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Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 18, 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 November 4, 2021.
2. Consideration of a Minor Final Plat for CK138, LLC. The property will consist of 2 lots zoned R-40 and C-H, is located in Land Lot 138 of the 13th District and fronts on S.R. 138.

OLD BUSINESS

3. Discussion of the Fayette County Comprehensive Plan Update

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: November 12, 2021
Subject: Minor Final Plat to be considered on November 18, 2021

MAJOR FINAL PLAT

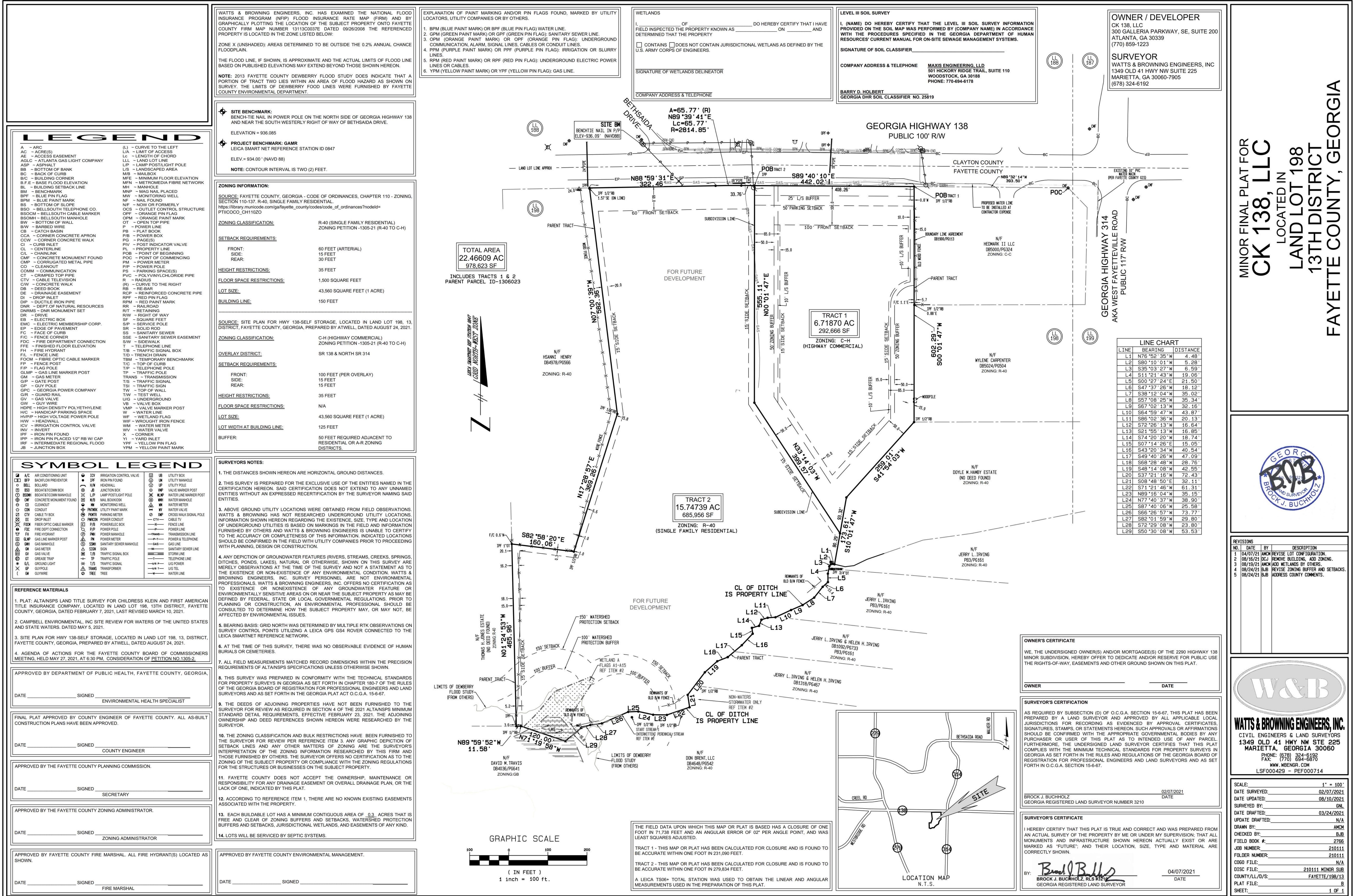
Minor Final Plat CK 138, LLC

OWNER/APPLICANT

CK 138, LLC



Recommend **APPROVAL** for the Minor Final Plat signed November 12, 2021.



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 Agri-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.~~
- Implement projects and practices in accordance with the 2019 Comprehensive Transportation Plan.
- Utilize the multi-use path system, on-road cycling facilities and pedestrian facilities to provide alternatives to car travel.

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.~~

POPULATION ELEMENT

"Good planning does not begin with an abstract and arbitrary scheme that it seeks to impose on the community; it begins with a knowledge of existing conditions and opportunities."

- Lewis Mumford

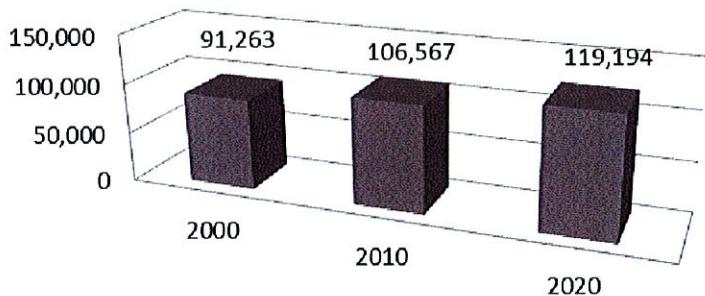
INTRODUCTION

This chapter highlights demographic trends and projections for the population of Fayette County. An understanding of a community's past, present and future population characteristics serves as the basis of any comprehensive planning effort. The following chapter provides an overview of various demographic characteristics of Fayette County. In many instances, these characteristics are compared with those of Fayette County's municipalities, adjacent counties, the Atlanta Metropolitan Statistical Area (MSA), and/or the state in order to provide regional and statewide comparisons. The Atlanta MSA is comprised of 20 counties including the Atlanta metropolitan area and extending north and west to the state line. Population characteristics analyzed include population trends and projections, number of households, age, race, educational attainment levels, and income.

POPULATION TRENDS

Based on Census data, between ~~1990 2000~~ and ~~2000 2020~~, the county population grew from ~~62,415 91,263~~ to ~~91,263 119,194~~, adding ~~28,848 27,931~~ new residents which equates to a ~~46.2~~ 30.6 percent increase (Figure P-1). ~~The rate of growth decreased between 2000 and 2010 to 16.8 percent when the population grew from 91,263 to 106,567, adding 15,304 new residents (Figure P-1).~~

**FIGURE P-1
POPULATION GROWTH
2000-2020**



Between ~~1990~~ 2000 and ~~2010-2020~~, the highest rates of growth occurred within the cities of Fayetteville and Tyrone and Peachtree City. ~~Fayetteville~~ Tyrone experienced the highest percentage increase in population with an increase of ~~173.6~~ 95.6 percent, adding a total of ~~10,118~~ 3,742 new residents. ~~Tyrone~~ Fayetteville experienced the second highest percentage increase in population with an increase of ~~152.5~~ 66.8 percent, adding a total of ~~4,155~~ 7,449 new residents. Peachtree City grew by ~~80.6~~ 21.1 percent, adding a total of ~~15,337~~ 6,664 new residents. Unincorporated Fayette County grew at a rate of ~~41.6~~ 22.9 percent during this period, adding ~~14,308~~ 10,030 persons

During the same 20-year period, Fayette County's growth did not keep pace with that of the Atlanta MSA that grew at a rate of ~~85.9~~ 48.1 percent. ~~Fayette County did grow at a higher rate than~~ or that of the state which grew ~~49.5~~ 30.8 percent. Table P-1 indicates population growth in Fayette County, its municipalities, the surrounding counties, the Atlanta MSA, and the state for the past 20-year period.

