conjunction with the availability of public water. These areas are concentrated in the vicinity of the various municipalities and in the northern portion of the county east of SR 92. Lots that are a minimum of two acres in size are further removed from the urban areas, where county water may or may not be available. Residential land uses in the southern end of the county are characterized by single family dwellings on lots of five acres or larger. This is due not only to the lack of available infrastructure, but to the support and maintenance of the rural environment that is characteristic of this area. There are seven manufactured home parks in the unincorporated county. These parks contain approximately 1,460 manufactured home pads.

**MAP L-1
EXISTING LAND USE**

Source: Fayette County GIS

Commercial and Office land uses comprise approximately 0.57 percent of the total land area. Commercial activity is generally limited to small, neighborhood, convenience-retail centers. These centers are characterized by a gas station/convenience store. Two areas, SR 85 North and SR 54 West adjacent to Peachtree City, contain a mix of small shopping centers, offices and service establishments. Office uses are generally concentrated along SR 85 North and SR 54 West where an overlay zone allows the conversion of existing residences to office uses.

Industrial land use comprises 0.68 percent of the total acreage. The majority of industrial activity is centered north of Fayetteville along SR 85 North (BFI Landfill property, numerous auto salvage facilities, and Kenwood Business Park) and SR 314 (Lee Center).

Public/Institutional land uses, comprising nearly 2.20 percent of the total developed acreage, consist mainly of churches, schools, and county-owned facilities and property. There are over 100 churches in the unincorporated county as well as four existing or planned high schools, three existing middle schools, and four elementary schools. Existing or future water tank sites are located on Ellis Road, SR 92 North, Porter Road, and Horseman's Run. A large water treatment plant is located on Antioch Road.

Transportation/Communication/Utilities land uses comprise 0.09 percent of the land area. Five utility substations are located in the unincorporated area. These substations are located on SR 54 West, Bernhard Road, Ebenezer Church Road, Friendship Church Road, and New Hope Road.

Park/Recreation/Environmentally Sensitive land uses comprise 1.59 percent of the land area and are represented by McCurry Park, Kiwanis Park, Lake Horton Park, Starr's Mill Park, and future parkland on Kenwood Road. This area also includes the Lake Horton Reservoir and County wetland mitigation sites.

Agricultural/Forestry lands comprise 24.35 percent of the land area. Located throughout the unincorporated county but mainly in the southern end of the county, these lands are generally characterized by small farms, plant nurseries, commercial timber, pulpwood harvesting or large residential lots with associated horse or cattle raising/grazing. Many of these properties are participating in the Conservation Use Covenant with the county.

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

EXISTING LAND USE ASSESSMENT

The existing land use pattern in Fayette County is the result of many individual and policy decisions over many years. These decisions are based on physical constraints and opportunities, and outside market forces. This section discusses the factors leading to the existing pattern of development and the market forces in effect that seek to influence land use decisions.

Factors Leading to the Existing Pattern of Development

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

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

Infrastructure Development. The availability of infrastructure, and the lack thereof, has also contributed to Fayette County's existing land use pattern. While not available county-wide, public water service is provided by the Fayette County Water System to portions of the unincorporated county as well as the municipalities of Brooks, Peachtree City, Tyrone and Woolsey. Sanitary sewerage service is available mostly within the cities of Fayetteville and Peachtree City and within limited areas of Tyrone. Such infrastructure availability allows these cities to offer the highest residential densities and to provide for more intense nonresidential uses in the form of office parks, commercial centers, and industrial areas.

No public sewer is available in unincorporated Fayette County. Development in the unincorporated area relies on individual septic systems for on-site sewage disposal. The soil and space requirements of septic systems necessitate a larger development area. Therefore, the unincorporated county is characterized by larger single-family residential lots. Fayette County as a whole, however, is able to offer residents a wide choice of housing opportunities, from smaller lot single family homes and multi-family housing in the municipalities to larger single-family lots and sprawling farmsteads in the unincorporated county.

