

# COMMUNITY ASSESSMENT

## *FAYETTEVILLE COMPREHENSIVE PLAN*



*Submitted to:*

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

*By:*

CITY OF FAYETTEVILLE, GEORGIA

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# Table of Contents

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<b>INTRODUCTION.....</b>	<b>I</b>
<b>1. ANALYSIS OF DEVELOPMENT PATTERNS.....</b>	<b>1</b>
1.1. CURRENT LAND USE.....	1
1.2. CHARACTER AREAS .....	3
1.3. AREAS REQUIRING SPECIAL ATTENTION (ARSA) .....	11
<b>2. ISSUES AND OPPORTUNITIES.....</b>	<b>15</b>
2.1. POPULATION CHANGE.....	15
2.2. ECONOMIC DEVELOPMENT .....	15
2.3. HOUSING.....	17
2.4. LAND USE.....	17
2.5. TRANSPORTATION.....	18
2.6. NATURAL & CULTURAL RESOURCES.....	19
2.7. FACILITIES AND SERVICES .....	20
2.8. INTERGOVERNMENTAL COORDINATION.....	20
<b>3. QUALITY COMMUNITY OBJECTIVES ASSESSMENT.....</b>	<b>21</b>
3.1. TRADITIONAL NEIGHBORHOODS .....	21
3.2. INFILL DEVELOPMENT .....	22
3.3. SENSE OF PLACE .....	22
3.4. TRANSPORTATION ALTERNATIVES.....	23
3.5. REGIONAL IDENTITY .....	24
3.6. HERITAGE PRESERVATION .....	24
3.7. OPEN SPACE PRESERVATION.....	25
3.8. ENVIRONMENTAL PROTECTION.....	25
3.9. GROWTH PREPAREDNESS .....	26
3.10. APPROPRIATE BUSINESSES.....	26
3.11. EMPLOYMENT OPTIONS .....	27
3.12. HOUSING CHOICES.....	27
3.13. EDUCATIONAL OPPORTUNITIES .....	28
3.14. LOCAL SELF DETERMINATION .....	28
3.15. REGIONAL COOPERATION .....	29
<b>4. DATA ASSESSMENT SUMMARY .....</b>	<b>30</b>
4.1. POPULATION .....	30
4.2. ECONOMIC DEVELOPMENT .....	32
4.3. HOUSING.....	34
4.4. NATURAL RESOURCES .....	34
4.5. TRANSPORTATION.....	36

**TABLES & FIGURES**

Figure 1: Map of Existing Land Use..... 2  
Figure 2: Map of Community Character Areas ..... 10  
Figure 3: Map of Areas Requiring Special Attention (ARSA)..... 14  
Figure 4: Total Population ..... 30  
Table 1: Average Household Size..... 31  
Figure 5: Percentage Employment by Industry Type ..... 32  
Table 2: Economic Growth..... 33  
Figure 6: Map of Natural Resources..... 35

**APPENDICES**

Map of Existing Land Use.....Appendix A  
Map of Community Character Areas.....Appendix B  
Map of Areas Requiring Special Attention (ARSA).....Appendix C

## Acronyms/Definitions

AARC	Art and Architectural Committee
ARC	The Atlanta Regional Planning Commission
ARSA	Areas Requiring Special Attention
CTP	Comprehensive Transportation Plan
DCA	Department of Community Affairs
DDA	Downtown Development Authority
DHD	Downtown Historic District
FCDA	Fayette County Development Authority
LCI	Livable Community Initiative
QCOs	Quality Community Objectives
SIC	Standard Industrial Classification
TND	Traditional Neighborhood Development



## Introduction

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision making for use by the local government officials and other community leaders.

The Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," were recently updated in May 2005. The updated guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives. The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participating in the development of the Comprehensive Plan. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, as well as a short and long term work program and list of policies for land use decision making.