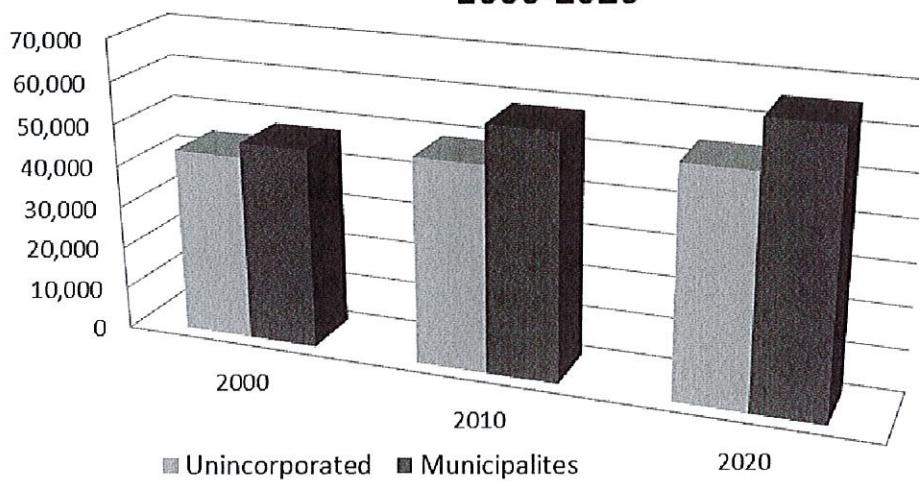
TABLE P-1
POPULATION TRENDS: 2000, 2010, 2020
FAYETTE COUNTY, MUNICIPALITIES, ADJACENT COUNTIES, ATLANTA MSA, AND THE STATE

	Population			Percent Change 2000-2020
	2000	2010	2020	
Fayette County	91,263	106,567	119,194	30.6%
Brooks	553	524	568	2.7%
Fayetteville	11,148	15,945	18,597	66.8%
Peachtree City	31,580	34,364	38,244	21.1%
Tyrone	3,916	6,879	7,658	95.6%
Woolsey	175	158	206	17.7%
Uninc. County	43,891	48,697	53,921	22.9%
Clayton County	236,517	259,424	297,595	25.8%
Coweta County	89,215	127,317	146,158	63.8%
Fulton County	816,006	920,581	1,066,710	30.7%
Spalding County	58,417	64,073	67,306	15.2%
Atlanta MSA	4,112,198	5,268,860	6,089,815	48.1%
State	8,186,453	9,687,653	10,711,908	30.8%

Source: U.S. Bureau of the Census, 2000, 2010 & 2020 and GA Legislative and Congressional Reapportionment Office.

In 2000, there was a shift of population concentration from the unincorporated county to the municipalities (Figure P-2). In ~~1990~~ 2000, ~~55.1~~ 48.1 percent of the county's population lived in the unincorporated area. But by ~~2000~~ 2010, just under half of the county's population that lived in the unincorporated area dropped to ~~48.1~~ 45.7 percent}. This trend has continued in ~~2010~~ 2020 where ~~45.1~~ 45.2 percent of the population lived in the unincorporated County.

FIGURE P-2
UNINCORPORATED AND MUNICIPAL POPULATION
2000-2020

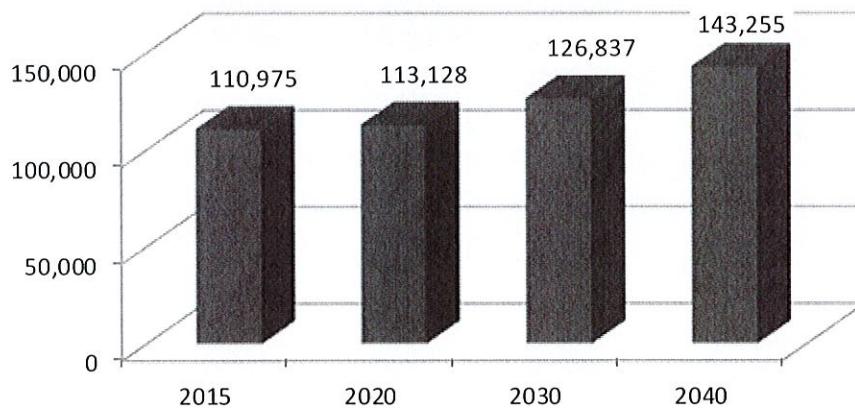


Source: U.S. Bureau of the Census, 2000, 2010 and 2020.

POPULATION PROJECTIONS

Population projections enable communities to determine the demand for future facilities and services. The latest Atlanta Regional Commission (ARC) population projections indicate Fayette County's population will increase from 110,975 in 2015 to 143,255 in 2040 (Figure P-3). This represents a 29 percent increase of 32,280 persons.

FIGURE P-3
POPULATION PROJECTIONS



Source: Atlanta Regional Commission

HOUSEHOLDS

Households are another measure used to determine the demand on public facilities and services. Between ~~1990 and 2000~~ ~~2000 and 2010~~, the number of households grew by 49.7

percent, adding ~~10,470~~ 6,643 households. Between ~~2000 and 2010~~ 2010 and 2019, the number of households increased by ~~6,643~~ 2,118 at a growth rate of ~~21.1~~ 5.5 percent. Table P-2 compares the growth in the number of Fayette County households with that of its cities. Fayetteville and Tyrone exhibited the greatest rate of growth in households between ~~1990 and 2010~~ 2000 and 2019, respectively ~~155.7~~-~~57.5~~ percent and ~~152.5~~ 82.4 percent.

TABLE P-2 NUMBER OF HOUSEHOLDS, PERCENT CHANGE:2000, 2010, 2019 FAYETTE COUNTY AND MUNICIPALITIES						
	HOUSEHOLDS			PERCENT CHANGE		
	2000	2010	2019	2000-2010	2010-2019	2000-2019
Fayette County	31,524	38,167	40,285	21.1%	5.5%	27.8%
Brooks	195	184	198	-5.6%	7.6%	1.5%
Fayetteville	4,338	6,006	6,833	38.5%	13.8%	57.5%
Peachtree City	10,876	12,726	13,416	17.0%	5.4%	23.4%
Tyrone	1,374	2,358	2,506	71.6%	6.3%	82.4%
Woolsey	57	57	71	0.0%	24.6%	24.6%
Unincorporated County	14,684	16,836	17,261	14.7%	2.5%	17.5%

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

Average Household Size

The growth in households was accompanied by a decline in the average household size. While average household size in Fayette County was ~~2.96~~ 2.88 persons in ~~1990~~ 2000, by ~~2010~~ 2019 it had declined to ~~2.87~~ 2.77(Table P-3). Fayetteville and Tyrone showed an increase in the average household size between 2000 and 2019, from 2.48 persons to 2.51 persons and 2.85 persons to 2.91 persons, respectively. Fayetteville and Woolsey displayed a slight increase decrease in average household size between ~~1990 and 2010~~ 2000 and 2019, ~~2.44 percent to 2.59 percent and 2.61~~ 3.07 percent to ~~2.77~~ 2.72 percent, respectively. Peachtree City displayed a decrease in average household size from ~~3.05~~-2.89 percent to ~~2.69~~ 2.63 percent. Average household size remained unchanged decreased in Tyrone and Brooks from 2.84 to 2.66 persons in ~~1990 and 2010~~ between 2000 and 2019.

TABLE P-3 AVERAGE HOUSEHOLD SIZE: 2000, 2010, 2019 FAYETTE COUNTY AND MUNICIPALITIES			
	2000	2010	2019
Fayette County	2.88	2.87	2.77
Brooks	2.84	2.85	2.66
Fayetteville	2.48	2.59	2.51
Peachtree City	2.89	2.69	2.63
Tyrone	2.85	2.92	2.91
Woolsey	3.07	2.77	2.72

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

Household/Housing Unit Projections

As stated above, the ARC projects a population increase for Fayette County of ~~32,280~~ 30,127 persons between ~~2015~~ 2020 and 2040. Using the average household size of ~~2.87~~ 2.77 persons

from the ~~2010~~ 2019 Census, this will equate to ~~11,247~~ 10,876 housing units needed to house this projected population increase.

AGE DISTRIBUTION

Reflecting state and national trends, Fayette County's population is aging; between ~~1990~~ 2000 and ~~2010~~ 2019, the median age rose from ~~34.1~~ 38.2 to ~~42.4~~ 43.4 (Table P-4). This aging pattern can be primarily attributed to aging of the baby boom generation. Fayette County's median age is higher than surrounding counties, the Atlanta MSA and the State (Table P-4).