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

Market Forces. Market forces for increased housing are working to exert pressures on the rural landscape that is unincorporated Fayette County. Land prices continue to rise as residential land uses creep closer and closer to rural areas. As land prices rise, it becomes economically difficult to hold land for agricultural purposes.

FUTURE LAND USE MAP AND NARRATIVE

The Future Land Use Map depicts the proposed uses of land in the unincorporated portion of Fayette County. Different color shadings are used on the map to indicate different categories of recommended future land use, with the color shadings defined in the map's legend.

The land uses shown on the map generally follow key geographic features, such as roads, streams, and in some cases they transition at existing lot lines. However, the final boundaries may vary according to the merits of a development proposal and whether it meets the intent of the plan's vision as a whole.

The county's Zoning Map implements the Future Land Use Map land use designations by ordinance, at a much more detailed, parcel-specific level. In evaluating a specific development proposal, the direct impacts of the project on adjacent and nearby properties, transportation, the environment, and public facilities will be identified. The resolution of any impacts is critical if a proposal is to receive favorable consideration. In order to achieve the density ranges indicated in the Plan, these direct impacts must be mitigated to the satisfaction of the county.

The Future Land Use Map of this Comprehensive Plan uses eight major land use designations to depict the types of land uses that are allowed in the county: Residential, Commercial, Office, Industrial, Public Facilities/Institutional, Environmentally Sensitive Areas, Parks and Recreation, and Transportation, Communication and Utilities. The following provides a brief description of each of the land use categories illustrated on the Future Land Use Map.

Residential

This category includes all properties anticipated for residential development. Appropriate density ranges, in terms of dwelling units per acre, are recommended in this Plan and are shown on the Land Use Plan Map. The county's residential density pattern has generally developed from one of higher densities in the northern portion to lower densities in the southern portion. The southern portion of the county is characteristic of the more rural adjacent counties of Spalding and Coweta and offers fewer public services.

The plan's general intent regarding future residential development is to (1) channel higher density development (less than one acre) into areas served by public water and sewer; (2) channel lower density development into areas served by public water; (3) limit development in those areas of the county which lack public facilities.

The residential land use category is broken down into six sub-categories as described below:

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

presence of unpaved and/or unimproved roads, and a long-standing characteristic of large lot residential development, often in conjunction with an agricultural activity. These factors, along with environmental constraints due to the presence of numerous streams and associated poor soils, dictate large lot development. Agricultural Residential land use is shown as occurring in the southern portion of the county where the aforementioned factors exist to the greatest degree in Fayette County.

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

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

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

Low Medium, Medium, and High Density Residential: These categories consist of residential uses with more than one unit per acre, from duplexes and ½ acre lots up to five units per acre. There are no areas designated Low Medium, Medium, and High Density Residential at this time due to the lack of public sewer in the unincorporated county.

Mobile Manufactured Home Park: This category defines existing ~~mobile manufactured~~ home parks. **(Note: Change land use category of Future Land Use Plan Map to match.)**

Office

The Office land use category designates office development which can be located as stand-alone structures or in office parks or centers. Major Office land use designations are located in eight areas of the unincorporated county:

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

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

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

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

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

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

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

Commercial

This category identifies areas of commerce where both retail and wholesale are conducted. However, county policy recognizes that major commercial facilities should be located within incorporated areas where infrastructure is available and population densities are most concentrated. The county should attempt to discourage additional commercial development along major roadways, as strip commercial development is neither desirable from a safety standpoint nor attractive.

The Land Use Plan Map illustrates the concentration of commercial land uses in various locations throughout the unincorporated area. The land used areas vary from smaller, neighborhood commercial areas to larger, concentrated areas of commercial activity. The following section provides a brief description of the major commercial areas.

SR 54 and Corinth Road: This area is bounded by the powerline to the north, SR 54 to the south and Simpson road to the west. No expansion of the commercial area is recommended. The future alignment of the East Fayetteville Bypass could alter the configuration of this intersection.

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

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

SR 92 and Westbridge Road: This area is a mix of old and new nonresidential development. The opportunity exists here for infill development and redevelopment of older establishments.