The Community Assessment and Community Participation Plan must be submitted to DCA for approval prior to the start of the public involvement phase and completion of the Community Agenda. Therefore, the Assessment and Participation Plan must be received by DCA well in advance of the final deadline for Comprehensive Plan submittal. Fayetteville's deadline for submittal of the full plan is February 28, 2007.

This document represents the Community Assessment for the City of Fayetteville. It is being submitted to DCA along with the Community Participation Plan and a Technical Addendum containing a detailed census and inventory data assessment. Submittal in November 2005 will allow the City the time necessary to conduct a public involvement program and finalize a Community Agenda prior to the DCA mandated deadline.

The format of this document considers the outline proposed in the State Planning Recommendations as well as Chapter 110-12-1 of the Rules.

- Chapter 1 addresses development patterns including current land use, proposed character areas, and areas requiring special attention.

- Chapter 2 identifies issues and opportunities as they relate to all of the traditional elements including, but not limited to, population, economic development, housing, natural and cultural resources, and land use.
- Chapter 3 provides a summary of the analysis of the Quality Community Objectives and the City's implementation status.
- Chapter 4 provides a summary of the Data Assessment of the 2000 Census and community inventory, which is fully detailed in the Technical Addendum.

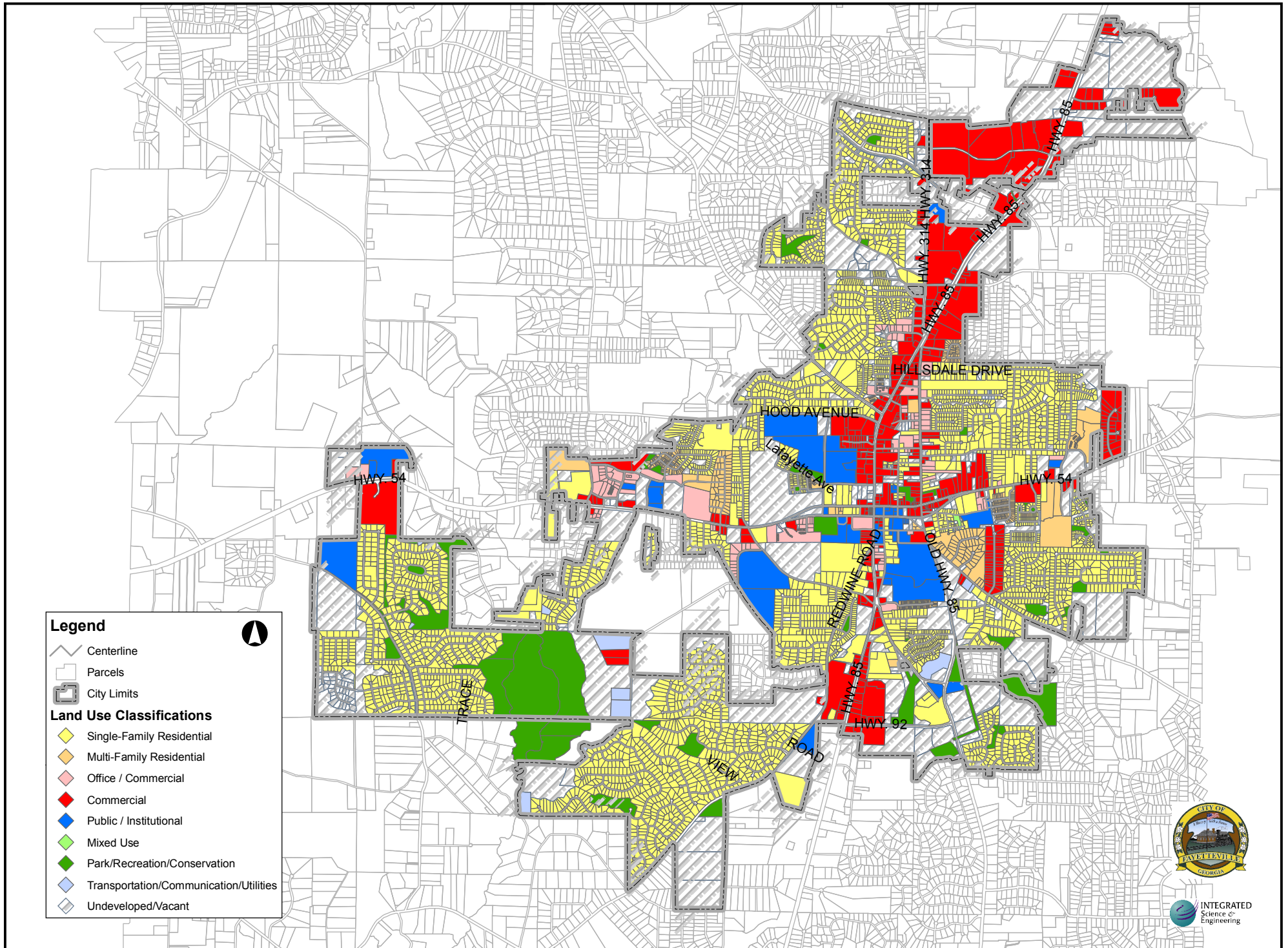
The City of Fayetteville is currently contending with several issues related to a changing population, and a need for economic development that focuses on the historic downtown area. The City is fully committed to the comprehensive planning process and is hopeful that this Plan Update will provide an outline for downtown revitalization; the development of mixed-use neighborhoods; and preservation of the City's resources and quality of life.