TABLE P-4			
MEDIAN AGE: 2000, 2010, 2019			
FAYETTE COUNTY, SELECTED MUNICIPALITIES, ATLANTA MSA, STATE			
	2000	2010	2019
Fayette County	38.2	42.4	43.4
Brooks	40.2	43.9	48.0
Fayetteville	36.1	39.9	42.0
Peachtree City	37.5	41.7	43.7
Tyrone	38.6	40.7	40.9
Woolsey	40.8	48.6	46.2
Clayton County	30.2	31.6	32.5
Coweta County	33.6	36.6	39.0
Fulton County	32.7	34.2	35.5
Spalding County	34.6	37.2	39.2
Atlanta MSA	32.9	34.9	36.4
State	33.4	35.3	36.7

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

Table P-5 identifies the age distribution of the Fayette County population in ~~2010~~ 2019 with breakdowns for the municipalities and the unincorporated county. The age group of those under the age of 5 was 4.5 percent in the county as a whole with a high of 6.5 percent in Tyrone and a low of 2.1 percent in Woolsey. The school age group (between the ages of 5 and 19) comprised 21.6 percent of the total County population. Peachtree City contained the highest percentage of those in the school age group at 23.6 percent and Woolsey contained the smallest percentage with 17.6 percent. ~~The age group of those under the age of 5 was 4.6 percent (4,913) of the total county population in 2010. This same age group comprised 5.8 percent (5,325) of the total population in 2000, which is a decrease of 1.2 percent. Table P-5 indicates that 24.3 percent of the population (25,856) was of school age (between the ages of 5 and 19). This represents a slight decrease from 2000 where this age group made up 25.7 percent of the county population. Approximately 58.4 percent of the County population (62,253) fell into the workforce age group (age 20 to 64) which is slightly less than 59.6 percent in 2000. People of retirement age (65+) comprised 12.7 percent of the population with a total of 13,545 persons. In 2000, this same age group accounted for 8.9 percent of the County's population. This is an increase of 3.8 percent. Due to the effect of the aging Baby Boom generation, it is expected that the percentage of the total population in this age group of 65+ will continue to increase as is predicted for the nation as a whole.~~

TABLE P-5

POPULATION BY AGE OF JURISDICTIONAL POPULATION, PERCENT, 2019

FAYETTE COUNTY, MUNICIPALITIES

	Fayette County	Brooks	Fayetteville	Peachtree City	Tyrone	Woolsey	Unincorporated County
Under 5 years	5,079 4.5%	20 3.8%	819 4.7%	1,428 4.0%	472 6.5%	4 2.1%	2,336 4.6%
5 to 9 years	6,472 5.8%	36 6.8%	872 5.0%	2,148 6.1%	512 7.0%	4 2.1%	2,900 5.7%
10 to 14 years	8,798 7.8%	39 7.4%	1,171 6.7%	3,197 9.0%	545 7.5%	22 11.4%	3,824 7.5%
15 to 19 years	8,984 8.0%	40 7.6%	1,327 7.5%	3,005 8.5%	483 6.6%	8 4.1%	4,121 8.0%
20 to 24 years	6,698 6.0%	14 2.7%	736 4.2%	1,481 4.2%	417 5.7%	29 15.0%	4,021 7.8%
25 to 29 years	4,969 4.4%	18 3.4%	1,201 6.8%	1,320 3.7%	215 2.9%	2 1.0%	2,213 4.3%
30 to 34 years	4,820 4.3%	10 1.9%	1,127 6.4%	1,249 3.5%	430 5.9%	3 1.6%	2,001 3.9%
35 to 39 years	5,744 5.1%	26 4.9%	1,157 6.6%	2,096 5.9%	440 6.0%	4 2.1%	2,336 4.6%
40 to 44 years	6,902 6.1%	41 7.8%	1,081 6.1%	2,492 7.0%	456 6.3%	13 6.7%	2,819 5.5%
45 to 49 years	8,140 7.2%	51 9.7%	1,345 7.6%	2,534 7.1%	559 7.7%	14 7.3%	3,637 7.1%
50 to 54 years	9,029 8.0%	64 12.1%	1,349 7.7%	2,911 8.2%	395 5.4%	20 10.4%	4,290 8.4%
55 to 59 years	9,335 8.3%	34 6.5%	1,158 6.6%	2,604 7.3%	714 9.8%	16 8.3%	4,809 9.4%
60 to 64 years	7,449 6.6%	55 10.4%	908 5.2%	2,386 6.7%	628 8.6%	6 3.1%	3,466 6.8%
65 to 69 years	6,835 6.1%	26 4.9%	1,091 6.2%	2,286 6.4%	387 5.3%	17 8.8%	3,028 5.9%
70 to 74 years	5,571 5.0%	13 2.5%	698 4.0%	1,716 4.8%	399 6.5%	5 2.6%	2,740 5.3%
75 to 79 years	3,422 3.0%	9 1.7%	605 3.4%	1,071 3.0%	68 0.9%	3 1.6%	2,336 4.6%
80 to 84 years	1,985 1.8%	15 2.8%	474 2.7%	665 1.9%	54 0.7%	4 2.1%	773 1.5%
85 years and over	2,071 1.8%	16 3.0%	467 2.7%	854 2.4%	121 1.7%	14 7.3%	599 1.2%
Total Population	112,303 100%	527 100%	17,586 100%	35,443 100%	7,295 100%	193 100%	51,259 100%
Median age (years)	43.4	48.0	42.0	43.7	40.9	46.2	NA

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

RACIAL COMPOSITION

The non-white population as a percent of Fayette County's total population increased from 7.5 14.9 percent in 1990 2000 to 28.9 36.7 percent in 2010 2020. Table P-6 summarizes the composition of the non-white population of Fayette County, the surrounding counties, the Atlanta MSA, and the State.

TABLE P-6 NON-WHITE POPULATION, PERCENT OF TOTAL POPULATION: 2000-2020 FAYETTE COUNTY, SURROUNDING COUNTIES, ATLANTA MSA, STATE			
	2000	2010	2020
Fayette County	13,583 14.9%	30,765 28.9%	40,381 36.7%
Clayton County	141,854 60.0%	210,464 81.1%	250,109 89.1%
Coweta County	17,952 20.1%	30,723 24.1%	34,472 25.3%
Fulton County	411,555 50.4%	510,884 55.5%	577,102 58.0%
Spalding County	19,055 32.7%	23,925 37.3%	25,911 40.6%
Atlanta MSA	1,453,700 35.3%	2,348,380 44.6%	2,846,393 50.7%
State	2,744,984 33.5%	3,900,213 33.5%	4,412,517 44.3%

Source: U.S. Bureau of the Census, 2000, 2010 and 2020

Table P-7 indicates the change in Fayette County's racial composition from 2000 to 2019.

TABLE P-7 RACIAL COMPOSITION, AS PERCENT OF POPULATION: 2000-2019			
	2000	2010	2019
White	76,541 83.9%	75,802 71.1%	78,125 69.6%
Black and African American	10,465 11.5%	21,395 20.1%	27,241 24.3%
American Indian and Alaska Native	194 0.2%	316 0.3%	1,172 1.0%
Asian	2,208 2.4%	4,130 3.9%	6,288 5.6%
Native Hawaiian and Other Pacific Islander	22 0.02%	75 0.1%	398 0.4%
Some other race	694 0.8%	2,461 2.3%	2,461 2.3%
Hispanic origin (of any race)	2,582 2.8%	6,760 6.3%	8,115 7.2%

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

EDUCATIONAL ATTAINMENT

The high school graduation rate has risen from percent in to percent in . That is an increase of percent, as shown in Table P-9.

TABLE P-9 HIGH SCHOOL GRADUATION RATE: FAYETTE COUNTY				
				2015
Graduation Rates				92.0

Source: Georgia Department of Education,

Table P-10 compares Fayette County's educational attainment with that of its municipalities, ~~the Atlanta MSA and the state~~. The percent of those with a high school diploma and some college (~~2010-2014 2019~~) in Fayette County is greater than the surrounding counties, Atlanta MSA and the state. Only Fulton County has a higher percentage (~~48.6 52.9~~ percent) of those with a bachelor's degree or higher (~~2010-2014 2019~~) than Fayette County (~~43.3 46.2~~ percent). Of the municipalities, ~~Brooks Peachtree City~~ had the highest percentage (~~96.1 98.1~~ percent) of those with a high school diploma and some college (2010-2014) and Peachtree City had the greatest percentage (~~53.3 57.2~~ percent) of those with a bachelor's degree or higher (~~2010-2014 2019~~).

	Percent High School Graduate or Higher			Percent with Bachelor's Degree or Higher		
	2000	2010	2019	2000	2010	2019
Fayette County	92.4%	93.6%	95.3%	36.2%	41.5%	46.2%
Brooks	87.9%	94.4%	96.0%	8.7%	21.6%	30.7%
Fayetteville	90.7%	90.9%	93.3%	31.3%	36.0%	38.7%
Peachtree City	96.2%	96.4%	98.1%	46.2%	52.3%	57.2%
Tyrone	89.2%	93.4%	94.8%	30.4%	39.6%	55.6%
Woolsey	94.5%	100.0%	93.7%	28.4%	20.5%	37.3%
Clayton County	80.1%	82.6%	84.8%	16.6%	17.9%	19.5%
Coweta County	81.6%	87.2%	89.2%	20.6%	25.7%	30.3%
Fulton County	84.0%	89.6%	92.6%	41.4%	47.6%	52.9%
Spalding County	67.8%	74.8%	81.9%	12.5%	13.6%	17.8%
Atlanta MSA	84.0%	na	89.6%	32.0%	Na	38.6%
State	78.6%	83.5%	87.1%	24.3%	27.2%	31.3%

Source: U.S. Bureau of the Census, 2000, 2010 & American Community Survey, 2019

INCOME

Table P-11 compares median household income and per capita income levels of Fayette County with its municipalities, surrounding counties, Atlanta MSA and the state. The median household income **of \$90,145 (2010-2014 2019)** for Fayette County exceeds that of the surrounding counties, Atlanta MSA and the state. The same is true for per capita income with the exception of Fulton County.