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

~~SR 54 and Sumner Road (south): This area is a mix of commercial retail and office uses with well-established boundaries—it is defined by the existing commercially zoned tracts south of Land Lot 70, District 7 and the limits of Peachtree City. A number of parcels backing up to Sumner Road have been annexed and this trend is likely to continue.~~ (Note: this area has been annexed into Peachtree City. Update Future Land Use Plan Map to match.)

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

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

SR 54 East of Fayetteville: The existing nonresidential development consists of a mix commercial and light industrial uses. Commercial and light industrial land uses are indicated from the city limits of Fayetteville east to McDonough Road. On the south side of SR 54, this commercial activity is limited to the properties fronting on SR 54 only for a depth necessary to provide adequate acreage for commercial uses. This allows for the coordination of commercial uses along the frontage of SR 54 with residential uses to the rear accessing Callaway Road.

SR 85 South of Fayetteville: This area extends from the city limits of Fayetteville southward to the northern boundary of Land Lots 59 and 60 of the 5th District. This area is largely undeveloped at this time.

Limited Commercial (One & Two)

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

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

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

SR 74, SR 85, & Padgett Road Intersection (Starr’s Mill Historic District): This intersection is in close proximity to historic Starr’s Mill. This area represents a newly developing nonresidential

node where the L-C-1, (Limited-Commercial (1) District) and O-I, Office-Institutional zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C, (Community Commercial District), C-H, (Highway Commercial District) and L-C-2, (Limited-Commercial (2) District) are not designated for this area.

Industrial

This category designates all land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. For more descriptive purposes, industrial land use is subdivided into "Light" and "Heavy" categories:

Light Industrial: Includes non-heavy manufacturing and uses such as service industries, assembly, warehousing, and other industrial uses.

Heavy Industrial: Designates land uses which heavily impact adjacent land uses such as heavy manufacturing industries, rock quarries, and auto salvage yards.

Industrial land uses are important consideration in any community, due to the unusually large sites they require, the tax and employment base they yield, and the safety, health, or environmental problems they can create. Industrial land uses in the unincorporated county consist primarily of service industries that serve the local economy. The Land Use Plan Map concentrates future industrial activity along SR 85 North and SR 314 where such activity already exists. As with commercial activity, county policy supports the location of major industrial activity, which requires adequate infrastructure and transportation (rail) access, within the existing industrial park in Peachtree City.

Business Technology Park

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

Special Development District

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

General Business

This category designates properties where the General Business zoning district is appropriate. The purpose of the General Business zoning district is to provide for business development that

contains uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or noxious conditions related to those uses. The G-B Zoning District will support the growing movie industry in Georgia, and limits the development of retail commercial uses and the resulting traffic generation associated with retail commercial development. The uses allowed in this zoning district could lend to a business park development pattern.

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

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

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

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

Public Facilities/Institutional

Public Facilities/Institutional land uses indicate all land owned by local government for the provision of services (courthouses and jails, government building complexes, schools, fire stations, etc.) and semi-public uses such as churches and their grounds. Representing uses that are considered to be more location-sensitive for proximity (e.g. fire/EMS stations, schools), these uses are scattered throughout the unincorporated county. Both the existing and (known)

future locations of public and institutional facilities in the unincorporated county are indicated on the Land Use Plan Map. The location of certain facilities can change the characteristics of an area. Existing and future residents should be aware of such uses and their implication.

Environmentally Sensitive Areas

This category identifies environmentally sensitive areas, containing waterways, watershed protection areas, flood plains, poor soils and steep slopes that are not conducive to development. Environmentally Sensitive Areas are useful as passive recreational areas and wildlife habitat. The Land Use Plan Map shows Environmentally Sensitive Areas concentrated along the county's major water supply streams and their tributaries. These major water supply streams include the Flint River, Whitewater Creek, and Line Creek.

Parks and Recreation

Parks and Recreation land use shows all land that is dedicated to active or passive recreational uses, including associated buildings and parking areas. Open space includes parks as well as other undeveloped land designated or reserved for public or private use or enjoyment. The unincorporated county's existing (Kiwanis, McCurry, and Kenwood) parkland is indicated on the Land Use Plan Map. These are areas that offer both active and passive recreation opportunities.