# 1. Analysis of Development Patterns

## 1.1. Current Land Use

The first step in defining a community vision for future growth is to assess existing development patterns and current land use. The future vision must relate to development patterns if the goals developed are to be viable and achievable. In order to have an accurate accounting of land use on a parcel-by-parcel basis, the City of Fayetteville conducted a windshield survey in September 2005 to define current land use based on the following categories as defined in the DCA Rules for Comprehensive Planning, Section 110-12-1-.07 Data and Mapping Specifications. The definitions below are adapted from Standard Land Use categories described in the new DCA Rules for Comprehensive Planning. The survey was conducted with a field tablet equipped with a GPS and ArcGIS software. The electronic data meets the requirements set forth in the Rules. A map of current land uses is included in Figure 1. For a full-size map please see Appendix A.

- **Residential.** The residential category is for single-family and multi-family dwelling units organized into general categories of net densities. The City chose to further break this category into single family and multi-family residential categories.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, service 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. The City elected to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
- **Office.** This category was broken out to account for the significant office uses in Fayetteville. The City has worked to encourage a strong mix of residential and offices uses to promote a live/work environment.
- **Industrial.** This category is for land dedicated to facilities involved in activities that have an SIC code (Standard Industrial Classification).
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include City hall and government building complexes, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, hospitals, etc.
- **Transportation/Communication/Utilities.** This category includes such uses as public transit stations, railroad facilities, radio towers, telephone switching stations, wastewater treatment plant, and other similar uses.
- **Park/Recreation/Conservation.** This category is for permanently protected land dedicated to active or passive recreational uses. These areas are public and include playgrounds, public parks, golf courses, recreation centers and similar uses.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that have not been developed for a specific use but are likely to be developed in the future.



**Legend**

- Centerline
- Parcels
- City Limits

**Land Use Classifications**

- Single-Family Residential
- Multi-Family Residential
- Office / Commercial
- Commercial
- Public / Institutional
- Mixed Use
- Park/Recreation/Conservation
- Transportation/Communication/Utilities
- Undeveloped/Vacant



## 1.2. Character Areas

As part of the new Rules for Comprehensive Planning, the DCA has required the development of “Character Areas” as a method of identifying the visual and functional characteristics unique to various neighborhoods. By identifying desirable neighborhood characteristics, the City of Fayetteville will be able to guide future development and redevelopment through directed planning and implementation within each Character Area. The Character Areas identified in Figure 2 and defined below identify areas that presently have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. These Character Areas address the present and/or desired character of the City of Fayetteville. It is important to note while reviewing the Character Area map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area. The development strategies identified within each Character Area are not requirements, but recommendations for the desirable development standards and policies. The strategies will be utilized to help define future land use, zoning amendments, short-term activities and long-term policies to guide future growth within the City of Fayetteville.