TABLE P-11 MEDIAN HOUSEHOLD INCOME, PER CAPITA INCOME: 2010, 2015, 2019 FAYETTE COUNTY, MUNICIPALITIES, SURROUNDING COUNTIES, ATLANTA MSA, STATE						
	Median Household Income			Per Capita Income		
	2010	2015	2019	2010	2015	2019
Fayette County	\$82,216	\$79,066	\$90,145	\$35,076	\$36,362	\$44,061
Brooks	\$53,500	\$75,313	\$98,333	\$29,484	\$29,589	\$41,768
Fayetteville	\$58,438	\$63,931	\$73,526	\$27,738	\$30,668	\$35,376
Peachtree City	\$92,647	\$85,420	\$101,121	\$40,029	\$38,560	\$51,994
Tyrone	\$82,616	\$82,500	\$103,929	\$35,889	\$35,925	\$44,229
Woolsey	\$68,333	\$75,625	\$87,083	\$30,148	\$30,915	\$39,274
Clayton County	\$33,472	\$40,938	\$47,864	\$13,577	\$18,107	\$20,970
Coweta County	\$61,550	\$62,461	\$75,913	\$26,161	\$28,106	\$33,875
Fulton County	\$56,709	\$57,207	\$69,673	\$37,211	\$37,926	\$47,163
Spalding County	\$41,100	\$40,246	\$47,111	\$19,607	\$19,588	\$24,582
Atlanta MSA	na	na	\$63,316	na	na	\$35,296
State	\$49,347	\$49,620	\$58,700	\$25,134	\$27,373	\$31,067

Source: U.S. Bureau of the Census, American Community Survey, 2010, 2015 & 2019

Table P-12 tracks the distribution of household income for Fayette County, and the state for comparison purposes. The highest concentration of households was in the \$100,000 to \$149,000 group at 19.8 percent in 2019.

TABLE P-12 HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 2010, 2015, 2019 FAYETTE COUNTY, STATE						
	Fayette County			State		
	2010	2015	2019	2010	2015	2019
Less than \$10,000	910	1,415	999	287,689	309,272	256,027
	2.4%	3.7%	2.5%	8.3%	5.7%	6.8%
\$10,000 to \$14,999	854	890	920	198,990	203,138	167,485
	2.4%	2.3%	2.3%	5.7%	5.7%	4.5%
\$15,000 to \$24,999	2,308	2,255	1,886	384,479	400,719	355,202
	6.1%	5.9%	4.7%	11.1%	11.2%	9.4%
\$25,000 to \$34,999	2,744	2,807	2,286	380,749	381,128	359,738
	7.3%	7.3%	5.7%	11.0%	10.7%	9.6%
\$35,000 to \$49,999	4,269	4,405	3,792	501,541	503,568	484,974
	11.4%	13.3%	9.4%	14.5%	10.7%	12.9%
\$50,000 to \$74,999	5,771	6,355	6,830	645,399	642,397	665,614
	15.3%	16.5%	17.0%	18.6%	18.0%	17.7%

TABLE P-12 Continued
HOUSEHOLD INCOME DISTRIBUTION; AS PERCENT OF HOUSEHOLDS: 2010, 2015, 2019
FAYETTE COUNTY, STATE

\$75,000 to \$99,999	6,288 16.7%	5,629 16.5%	5,324 13.2%	414,254 11.9%	407,295 11.4%	473,216 12.6%
\$100,000 to \$149,999	8,205 21.8%	7,433 19.3%	7,992 19.8%	393,557 11.3%	418,631 11.7%	533,398 14.2%
\$150,000 to \$199,999	3,544 9.4%	3,683 9.6%	4,097 10.2%	135,745 3.9%	155,790 11.7%	219,647 5.8%
\$200,000 or more	2,763 7.3	3,663 9.5%	6,159 15.3%	126,301 3.9%	152,424 4.3%	243,497 6.5%
Per Capita Income	\$35,076	\$36,362	\$44,061	\$25,134	\$27,373	\$31,067
Median Household Income	\$82,216	\$79,066	\$90,145	\$49,347	\$49,620	\$58,700

Source: U.S. Bureau of the Census, American Community Survey, 2010, 2015 & 2019

SUMMARY

Fayette County saw considerable moderate population growth between 1990 2010 and 2010 2020 with a 70.7 11.8 percent increase from 62,415 106,567 to 106,567 119,194. Based on a 2040 population projection of 143,255, Fayette County's population will increase by 34.4 percent adding 36,699 persons over the 30 year period between 2010 and 2040. Since 2000, the percentage portion of the County's total population living in a municipality has been greater than the percentage portion of the population living in the unincorporated area.

The population is aging as the median age has increased from 34 42.4 in 1990 2010 to 42 43.4 in 2010 2019. This trend is further evidenced by the increase of the population in the 65+ age group from 8.9 12.7 percent in 2000 2010 to 12.7 17.7 percent in 2010 2019. This trend is likely to continue. Fayette County has become more diverse with the percentage of non-white population increasing from 7.5 28.9 percent in 1990 2010 to 28.9 36.7 percent in 2010 2019.

The educational levels of Fayette County have improved between 1990 2010 and 2010 2019. The percentage of those with a high school diploma and some college increased from 86.5 93.7 in 1990 2010 to 93.7 95.3 in 2010 2020. Conversely, those with a bachelor's degree or higher grew from 25.8 43.3 percent in 1990 2010 to 43.3 46.2 percent in 2010 2019.

Income levels rose between 1990 2015 and 2010 2019. Median household income increased from \$50,167 \$79,066 in 1990 2015 to \$79,993 \$90,145 in 2010 2019 and the per capita income grew from \$19,025 \$36,362 in 1990 2015 to \$35,987 \$44,061 in 2010 2019.

EDUCATIONAL FACILITIES

Inventory

The Fayette County Board of Education presently administers twenty-four public schools, fourteen elementary schools, five middle schools, and five high schools (see Table C-8). In addition, the Board of Education administers an alternative middle and high school and an evening high school (Open Campus) at the Fayette Educational Center.

TABLE C-8 EXISTING EDUCATIONAL FACILITIES: August 2016 2021			
School	Year Built	Local Use Capacity	Enrollment
Elementary Schools			
Braelinn Elementary	1989	588	510 559
Cleveland Elementary	2002	713	476 414
Crabapple Elementary	2003	688	601 587
Fayetteville Elementary	1962	465	444 441
Huddleston Elementary	1979	615	612 578
Inman Elementary	2008	663	608 607
Kedron Elementary	1996	613	599 678
North Fayette Elementary	1980	563	581-548
Oak Grove Elementary	1986	588	499 487
Peachtree City Elementary	1968	488	492 465
Peeples Elementary	1998	763	689 728
Robert J. Burch Elementary	1989	638	506 536
Sara Harp Minter Elementary	2002	763	670 759
Spring Hill Elementary	1996	738	686 625
TOTAL			7,973 8012
Middle Schools	Year Built	Local Use Capacity	Enrollment
Bennett's Mill Middle	2007	1,175	968 917
Flat Rock Middle	1989	1,163	1,171 851
J. C. Booth Middle	1979	1,088	1,111 1,128
Rising Star Middle	1996	1,163	902 953

Whitewater Middle	1989	869	1,080 894
TOTAL			5,232 4,743
High Schools	Year Built	Local Use Capacity	Enrollment
Fayette County High	1997	1,738	1,223 1,209
McIntosh High	1981	1,659	1,158 1,617
Sandy Creek High	1990	1,438	1,238 1,095
Starr's Mill High	1997	1,688	1,495 1,261
TABLE C-8 Continued			
EXISTING EDUCATIONAL FACILITIES: August 2016 2021			
TOTAL			5,114 6,507

Source: Fayette County School System, 2021.

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

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

Assessment

Overall school enrollment has decreased increased over the last ten five years with 22,367 18,319 students in the 2006-07 2016-17 school year compared the estimated student enrollment of 19,646 19,262 in school year 2016-17 2020-2021.

Policy:	Maintain a working relationship with the Fayette County School System to facilitate the provision and coordination of educational facilities to serve the growing population.
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- Objective a. Notify the Fayette County School System of rezoning requests, preliminary plats, final plats, and land use plan amendments.
- Objective b. Assist the Fayette County School System with development data maintained by the County such as subdivision plats and building permit figures.

EMERGENCY 911 COMMUNICATIONS CENTER

Inventory

The Emergency 911 Communications Center was consolidated in 1995 and provides service to the county and its municipalities. The county and each of its municipalities provide funding for this service based on a formula in the Consolidated Communications Agreement. A total staff of ~~29~~ ~~36~~ (~~25~~ ~~32~~ full-time and 4 part-time) working ~~three~~ four shifts operate the center 24 hours a day.