Transportation/Communication/Utilities

This land use category indicates water system facilities, and other private and public utility land uses such as substations. The location of such facilities is often beyond the control of the local government. The Land Use Plan Map identifies the both the existing and future locations of these facilities as well as the location of railroads, gas pipelines, and electrical transmission lines.

Agricultural/Forestry or Undeveloped

The Land Use Plan Map does not designate any areas as purely Agricultural/Forestry or Undeveloped. It is not anticipated that any area will be strictly limited to agriculture or forestry uses or will be required to remain in an undeveloped state during the planning period of this plan.

FUTURE DEVELOPMENT FACTORS

The factors that established the county's existing pattern of development (transportation, infrastructure, and the environment) will continue to influence development decisions in unincorporated Fayette County. The existing transportation pattern does not support large scale commercial activity, such as a regional mall or major industrial distribution, warehousing, or manufacturing uses. Such uses require more immediate access to an interstate system.

Thus, Fayette County will continue to receive interest from smaller commercial and industrial uses.

There will be areas of the unincorporated county that will not have water service within the planning period of this plan; there are no plans at this time to provide sanitary sewer service in the unincorporated county. The cities of Fayetteville and Peachtree City will continue to have both water and sewer service. The Town of Tyrone has water service and has recently acquired increased sewer service from Fulton County. Such infrastructure availability will allow these cities to accommodate higher residential densities than the unincorporated county and provide for more intense nonresidential uses in the form of more intense office, commercial, and industrial uses.

The impacts of environmentally sensitive land will continue to affect the development of land through the permitted uses and intensity limitations. Environmental constraints in the form of poor soils, groundwater recharge areas, and significant wetland and flood plain areas will influence future development patterns.

Transition Areas

Inevitably, there are occasions when new land uses create disturbances as perceived by adjacent land owners and residents, especially in relatively less developed areas where large undeveloped tracts of land still exist. In Fayette County, the potential for these conflicts is greatest just outside the incorporated areas where annexation brings new, higher density housing and more intense nonresidential developments. Fayette County tries to ensure an orderly and appropriate pattern of land use development and in some cases can require conditions during rezoning to mitigate the impact to create a transitional are between uses.

Efficient Location of New Development

Locational decisions made by developers take into account the availability of needed infrastructure among other considerations. The incorporated areas of Fayetteville and Peachtree City and some areas of Tyrone have public wastewater treatment systems. Development requiring this service is encouraged to locate within the service areas of these systems.

Without such infrastructure available, there is little opportunity for the large scale nonresidential development in the unincorporated area. Nonresidential development tends to be smaller, stand-alone facilities. For these reasons, county policies encourage larger scale nonresidential development to occur within the city limits where proper infrastructure and appropriate population density is available.

Appropriately located retail facilities will allow the community to escape haphazard strip commercial development. The nodal concentration of such shopping facilities will support the

continued commercial growth in a manner that underscores the objectives of this comprehensive plan.

Transportation Corridors

Over the next twenty years, a number of state routes in Fayette County are scheduled to be widened from a two-lane highway to four-lane divided highways. These state routes are the connecting corridors for the incorporated municipalities in Fayette County and neighboring counties.

With the widening of these state routes comes the increased pressure for nonresidential development. Also, with the increase in capacity, ~~will come~~ increases in volume from both local and out of county drivers ~~will occur~~. The County is now in the position where it must balance this demand with its own growth and transportation policies. These state routes are first and foremost transportation corridors; the efficient flow of traffic must be maintained. Nonresidential land uses are indicated on the Land Use Plan Map where their location and intensity is most appropriate for the surrounding area.

In order to better facilitate the desired development along its transportation corridors, Fayette County has adopted Overlay Districts and Overlay Zones for all of the State Route Highways. The particular requirements pertaining to these transportation corridors are discussed below.