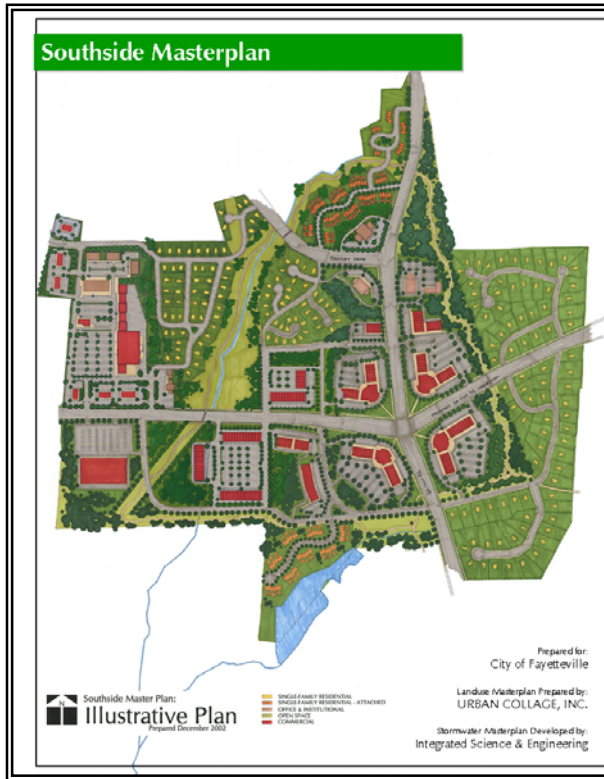
### 1.2.1. Medical Services Cluster

A Medical Services Cluster is an area of land masterplanned for the purpose of providing medical services for the Fayetteville community.

#### **Recommended Development Patterns:**

- Develop as part of planned medical park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.
- Develop design standards for buildings and landscaping to protect the aesthetics of the development.
- Incorporate signage and lighting guidelines to enhance quality image of development.
- Incorporate measures to mitigate impacts on the natural environment.
- Allow for varied residential uses to create a live/work environment.
- Encourage mix of uses (such as retail and services to serve medical employees) to reduce reliance on automobiles on site.
- Medical park design should be very pedestrian-oriented, with strong, walkable connections between different uses within the development.

### 1.2.2. Neighborhood Mixed-Use



This is an area that has a mix of residential, office, and neighborhood commercial uses. Commercial uses should be designed to meet local residents’ daily needs and match the character of the surrounding neighborhoods.

**Recommended Development Strategies:**

- Residential development and commercial uses should be designed to compliment each other and create a live/work environment.
- Varied residential uses should be allowed.
- Commercial uses should include a mix of retail, services, and offices to serve neighborhood residents’ day-to-day needs, and should match the character of the neighborhood.
- Mixed-use area design should be very pedestrian-oriented, with strong, walkable connections between

different uses.

- Provide connectivity to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. and adjacent neighborhoods on infill sites.
- Intensive commercial uses should be reserved for the Regional Commercial area.
- Design and architectural standards should be compatible with the surrounding area.

### 1.2.3. Regional Commercial

This area has a concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by a high degree of transportation access. These areas typically have a low degree of internal open space and high floor-area-ratio.





**Recommended Development Strategies:**

- Include high-density mix of retail, office, services, and employment to serve a regional market area.
- Encourage redevelopment of declining shopping centers.
- Design should encourage walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide for bicyclist safety. Provide bicycle parking at retail and office destinations.
- Encourage compatible architecture styles that maintain the regional character.
- Encourage the establishment of major employers, such as educational institutions, industry, and recreational/sports complexes.
- “Big box” retail should be limited to these areas.
- All new development should be accessible through shared driveways and inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway.
- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.