Assessment

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

Policy:	Provide a sufficient number of Emergency 911 personnel to carry out the functions of the department.
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Objective a. Maintain the goal of staying fully staffed and request additional personnel as the county and department grows.

Policy:	Provide efficient, effective community safety communication to the agencies it serves and to the public at large.
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Objective a. Ensure that 911 Communications are conducted in accordance with the following Federal Communications Commission procedures and requirements.

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

Utilize a single emergency telephone number.

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

Objective b. ~~Transition~~ Implement transition solution from an analog to a state-of-the-art digital radio system

Have all agencies utilize one system.

Increase coverage from mobile to portable units and inside buildings.

Accommodate data communications with increased efficiency.

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

~~Through a radio analysis the possibility to construct tower buildings (by either the county or through a sub-contractor) and obtain generators and Uninterrupted Power Source systems;~~

Objective c. Transition into a Next Generation 911 (NG911) Internet Protocol (IP)-based system that allows digital information (e.g., voice, text messages, photos, videos) to flow seamlessly from the public, through the 911 network, and on to emergency responders.

Work with the GECA (Georgia Emergency Communications Authority) to prepare 911 data for transition to state-wide 911 Esinet

Purchase the hardware and software required to deploy NG911 communication capabilities

Implement policies and protocols upholding NG911 national standards

Provide continuous training to Communications Officers ensuring NG911 standards are met

Objective d. Implement APCO Guidecards for EMD, Fire and Law Enforcement to ensure the community is receiving a consistent high standard of care when calling 911.

Implement Fayette County's second edition of APCO EMD Guidecards

~~Create and~~ Implement APCO Fire Guidecards

Create and implement APCO Law Enforcement Guidecards

Objective e. Have a high standard of training that meets and exceeds state requirements

FAYETTE SENIOR SERVICES

Inventory

Fayette Senior Services, a 501c3 charity, operates, **in Fayetteville**, the Senior Life Enrichment Center in a 23,000 square foot facility built for this purpose in 2007. The Center is the primary administrative and recreational location for all Senior Services in the county. The building is a gathering place for the socialization and recreation of senior citizens. Facilities include a dining room, fitness room, multi-purpose rooms, fellowships areas, card and puzzle room, and a full commercial kitchen and café, in addition to dedicated packing areas for Meals on Wheels. Fayette Senior Services also manages the community therapeutic garden beside the senior center.

In addition to operating activities in the Center, Fayette Senior Services administers nutritional programs, social service case management services, an in-home services program, transportation services, and wellness programs. Overall, Fayette Senior Services utilizes 20,000 volunteer hours to annually serve approximately 5,000 citizens per year; delivering **62,000 80,000** meals to homes; serving 28,000 meals in the café; and transporting seniors **16,000 25,000** times primarily to medical destinations with a fleet of 13 vehicles.

In addition, the City of Peachtree City maintains **two one** additional 3000-**4000**-square foot facility in that jurisdiction **remodeled within the last 5 years** and currently managed by Fayette Senior Services with a senior mission including multiple recreational activities, fitness activities, senior issues advising and tax preparation services for seniors.

Assessment

Fayette Senior Services engaged in a capital campaign to raise funds for the 2007 senior services facility and it was constructed and fully operational in 2008, replacing the prior 3,700 square foot facility with over 20,000 square feet. Having maximized the use of the new facility by 2013, Fayette Senior Services engaged in a new fundraising campaign and expanded and remodeled the facility in 2015. The primary facility is close to maximum capacity during normal business hours M-F.

While the general population of Fayette has only grown by 20%, the senior population 60+ in Fayette County has grown over 100% from year 2000 to year **2013 2021** to a total of **21,000 27,000+** with a **65+ forecast of over 40,000 seniors by 2040**. Seniors 65 & older in Fayette have a median household income of \$50,000.00, though nearly 5% live below the poverty line **and 1 in 7 have annual incomes less than \$24,000.00**. Fayette has the highest 60+ homeownership rate in metro Atlanta with **90% 87%** of those seniors still in over 11,000 owner-occupied homes, often well beyond their driving years. **The life expectancy for Fayette County seniors is over 81 years, which is 3 years longer than the Georgia average**. This rate of growth and circumstance continues

to increase the need for transportation & in-home services in addition to nutritional and recreational needs for seniors.

Future Needs

General Senior Services will need to expand by twenty percent per year to meet the growing population and needs of seniors in the community, while Senior Transportation Services will need to grow by 30 to 50% each year to meet increasing needs. **As the primary facility is now over a decade old, increased maintenance needs are expected.** By the year 2040, Fayette County will need to more than triple the resources currently provided to senior services, expanding facilities operations and social services budgets accordingly. To meet future demand Fayette Senior Services could expand its operating hours to provide evening activities. An evaluation of the Senior Life Enrichment Center needs to be made to determine the potential for expansion and consideration should be given to a larger senior services facility in the western portion of the County where Peachtree City and Tyrone are located as these municipalities are centers for residential growth.

JUDICIAL SYSTEM

Inventory

The court system (Consisting of the Offices of four Judges of Superior Court for the Griffin Circuit and staff, Superior Court Clerk and staff, the office of one State Court Judge and staff, State Court Clerk and staff, the offices of four part time Magistrate Court Judges, the Constables, the Magistrate Clerk and staff, the offices for the Juvenile Court Judges for the Griffin Circuit and staff, the office of the Judge of the Probate Court and staff, the office of the District Attorney for the Griffin Circuit and staff , the office of the Solicitor General and staff, the office of the Sheriff of Fayette County, and the Board of Equalization) primarily involves the administration and enforcement of justice, such as jury trials and Board of Equalization hearings based on civil and criminal laws of the State of Georgia. Space for retention of court records, as required by code, continues to be an important requirement of the Court system. These offices are housed in the Fayette County Justice Center.

Assessment

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

Policy:

Maintain a central location for the main court system that is convenient to all county residents.

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

Policy:

Maintain the efficient and expedient processing and adjudication of court cases in Fayette County by providing the necessary facilities to accomplish such actions.

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

LAW ENFORCEMENT

Inventory

Law enforcement in unincorporated Fayette County is provided by two agencies, the Sheriff's Office and the Marshal's Office. The Fayette County Sheriff's Office provides law enforcement in unincorporated Fayette County, Brooks and Woolsey. The cities of Fayetteville, Peachtree City and Tyrone provide their own law enforcement functions. The Sheriff's Office serves in a backup role to these city's law enforcement needs. Services provided by the Fayette County Sheriff's Office include law enforcement and patrol activities, operation of the jail for the incarceration of convicted criminals and those individuals who have been accused of crimes and are awaiting trial, provision of security services for the court system, criminal investigations, and the serving of warrants and civil processes. The Fayette County Sheriff's Office currently employs ~~229~~ 231 persons which includes ~~148~~ 154 sworn officers.

The unincorporated county, the cities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey all utilize the services of the jail as the facility is available without regard to political jurisdiction. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county. The jail facility consists of seven (7) pods plus an infirmary that houses a total of 404 inmates ~~and the~~. ~~The newly renovated~~ old jail facility (**C Block**) has another seven (7) pods and holds 150 inmates. The total capacity of the jail facilities is 554 inmates.

The Fayette County Marshal's Office provides security for county-owned property, enforces county codes and regulations, investigates traffic accidents and property damage involving county personnel and property, enforces boat safety on the County's reservoirs and enforces hunting and wildlife management regulations. The Marshal's office is the administrator of the County Drug and Alcohol testing program. The Fayette County Marshal's Office currently has a force of four sworn officers.

Assessment

The Sheriff ~~operates, maintains and secures its main facility which includes administration, Field Operations and Criminal Investigations; has identified the Jail and Justice Center; need for~~ a satellite precinct in the SR ~~92~~ 314 North Corridor and a training facility with a firing range. ~~Construction of a dual simulator and tactical –and driving course is underway. . Overall construction plans include The sharing of a training facility space with the Fayette County Department of Fire and Emergency Services is also a possibility.~~

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

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

Policy: Maintain or establish equipment and facilities that allow law enforcement personnel to operate at maximum effectiveness.

- Objective a. Plan, locate and construct facilities capable of supporting services consistent with current **law enforcement agency department** operations and activity levels.
- Objective b. Investigate the potential of providing facilities for law enforcement personnel in conjunction with other community facilities such as fire/EMS stations.
- Objective c. **Evaluate and explore** **Explore** technology advances to enhance officer safety, monitor officer activity and location, improve data **and** **evidence** collection, reduce response time, and improve field reporting. Such technology includes, but it not limited to, GPS/GIS equipment, body **and** **stationary** camera systems, and **personnel mobile** data **assistants** systems (**ipad tablets**).