LAND USE ELEMENT TEXT

SR 54 West Overlay District: With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District in the middle 1990's. The SR 54 West Overlay District encompasses those areas in the unincorporated county along SR 54 that are west of Fayetteville and east of Peachtree City. This District identifies the county's goals and recommendations for the corridor and sets out the desired development pattern. SR 54 connects the communities of Fayetteville and Peachtree City, and serves as the only major east-west thoroughfare through the county.

Existing Development: Existing residential development is scattered along the SR 54 West Corridor. Residential tracts range in size from large agricultural tracts of as much as 200 acres down to minimum one (1) acre subdivisions. Some large tracts are still used for agricultural purposes and may or may not contain a single-family residence. These tracts vary in size from approximately five (5) to 200 acres. The majority of the larger tracts are located between Sandy Creek and Tyrone Roads which have now been annexed into Fayetteville. Single-family residential development consists of smaller lots, varying in size from one (1) to five (5) acres, fronting on SR 54 West or within subdivisions which access SR 54 West. Existing nonresidential development consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south) which has now been annexed into Peachtree City.

Seven single-family residential subdivisions (Deep Forest, Lakeview Estates, Crystal Lake Estates, Fayette Villa, Longboat, Newton Estates, and The Landings) are developed along the corridor. These subdivisions are zoned for one (1) acre minimum lots.

Since the adoption of the SR 54 West Overlay District, approximately 100 acres has been zoned O-I (Office Institutional.) Of this 100 acres approximately 60 acres has been developed and 40 acres is undeveloped.

Future Development: SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from this commercial node, the intensity of nonresidential development should decrease. The goals of the SR 54 West Overlay District are: (1) to maintain the efficient traffic flow of SR 54 West as the County's only major east-west thoroughfare; (2) to maintain a non-urban character between Fayetteville and Peachtree City; and (3) to protect existing and future residential areas in the SR 54 West Corridor.

If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing or future residential property. This can be accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas as conditions of rezoning.

Nonresidential Recommendations: The nonresidential intent of the SR 54 West Overlay District is to allow office and low intensity business uses. Outside of the commercial designation at Tyrone Road consideration for the Office-Institutional Zoning District may be given. It is recommended that a Special Development District be created for SR 54 West to allow and regulate expanded uses in the Office-Institutional zoning district only on SR 54 West. Conditions should be placed on property at the time of rezoning to address unique situations.

Residential Recommendations: Residential land use along the SR 54 West includes Low Density Residential (1 Unit/1Acre), Rural Residential 2 (1 Unit/ 2 Acres) and Rural Residential 3 (1 Unit/ 3 Acres.) Within the Rural Residential 3 (1 Unit/ 3 Acre) area consideration may be given for two acre density when property fronting on SR 54 is developed with the main access on SR 54.

Mixed Residential/Office Use Recommendations: Where large tracts exist along SR 54 consideration may be given for Office-Institutional zoning along the frontage of SR 54 to a depth of approximately 600 feet with the remainder of the property being developed as residential. It is anticipated that the entrance of these residential areas will be through the office development along the frontage of SR 54. At the time of rezoning it is required that the concept plan depict how the entire property be will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

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

Existing Development

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

Tyrone: Parcels in Tyrone fronting on SR 74 are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map. There are two residentially zoned parcels fronting SR 74 North, one contains a single-family residence, the other contains a church. Two residential subdivisions are located in this area, River Oaks and Rivercrest. River Oaks contains two acre lots and Rivercrest contains one-half acre lots. One parcel zoned for office uses contains a small multi-tenant building and is located on the western side of SR 74 North just north of Kirkley Road. Other parcels zoned for office uses are vacant at this time. The commercially zoned parcel contains a golf recreation facility on the east side of SR 74 North. One of the parcels zoned for light industrial contains a single-family residence and the other is vacant at this time.

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

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

vehicles entering and exiting the road in multiple locations. For the purpose of maintaining a higher level of operational efficiency and safety it is recommended that a system of new roads and service drives be pursued to provide interconnectivity and reduce the number of individual curb cuts.