**1.2.4. Residential**

Area where suburban residential subdivision development is occurring or has already occurred. The City should encourage these areas to develop with high pedestrian orientation, connectivity, and neighborhood-appropriate uses.

**Recommended Development Strategies:*****New Development:***

- Promote a mix of housing types including traditional neighborhood development (TND) style residential subdivisions.
- Internal street connectivity should be encouraged.
- There should be good vehicular and pedestrian/bike connections to:
  - Retail/commercial services
  - Adjacent properties/subdivisions
  - Regional network of greenspace and trails
- Encourage compatible architecture styles that maintain the regional character.
- Promote street design that fosters traffic calming and allows for bicycle and pedestrian facilities.



**Existing Development:**

- Foster retrofitting developed areas to better conform with TND principles.
- Encourage the creation of neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations



- within walking distance of residences.
- Add traffic calming improvements, sidewalks, and increased street interconnections to improve the pedestrian environment and increase walk-ability within existing neighborhoods.
- Permit infill development with compatible architectural systems and uses.

**1.2.5. Industrial**

Area used in manufacturing, wholesale trade, distribution activities and other similar activities.

**Recommended Development Patterns:**

- Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all uses at build-out.
- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- Incorporate signage and lighting guidelines to enhance quality image of development.
- Incorporate measures to mitigate impacts on the adjacent built or natural environments.
- Encourage connectivity to major transportation corridors.





### 1.2.6. Downtown Historic District (DHD)



This District comprises the historic central business district and immediately surrounding commercial and mixed-uses, including the Mainstreet and Downtown Development Authority areas. Residential area includes older part of the community and more traditional development patterns. Characteristics include: high pedestrian orientation; sidewalks; street trees; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; presence of alleys; low degree of building separation; and neighborhood-scale businesses. Unique features of this area include the historic row of shops and residential lofts, the old Courthouse, the numerous restored/redeveloped historic homes, and the Amphitheater activity center.



#### **Recommended Development Strategies:**

- Encourage traditional neighborhoods to maintain their original character.
- Permit only compatible uses in infill development.
- Encourage stability within existing neighborhoods.
- Residential development and commercial uses should be designed to compliment each other and create a live/work environment.
- Allow for compatible neighborhood commercial uses such as restaurants, retail, service commercial, professional office.
- Encourage creating of commercial nodes instead of corridor commercial development.



- Implement streetscaping enhancements and traffic calming improvements to encourage continued high pedestrian orientation.
- Provide pedestrian/bike connectivity from traditional neighborhoods to other community amenities including greenspace and downtown center.
- Roadway connectivity should be encouraged by restoring the original street grid pattern.

- Gradually convert HWY 85 historic downtown corridor to an attractive boulevard with signage guiding visitors to downtown and scenic areas around the community,

and utilize design guidelines that ensure that the corridor becomes more attractive as properties develop or redevelop.

- Redevelopment of declining and underutilized shopping centers should be encouraged.
- Provide access for pedestrians and bicycles along the HWY 85 historic corridor and consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
- Continue to support the Main Street Committee and the Downtown Development Authority in their efforts to oversee restoration of the DHD and to promote tourism.



- Support the restoration and/or preservation of historic structures and resources.
- Architectural standards should continue to be reviewed, updated and implemented to ensure that all redevelopment and infill projects meet with the historic style and character of this area.
- Signage and lighting guidelines should continue to be reviewed, updated, and implemented.

### 1.2.7. Greenspace

Area of protected open space established for recreation, alternative transportation, or conservation purposes. Includes ecological, cultural and recreational amenities.

#### **Recommended Development Strategies:**

- Maintain property in as natural a state as possible.
- Work with regional partners to link greenspaces into a pleasant network of greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, City centers, residential neighborhoods and commercial areas.
- Allow only for minimal development and impervious surfaces as is appropriate for recreational uses.
- Promote these areas as passive-use tourism and recreation destinations.