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

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

LIBRARY

Inventory

The mission of the Fayette County Public Library is to assist the public in meeting their informational, educational, cultural, and recreational needs by providing free access (where economically feasible) to information affording personal and community benefits. Services to the hearing impaired and to visually and physically disabled residents are provided by Access Services. The Fayette County Public Library is located in the City of Fayetteville. There are three additional city-administered libraries in Fayette County: the Peachtree City Library, the Tyrone Library, and the Brooks Library. An Advisory Board consisting of representatives from each library and individuals appointed by the Board of Commissioners serve as advocates for the promotion and betterment of library services to the community.

The goals for the Fayette County Public Library are to serve as a role model of excellence in customer service and information delivery for all patrons; and to be utilized as the County's info Source and as a center for cultural arts for Fayette County.

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

The Fayette County Public Library is approximately 33,220 square feet in size. The library contains approximately 139,000 volumes of books, audio CDs, DVDs, newspapers and magazines. The Fayette County Public Library hosts programming for all ages, including cultural events, workshops and classes on various trending topics, readings by local authors and concerts, children's storytelling, Baby Time for ages 0-3 years, Summer Reading Programs and access to PINES and GALILEO. PINES (Public Information Network for Electronic Services) allows a patron at any PINES library (over 280 Georgia libraries) to locate and borrow the holdings of every participating library, increasing access to materials exponentially. GALILEO (GeorgiA Library LEarning Online) allows users to access over 150 databases indexing thousands of periodicals and scholarly journals.

Assessment

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

Policy:

Locate library facilities to provide service to the greatest number of persons, provide safe and easy access, and ample size for the building, parking areas and future expansion.

- Objective a. Locate library facilities on sites that are centrally located in terms of population distribution and distance.
- Objective b. Locate library facilities with access to major roads.
- Objective c. Acquire sites for libraries that will be large enough for future expansion, if additional facilities are needed.

Policy:

Provide library and other cultural services and access availability that is adequate to meet the needs and demands of a growing population.

- Objective a. ~~Expand the Educational/Learning Computer lab to accommodate the number of interested patrons. Facilities should be adequate for waiting lists not to exceed six persons at any given time. The lab should also be adequate to accommodate the number and size of training classes requested by the population.~~

~~Repurpose the Educational/Learning Computer lab into a mini Multi Media Studio. As audio and video projects increase in demand to meet growing multimedia-centered teaching and learning, libraries adapt to create spaces where these projects can be facilitated. A CIP (Capitol Improvement Project) was awarded to the library in 2020, to accommodate growing technology trends and needs for library patrons.~~
- Objective b. Provide an adequate number of Internet-accessible computers so that the waiting time does not exceed one hour at peak use times. Comply with any legislation that restricts Internet site access.
- Objective c. The Fayette County Public Library strives to provide 2.75 volumes per household. Adequate shelf space for the required number of books must

be provided. Adequate shelf space must also be available to house the increasing number of audio tapes, books on tape, compact discs, and videos required by a growing population.

- Objective d. Maintain a public meeting room and/or cultural space that is adequate for the programs it offers and the response generated by those programs.

Policy:

Library facilities should adequately support the levels of patronage.

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

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

RECREATION FACILITIES

Inventory

Fayette County has nine recreational areas totaling approximately 485 acres (see Table C-4). These recreational areas have an array of facilities such as baseball fields, boat ramps/docks, football fields, picnic areas, soccer fields, softball fields, tennis courts and walking trails. Table C-5 provides future recreation needs for the year 2040 based on the current Level of Service.

TABLE C-4 EXISTING RECREATIONAL PARKS: 2016 FAYETTE COUNTY				
Park	Location	Acreage	Facilities	
Brooks Park	SR 85 Connector	17	baseball fields, softball fields, pavilion, picnic areas, and playground	
Heritage Park	SR 85	1	fountain, historical markers, and public gathering place for celebrations, concerts, etc.	
Kenwood Park	SR 279	172	multipurpose field, outdoor basketball courts, sand volleyball courts, tennis courts, pickleball courts, pavilions, playground, and walking/jogging trails	
Kiwanis Park	Redwine Road	40	Administrative offices, baseball fields, indoor recreation facility, Kiwanis Activity House, picnic areas, playground, outdoor basketball court, tennis courts, and pickleball courts	
Lake Horton	Antioch Road	82	boat ramps, fishing area, picnic areas, playground, and walking trails	
Lake Kedron	Peachtree Pkwy.	9	boat ramps, fishing area, and playground	
Lake McIntosh	TDK Pkwy.	14.5	boat ramps, rowing club area, fishing area, picnic area, playground, and walking trails	
McCurry Park	SR 54 East	130	football fields, multipurpose field, soccer fields, softball fields, pavilion, picnic areas, playground, disc golf, and walking trails	
Starr's Mill Park	SR 85 South	19	fishing area and picnic area	
Total		484.5		

Source: Fayette County Recreation Department and Fayette County Water System, 2016.

FUTURE RECREATIONAL FACILITIES NEEDS: 2040 FAYETTE COUNTY				
Facility Type	Current Provision	Current LOS Per 1k Pop*	Total Future Need	Additional**
Parkland Acreage	484.5	4.37	626	141
Baseball Fields	14	0.13	18	4
Football Fields	2	0.02	3	1
Multipurpose Fields	3	0.03	4	1
Picnic Pavilions	17	0.15	22	5

Playgrounds	10	0.09	13	3
Sand Volleyball Courts	2	0.02	3	1
Soccer Fields	12	0.11	15	3
Softball Fields	9	0.11	15	6
Tennis Courts	8	0.07	10	2

* Based on 2015 ARC Population Estimate – 110,975

** Based on 2040 ARC Population Projection – 143,255

Source: Fayette County Recreation Department, 2016.

Assessment

In 2003, the Board of Commissioners adopted the Fayette County Parks and Recreation Needs Assessment. The Needs Assessment was used to guide the County in planning, developing, and maintaining Fayette County Parks since its adoption. To continue to adequately plan for the future and to ensure the Assessment was still representative of the community, the Board of Commissioners approved a segmented approach to updating the Needs Assessment. In September 2011, the Board of Commissioners approved Phase I of the Needs Assessment Update which included a Parks and Recreation Needs Assessment Survey. Survey results were compiled and made available for the Board of Commissioners review and comment in April 2012. In June, 2012, the Board of Commissioners approved Phase II of the segmented approach which consisted of setting the Vision and Goals Element of the Needs Assessment. As part of the process, two meetings were held with Key stakeholders to obtain input and make recommendations of the visions, goals, and strategies for the Parks and Recreation Department. The following is a list of goals based on the survey results and knowledge of the Vision Statement developed in Phase II:

1. Put into place the necessary structures to ensure collaborative, comprehensive ongoing planning for all major aspects of programs and services county-wide in the areas of parks, recreation, leisure and fitness programs, activities, and services.
2. Create walking trails and bike trails.
3. Add playgrounds to existing parks and facilities.
4. Build a multi-purpose facility that includes indoor courts, track, indoor swimming, multi-purpose rooms.

Phase III and Phase IV of the Needs Assessment Update were never approved. The staff of the Recreation Department will utilize the Phase II Needs Assessment Update as well as continue to utilize the 2003 Approved Needs Assessment Document to update the Fayette County Capital Improvement Plan.

The Recreation Department identifies the following projects which need to be implemented over the next 5 years:

Brooks Park: Fencing refurbishment, entrance sign replacements, installation of security cameras, field lighting updates, expansion of parking area, field house refurbishment **playground refurbishment, field refurbishment, and fence cap replacement.**

Kiwanis Park: Refurbishment of parking lots, entrance sign replacements, Dugout refurbishment, fencing refurbishment, recrowning of fields, painting of structures, playground refurbishment, safety netting installation, pickleball court installation, multipurpose building installation, refurbishment of walkways, and the upgrade of field lighting.

McCurry Park: Refurbishment of parking lots, entrance sign replacements, installation of security cameras, dugout refurbishment, fencing refurbishment, recrowning of fields, painting of structures, playground refurbishment, installation of new restrooms, refurbishment of walkways, fence cap replacement, and the upgrade of field lighting.

Kenwood Park: Installation of playground shade structure, of phase II park improvements, entrance sign replacements, and playground refurbishment.

Lake Horton: Installation of security cameras

Lake McIntosh: Installation of security cameras and installation of rowing elements.

Policy: Provide recreational facilities needed for current and future residents.

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

Policy: Preserve appropriate land areas in a natural state to conserve ecological resources, protect environmentally and historically significant areas, and maintain open space in developed areas for passive recreation.

- Objective a. Identify and protect, through public acquisition or other appropriate means, significant ecological and historic resources for inclusion in the park system.

Policy: Ensure the long term protection, maintenance and preservation of park resources.

- Objective a. Ensure adequate maintenance for existing facilities.

Policy: **Provide for future park and recreational needs through a combination of the development of new parks and optimize the use of all existing parks and facilities.**

- Objective a. Maximize the use of existing public facilities for community recreation purposes.
- Objective b. Enhance existing recreation and resource protection opportunities through acquisition of adjacent lands.
- Objective c. Coordinate with Fayette County Board of Education on the location, phasing and design of school and park sites to enhance the potential for development of community recreation facilities and to facilitate multiple use of school facilities for community education and recreation activities.