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

Recommendations:

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

Presently, there are three large parcels that make up the majority of the area. Two of these parcels are in unincorporated Fayette County (72 acres and 28 acres) and the other parcel is in Tyrone (37 acres). The 72 acre parcel is the northern most parcel and a portion of it is in Fulton County, City of Fairburn. The 28 acre parcel is the southern most parcel and has frontage on both SR 74 and Kirkley Road. Both of these parcels are zoned Agricultural-Residential. The 37 acre parcel in Tyrone separates these two parcels. The front 400 feet of this parcel is zoned Office-Institutional and the remainder is zoned M-1 (Light-Industrial).

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

The greatest development potential is in the three large parcels. Because these parcels are contiguous to each other, they create the potential for a continuous development pattern, as they can all be linked. To promote this continuous development pattern and connection, a connecting road from SR 74 North through these properties to Kirkley Road will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR 74 North; this will serve as the curb cut for the 72-acre parcel, and will run south through the three properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR 74 North. The

other large parcel in the unincorporated county will be allowed one curb cut for the construction of a street that will be right in/right out only, as no median break on SR 74 North is located in this area. Curb cuts for individual properties created in the development of these parcels would not be allowed on SR 74 or Kirkley Road. In addition, a multi-use path system will be required to allow for pedestrian, bicycle, and golf cart connectivity between these aforementioned properties.

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

The property located beyond 800 feet from SR 74 will remain designated for Low Density Residential (1 unit/1 to 2 acres). This would include the area along Thompson Road where residential lots exist ranging in size from two to nine acres and undeveloped large parcels where it is anticipated that residential subdivisions could be developed in the future. It is anticipated that the entrance to some of these residential areas, both exiting and future, will be through the planned office development along the frontage of SR 74. It is recommended that curb cuts on these roads be minimized, landscaping be enhanced, and a multi-use path connection between these residential areas and the planned office developments be established. This will be addressed through conditions placed on the property at the time of rezoning or as a condition of site plan approval.

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

This is an area where the assemblage of parcels will achieve the goals of the SR 74 North Overlay District. Assemblage would meet the threshold of a minimum of ten acres and 600 feet of road frontage on SR 74 set forth in the SR 74 Special Development District in the zoning ordinance. The continuation of the service drive in Fairburn will be required as applicable for

parcels in Area 1 that are zoned for non-residential uses. The number of curb cuts will be addressed through conditions put in place at the time of rezoning or as a condition of site plan approval. Individual curb cuts for nonresidential uses should not be allowed on Thompson Road.

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

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

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

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

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

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

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

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

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

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

Other Transportation Corridors: Section 7-6 Transportation Corridor Overlay Zone of the Fayette County Zoning Ordinance establishes Overlay Zones on state highways that traverse Fayette County. Regardless of the underlining zoning, any new nonresidential development along these corridors must meet the requirements of the particular Overlay Zone. The Zoning Ordinance establishes Overlay Zones on SR 54 West and SR 74 North, SR 85 North, and a General State Route Overlay Zone on all other state routes.

Historic District

Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection: Starr's Mill is a significant historic resource in Fayette County. This Overlay District identifies the county's goals and recommendations for the Starr's Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279

can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

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

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

Existing Development: Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

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

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

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and

aesthetic quality of nonresidential development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

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

POLICIES AND OBJECTIVES

The policies and objectives presented in this section provide guidance for an appropriate pattern and pace of development and they indicate how this development should relate to the existing and future community. They also provide a logical framework for land-use decision-making at a conceptual level as well as on an area-wide basis. Uniform application of these policies and objectives will result in a balanced and harmonious community where a high quality of life can be maintained.

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

Overall Policy for Land Use: Growth and development should be consistent with the county's land use plan, which provides for the orderly, balanced, and quality development of all land uses consistent with the physical and economic limitations of the county. Growth should take place in accordance with criteria and standards designed to preserve, enhance, and protect an orderly mix of residential, commercial and/or industrial facilities, and open space.