### 1.2.8. Community Access Points

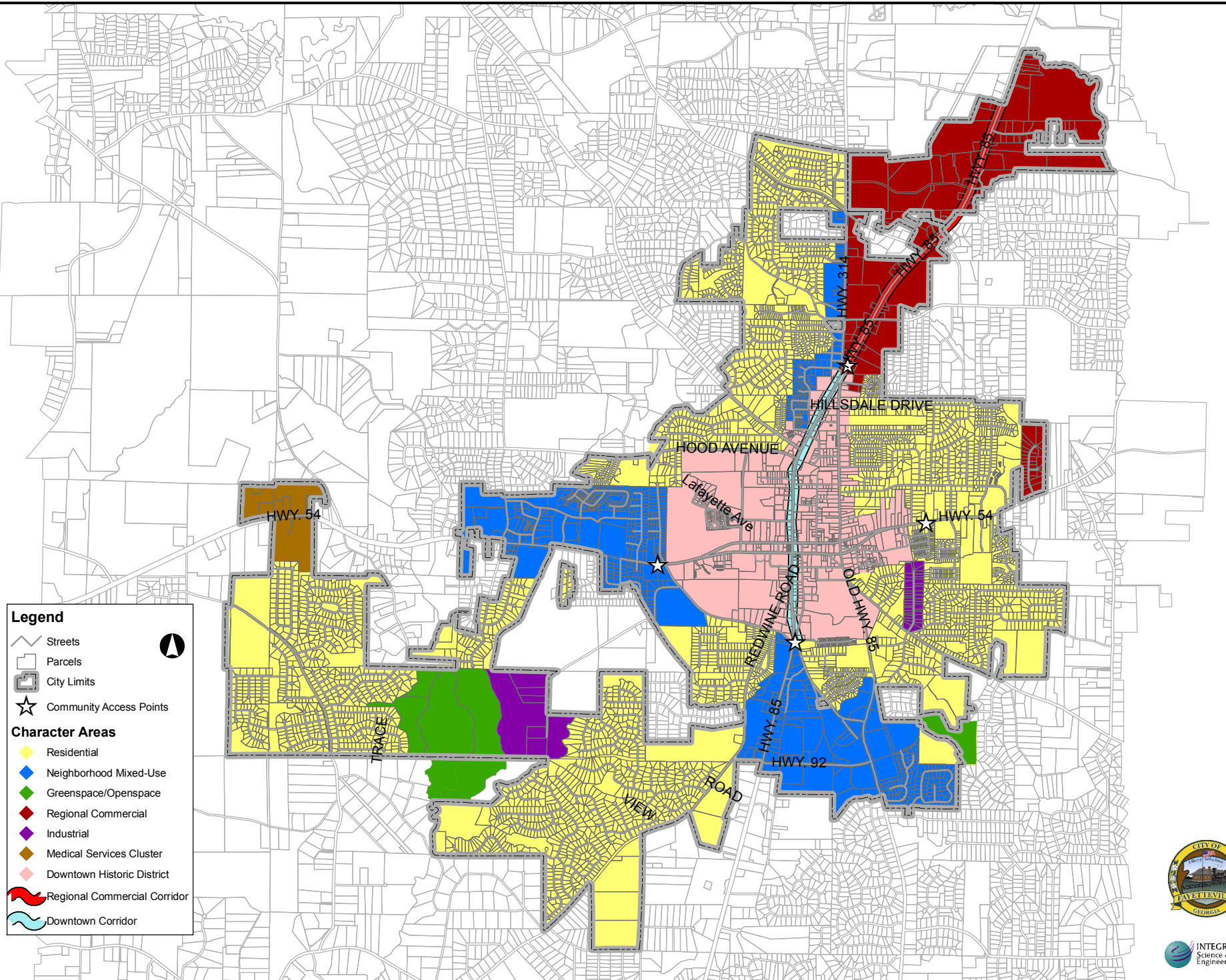
Developed or undeveloped land at an important entrance or means of access to the community.