TRANSPORTATION ELEMENT

Our future patterns of land use will be based on that of our growing highway system as surely as the human body is molded about its skeleton.

- Paul B. Sears

INTRODUCTION

Fayette County is experiencing increased traffic common to most growing suburban counties. In addition to the growth in Fayette County, growth in surrounding counties is adding to the traffic volume in Fayette County. This growth in traffic has increased congestion, particularly along major corridors and at major intersections during morning and afternoon traffic peaks. Factors, such as high automobile availability and two-worker households, also contribute to the increasing demand for transportation services and facilities. As Fayette County grows, its transportation facilities must be improved to accommodate the increasing demand.

One relatively unique aspect of transportation planning within Fayette County is the balancing of priorities and funding between path expansion (for use by golf carts, bicyclists and pedestrians) and traditional roadway projects. For example, a growing challenge are at-grade roadway crossings, which ~~have to~~ must address operational efficiency for automobiles and safety for path users.

INVENTORY

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

Highways and Roads

Six State Routes serve Fayette County.

State Route 85 runs south from I-75, through Clayton County, into Fayette County north of Fayetteville. This four-lane highway continues south through Fayetteville where it narrows to two lanes and continues south into Coweta County. State Route 85 carries a range of ~~10,300 10,900 to 36,700 32,100~~ vehicles a day per various GDOT traffic locations.

State Route 54 is the main east-west highway in the county. It extends from Coweta County on the west, through Peachtree City, eastward through Fayetteville, to Clayton County. ~~SR 54 is a four lane, divided highway from the Coweta County to McDonough Road, east of Fayetteville. The section east of McDonough Road remains two lanes.~~ All of SR 54 within Fayette County is a four lane, divided highway (construction work for the

widening from two to four lanes east of McDonough Road will be completed in 2022). State Route 54 carries a range of ~~17,400 14,200 to 45,400 43,100~~ vehicles a day based on various GDOT traffic locations. ~~The existing two lane section of SR 54 is scheduled for widening to four lanes, with construction work starting in the summer of 2017.~~

State Route 74 is a four lane highway running south from Interstate 85 south to its end at SR 85 in unincorporated Fayette County. This major access to Interstate 85 and the Atlanta Metropolitan Area carries a range of ~~8,700 14,000 to 33,900 34,600~~ vehicles a day per various GDOT traffic locations.

State Route 314 extends southward from Hartsfield International Airport to its end at SR 85 in Fayetteville. The southern portion of this highway (SR 279 to SR 85) is a four lane divided highway. This major commuting route for airport workers carries a range of ~~9,090 12,500 to 20,100 20,600~~ vehicles a day per various GDOT traffic locations.

State Route 279 runs south from I-285 in South Fulton County, entering Fayette County at SR 138. It proceeds southwest across SR 314 and ends at SR 85 north of the City of Fayetteville. SR 279 is a two-lane highway and carries a range of ~~9,090 6,190 to 20,100 18,200~~ vehicles a day per various GDOT traffic locations. **Fayette County has a project in the TIP to realign the southern portion of SR 279 with Corinth Road at SR 85.**

State Route 92 extends southward from Fulton County, running northwest to southeast through Fayetteville and Woolsey, and continuing into Spalding County. It is two lanes throughout Fayette County, except for the section with passing lanes on SR 92 north and the section in the City of Fayetteville where State Routes 85 and 92 merge. This highway carries commuter traffic from Griffin and Spalding County north to the airport and the Atlanta Metropolitan Area. ~~Such traffic totals 13,800 vehicles a day.~~ SR 92 is a two-lane highway and carries a range of 6,200 to 17,400 vehicles a day per various GDOT traffic locations.

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

Major Arterial. A Georgia State Route which provides traffic movement through the region, as well as traffic movement within and through the County.

Minor Arterial. A street which provides traffic movement within and through the County.

Collector. A street which collects traffic from local and other collector streets and provides a connection to arterial streets.

County Local. A street which provides access to adjoining properties and traffic circulation within a limited area.

Internal Local. A street which primarily serves an individual development and provides traffic circulation within that development.

The Fayette County Road Department maintains approximately 535 miles of roads of which 50 miles are unpaved. The county maintains all roads in the unincorporated area, Brooks and Woolsey (these are included in the total of 535 miles). The Town of Tyrone, the City of Fayetteville, and the City of Peachtree City perform maintenance on their roads, but the Fayette County Road Department often provides repaving services to these cities by contract.

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

Bicycle and Pedestrian Ways

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

To address a growing demand for bicycle, pedestrian and Personal Transportation Vehicles (i.e., golf carts) infrastructure, Fayette County and its municipalities will prepare a Master Path Plan in 2017/2018. This planning study will identify path, sidewalk and bike lane needs; prioritize projects; and help establish consistency in operations, permitting and maintenance among the local governments.

Transportation Options

Fayette County's residents are dependent on the automobile as the major mode of transportation. Public transportation does not exist in Fayette County. While carpool and vanpool use is encouraged, its use is minimal at this time. Based on Census data for ~~2014~~ ~~2019~~ (American Community Survey - Means of Transportation to Work) ~~80.9~~ ~~79.2~~ percent drove alone to work, ~~7.9~~ ~~9.6~~ percent carpooled and ~~1.4~~ ~~2.1~~ percent used public transportation.

Fayette County will continue to depend on the automobile as the major mode of transportation within the scope of this plan. Therefore, maintaining and improving the efficiency of the existing road system is of paramount importance.

Although unconventional, a real and growing option to automobile travel is the use of the path system for short trips. This is especially prevalent in Peachtree City, which has over 90 miles of paths that connect parks, schools, businesses, homes, places of worship, etc. In some local schools, golf cart trips are more common by parents and students than car trips. This trend is expanding outside Peachtree City and impacting transportation planning decisions in Fayetteville, Tyrone and the unincorporated County.

Railroads and Airports

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

Airports: Falcon Field in Peachtree City, within the confines of the Peachtree City industrial area, is the county's only general aviation airport. This airport is experiencing an increase in the amount of corporate usage. A 5,768 foot all-weather-lighted runway allows this airport to accommodate corporate jets and smaller commercial airplanes. There are also a number of small private landing fields located in the county.

Fayette County Comprehensive Transportation Plans

In an effort to address transportation needs in Fayette County, the Fayette County Board of Commissioners contracted with ~~the AECOM Jacobs Engineering Group~~ to develop the ~~2010 2019~~ Fayette County Comprehensive Transportation Plan. ~~The plan was adopted in November of 2010.~~ The municipalities within the county participated in the planning process. As stated, the three principal reasons for developing this transportation plan were:

- 1) To consider land use and other community planning concerns in making transportation decisions,
- 2) To integrate the overall transportation goals and policies of the unincorporated County and its five municipalities, and
- 3) To allow the County to continue qualifying for federal and state assistance in project funding.

The plan recommends transportation improvements in both the unincorporated county and the municipalities. Projects recommended in the Fayette County ~~2010 2019~~ Comprehensive Transportation Plan include bridge projects, intersection improvements, and roadway projects which will maintain and improve the traffic flow.

Fayette County is preparing to develop a new Comprehensive Transportation Plan. The completion of this plan is scheduled for the Summer of 2018. Fayette County expects to update the Comprehensive Transportation Plan again in 2023 or 2024.

ASSESSMENT

Fayette County will continue to depend on the automobile as the major mode of transportation within the scope of this plan. Therefore, maintaining and improving the efficiency of the existing road system is of paramount importance.

Needed improvements are expensive and cannot be fully funded from the general fund. In addition, Fayette County is in competition with other metro counties for a finite amount of federal and state funds. ~~The county should seek alternative funding sources such as a Special Purpose Local Option Sales Tax (SPLOST), bonds for local road improvements and/or State and Federal matching funds.~~ In 2017, County citizens approved a Special Purpose Local Option Sales Tax (SPLOST) referendum that allocated approximately \$19 million for transportation projects. This money funds 100% local projects and is used as local match for federal and state-aid grants.

POLICIES AND OBJECTIVES,

The following policies and objectives presented in this section emphasize the need to maximize the efficiency of the existing and future Fayette County transportation network. Following the policies is a listing of objectives which address specific issues and recommendations courses of action for addressing these issues.

Overall Policy for Transportation: Growth should be balanced with the supporting transportation infrastructure. Fayette County will continue to develop a transportation system to move people and goods efficiently. Further, the county should establish a framework to ensure the improvement and further development of the transportation system. Multi-use paths, sidewalks and bicycle facilities should be developed as alternative transportation facilities.

Policy:	Fayette County should provide a road system that provides adequate carrying capacity.
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- Objective a. Ensure that the street network is planned and designed in adherence to the Functional Classification System depicted on the Thoroughfare Plan.
- Objective b. Pursue advanced acquisition of land for future roadway rights-of-way in order to minimize project costs.