Recommendations for land use are depicted on the map entitled "Fayette County Future Land Use Plan." This guidance assists in determining a property's appropriate use and intensity. Implementation of the Plan will occur through the zoning process which requires an analysis of basic development-related issues which include, but are not limited to, the requested use and intensity of that use, effect on surrounding development, access and circulation, buffering and screening of adjacent uses, parcel consolidation, and protection of the environment.

LAND USE PATTERN

Through most of its recent history, the unincorporated county could be characterized primarily as a residential area. Major nonresidential land uses generally occur within incorporated areas, where infrastructure and higher population densities are located.

It is a policy of the Fayette County Board of Commissioners that the county's residential neighborhoods are the cornerstone of the community. As such, every effort must be made to ensure that these neighborhoods are protected from the negative aspects of incompatible nonresidential development.

As the county has matured, residential development continues to be the dominant land use. The pattern of land use in Fayette County provides a variety of housing choices. The type and density of residential development complements its location within Fayette County. The unincorporated portions of the county, as well as the towns of Brooks and Woolsey, are characterized by agricultural uses and/or low density single-family subdivision residential development with lot sizes ranging from a minimum of one acre up to a minimum of five acres. Higher density residential development can be found in the cities of Fayetteville, Peachtree City; and Tyrone where residents can choose from a variety of housing styles such as apartments, townhouses, row houses, duplexes, and single family homes on smaller lots.

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



- Objective a. Protect and enhance existing neighborhoods by ensuring that development is of compatible use, density/intensity, and/or mitigated to reduce adverse impacts.
- Objective b. Prevent the encroachment of incompatible land uses, both residential and nonresidential, into established or designated land use areas. Prohibit access to nonresidential uses via residential areas.



- Objective a. The highest level of development intensity should be concentrated in the incorporated areas of Fayette County that offer a full range of infrastructure and a concentration of population densities.
- Objective b. Development in the unincorporated areas should be of less intensity than those in the incorporated areas and blend in with the character of the surrounding area.
- Objective c. Limit development intensity to that which can be accommodated at acceptable levels of service for public facilities and transportation systems.
- Objective d. Locate and limit development intensity in a manner which will not adversely impact environmentally sensitive areas or historic areas of the county.
- Objective e. Ensure that the intensity and type of development will be compatible with the physical limitations of the land; such as soils, slope, topography, etc.

The intensity of land use has a direct effect on the ability to provide adequate levels of service for transportation and public facilities. The Comprehensive Plan is the primary mechanism available to the county for establishing appropriate locations for various levels of land use intensity. Through this mechanism, development occurs in accord with the Plan, at intensities that can assist in achieving various county Policies. For instance, higher intensity uses will be located in areas of the county where public facilities can best accommodate the demands from such uses, thereby efficiently using county resources.

Policy: The pace of development in the County should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.

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

Policy: The county seeks to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental, and other impacts created by potentially incompatible uses.

- Objective a. Promote the adaptive reuse of existing structures that are compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area.
- Objective b. Achieve compatible transitions between adjoining land uses through a step down of land use density and intensity and/or the use of appropriate landscaping, buffering, berms, setbacks, a smooth transition in building height, and consistent architectural design.
- Objective c. Stabilize residential neighborhoods adjacent to nonresidential areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.
- Objective d. Require additional site design standards as a condition of rezoning when necessary to minimize the effect of nonresidential uses both visually and environmentally.
- Objective e. Require enhanced landscaping, berms and/or natural buffers as a condition of rezoning along rights-of-way to minimize the visual impacts and maintain the rural character of the County.
- Objective f. As a condition of rezoning, minimize the potential adverse impacts of development on roadways through the control of curb cuts and inter-parcel circulation.
- Objective g. Use cluster development as a means to preserve open space.

- Objective h. Promote nonresidential development which does not produce excessive noise; smoke, dust, or other particulate matter; vibration; toxic or noxious waste materials; odors; fire; and explosive hazards or other detrimental impacts to minimize impacts on any nearby residential property.
- Objective i. Anticipate the effects of road widening by increasing setbacks accordingly.