- Objective c. Consider funding intersection improvements when highway funding is insufficient to permit the improvement of full segments, or if the level of service is low, or if there is a high accident occurrence rate.
- Objective d. Provide for the synchronization of traffic signals where appropriate to improve traffic flow.

Policy:

A comprehensive network of multi-use paths, sidewalks and bicycle facilities should be provided as an integral element of the overall transportation network.

- Objective a. Consider the provision of matching funds for state and/or federal grants to develop multi-use paths, sidewalks and bicycle facilities. In addition, establish multi-use paths, sidewalks and bicycle facilities in conjunction with road improvements.
- Objective b. Provide non-motorized facility improvements in accordance with standards delineated by the GDOT and the American Association of State Highway and Transportation Officials (AASHTO).
- Objective c. Consider the provision of bicycle and pedestrian facilities, including clearly marked cycling facilities including bike lanes, bike boxes on pavement at intersections and signage, and pedestrian crosswalks, in the construction and reconstruction of roads and bridges.

Policy:

The programming of improvements to the transportation system should be sensitive to the county's identified land use goals and objectives.

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

Policy:

Fayette County should work to ensure adequate financing for maintaining its transportation system and for its transportation system's improvements.

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

Policy:	Ensure public safety for the users of transportation facilities and services and for the general public
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- Objective a. Provide medians and separate turning lanes in the design of roadways having four or more travel lanes.
- Objective b. Upgrade existing roadways to correct unsafe conditions along segments which have substandard geometries such as horizontal and vertical alignments with inferior sight distances. Upgrades could include side clearances, shoulder widenings, and guardrail installations. Incorporate safety features into new transportation facilities both for the users and for the general public.
- Objective c. Reduce conflicts among pedestrians, cyclists, and motorists and correct unsafe conditions for walking and cycling, where feasible. This could be accomplished by providing marked crosswalks, bike lanes, bike boxes at intersections, proper signage and signalization.

Policy:	Fayette County should, to the extent consistent with other county policies and objectives, maximize the efficiency with which each facility within the transportation system fulfills its assigned function.
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- Objective a. Maximize the efficiency of existing roads through low-cost strategies to increase capacity such as channelization, turning lanes, signalization, and signage.
- Objective b. Preserve and enhance the efficiency of the arterial network by reducing and consolidating private entrances, median crossovers, and similar disruptions to traffic flow. Also improve intersection efficiency by providing appropriate turning lanes and signalization.
- Objective c. Increase neighborhood safety on subdivision streets. Work with local law enforcement agencies, county departments, and neighborhoods to implement Traffic Calming and other measures where needed or practical. Examples of Traffic Calming techniques include deflecting the vehicle path by adding curves and/or traffic circles; changing the pavement surface, which demands driver attention and reduces the comfortable driving speed; installing traffic tables; and adding standard traffic control devices such as STOP signs, turn-movement prohibitions, traffic signals, and reducing the posted speed limit.

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

Policy:	Periodically review and update the transportation plan.
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- Objective a. Monitor changes in travel patterns, traffic, and the provision of transportation facilities and services. Evaluate the transportation plan's ability to address future travel needs as part of the periodic review process.
- Objective b. Conduct major corridor level and community-wide transportation planning studies in an effort to refine the plan and comprehensively address system-wide transportation needs within the County.

Objective c. Consider regional travel patterns when formulating and implementing the County's transportation plan with consideration of ARC and Georgia Regional Transportation Authority (GRTA) transportation policies. Fayette County should address the transportation challenges associated with continuing trends in intra-county commuting patterns.

Objective d: Address multi-use paths, sidewalks and bicycle facilities.

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.

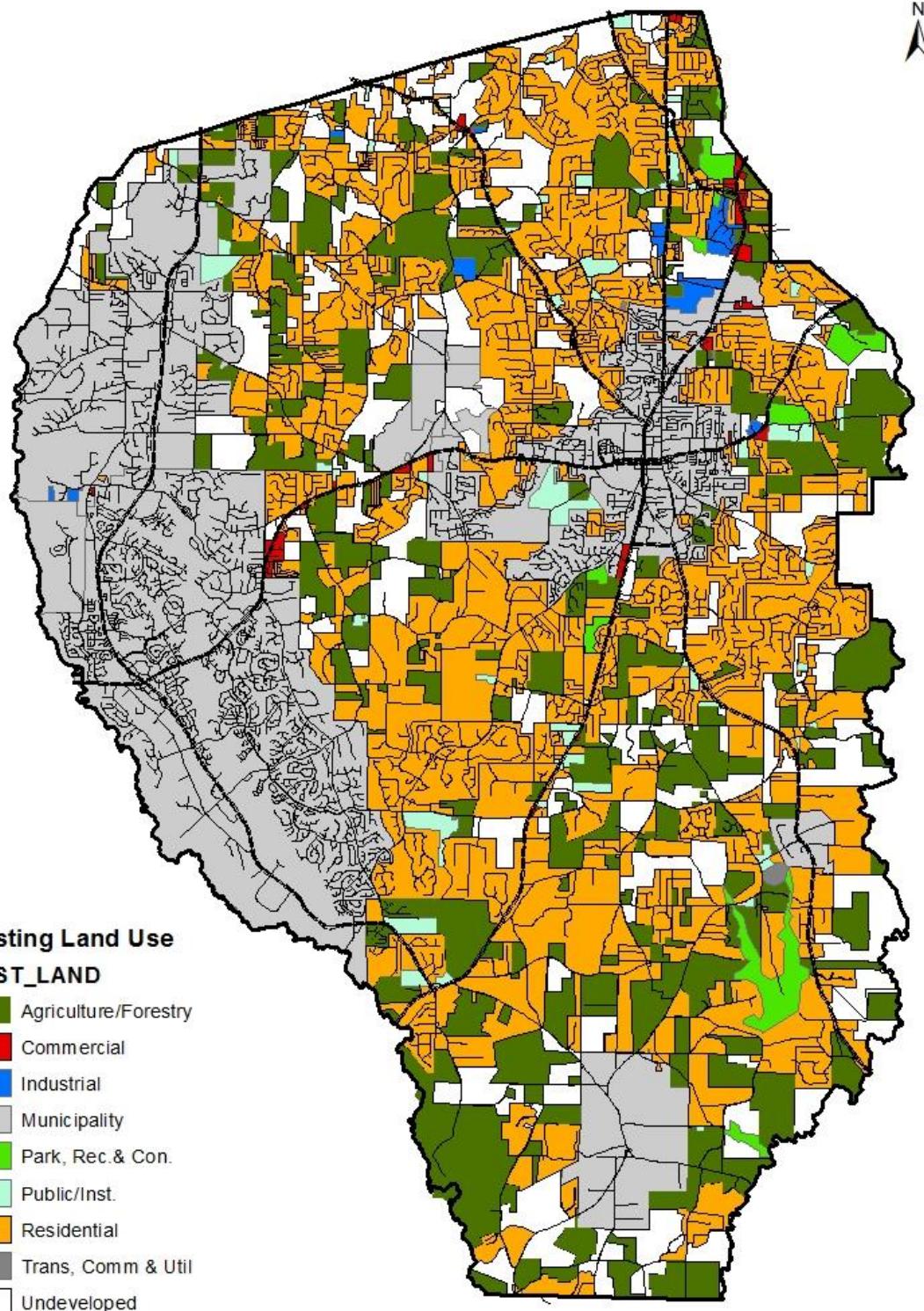
**TABLE L-1
EXISTING LAND USE DISTRIBUTION, SPRING 2017
UNINCORPORATED FAYETTE COUNTY**

Land Use	Acres	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, **SR 54 between Fayetteville and the Clayton County line**, 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 $\frac{1}{2}$ 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. **Generally, commercial development in the unincorporated County should be nodal in nature centered on an intersection to limit strip commercial development along major roadways.** Strip commercial development is characterized by lots with broad road frontage, with multiple curb cuts and limited shared inter-parcel access, and limited accessibility for pedestrians. However, along nonresidential corridors, the County should ~~attempt to discourage additional~~ adopt regulations to achieve quality 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 **generally** 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 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, **traditionally**, 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 area 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 some of~~ state routes in Fayette County ~~are scheduled to~~ may be widened from a two-lane highway to four-lane divided highways, ~~or modified with operational and/or safety improvements.~~ These state routes are the connecting corridors for the incorporated municipalities in Fayette County and neighboring counties.

With ~~the widening of these state routes increased capacity,~~ comes the increased pressure for nonresidential development. ~~Also, with the increase in capacity, will come increases in volume~~ Traffic volume also follows capacity, from both local and out of county drivers. 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 maximum 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.

Policy:

The County's land use pattern should protect, enhance, and/or maintain stability in established residential neighborhoods.

- 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.

Policy:

Development intensity should be based on the level of available public services.

- 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.
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- 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.
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- 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.