#### **Recommended Development Strategies:**

- Focus upon appearance with appropriate signage, landscaping and other beautification measures.
- Install and/or maintain appropriate directory signage to community amenities and developments.





**Legend**

- Streets
- Parcels
- City Limits
- Community Access Points

**Character Areas**

- Residential
- Neighborhood Mixed-Use
- Greenspace/Openspace
- Regional Commercial
- Industrial
- Medical Services Cluster
- Downtown Historic District
- Regional Commercial Corridor
- Downtown Corridor



### 1.3. Areas Requiring Special Attention (ARSA)

The rate of population growth in the City of Fayetteville has diminished over the last 10 years and is likely to stabilize in the future. It is projected that Fayetteville will see a decrease in the average household size and an increase in residents over the age of 45. As a result, it is important for the City to address and plan for these changing demographics in order to efficiently manage community resources.

This section discusses how these changes will affect natural and cultural resources and the potential for infill development opportunities throughout the City. Also, included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment will be needed in order for the City of Fayetteville to achieve the goals outlined in this Plan. The Map of ARSA identifies the areas in Fayetteville that require special attention.

#### 1.3.1. Areas Where Development or Change of Land Use is Likely to Occur

The City of Fayetteville is likely to see a shift in population over the next 20 years. As the rate of population growth decreases, special attention should be paid to development patterns in order to accommodate for smaller household sizes and an aging population. The City is planning to encourage the development of higher density housing and more mixed-use neighborhoods to create a critical mass to vitalize the downtown historic district (DHD).

As a result, the City will need to address zoning, transportation, and public facilities issues in order to accommodate for these changing land uses.



Areas identified as Mixed-Use on the Map of ARSA are targeted for redevelopment and infill development. The City has also identified an area for development of a regional activity center. Other development areas include the Southside Study Area and the area located in the western section of the DHD as identified in the Livable Community Initiative (LCI) plan. These new development areas are shown in orange on the ARSA figure.

#### 1.3.2. Significant Natural Resources

The City of Fayetteville contains natural resources such as streams, lakes, groundwater recharge zones, water supply watersheds, greenspace, and floodplains. The proper management of these resources is important to sustain the changing development patterns planned for the future. The Map of ARSA illustrates these natural resources.

The entire City of Fayetteville falls within the Fayette County and City of Griffin water supply watersheds. It is important that the City addresses water quality in these basins in order to protect drinking water supplies for future residents.

### 1.3.3. Significant Cultural Resources



The historic resources in Fayetteville present a great opportunity for restoration and redevelopment of the downtown area. The old courthouse, the row of historic storefronts, and historic homes are among the many cultural resources in the downtown center. The historic resources in the DHD are identified in green on the ARSA sub-area map. The restoration of these structures can enhance the historic character and provide housing and commercial space in the downtown area. The City will continue to utilize

economic incentives to encourage the restoration of these structures.

### 1.3.4. Areas with Significant Infill Development Opportunities

There is a significant opportunity for infill development in the downtown area of Fayetteville. The traditional residential neighborhood on the east side of the DHD (shown in yellow on the Map of ARSA) contains a number of vacant properties and deteriorating residential units. Infill development in this area can be designed to match the character of the traditional neighborhood and DHD. Placing an emphasis on infill development in this area will create a more vibrant downtown.



### 1.3.5. Grayfield Redevelopment Sites

The City of Fayetteville has identified the northern corridor along HWY 85 as an area for grayfield development. This area contains a cluster of older shopping centers and commercial structures that would benefit from redevelopment and/or rehabilitation. The hope is that the surrounding office and commercial uses will make this area an attractive location for business redevelopment. The grayfield redevelopment area is shown in gray in the ASRA map.



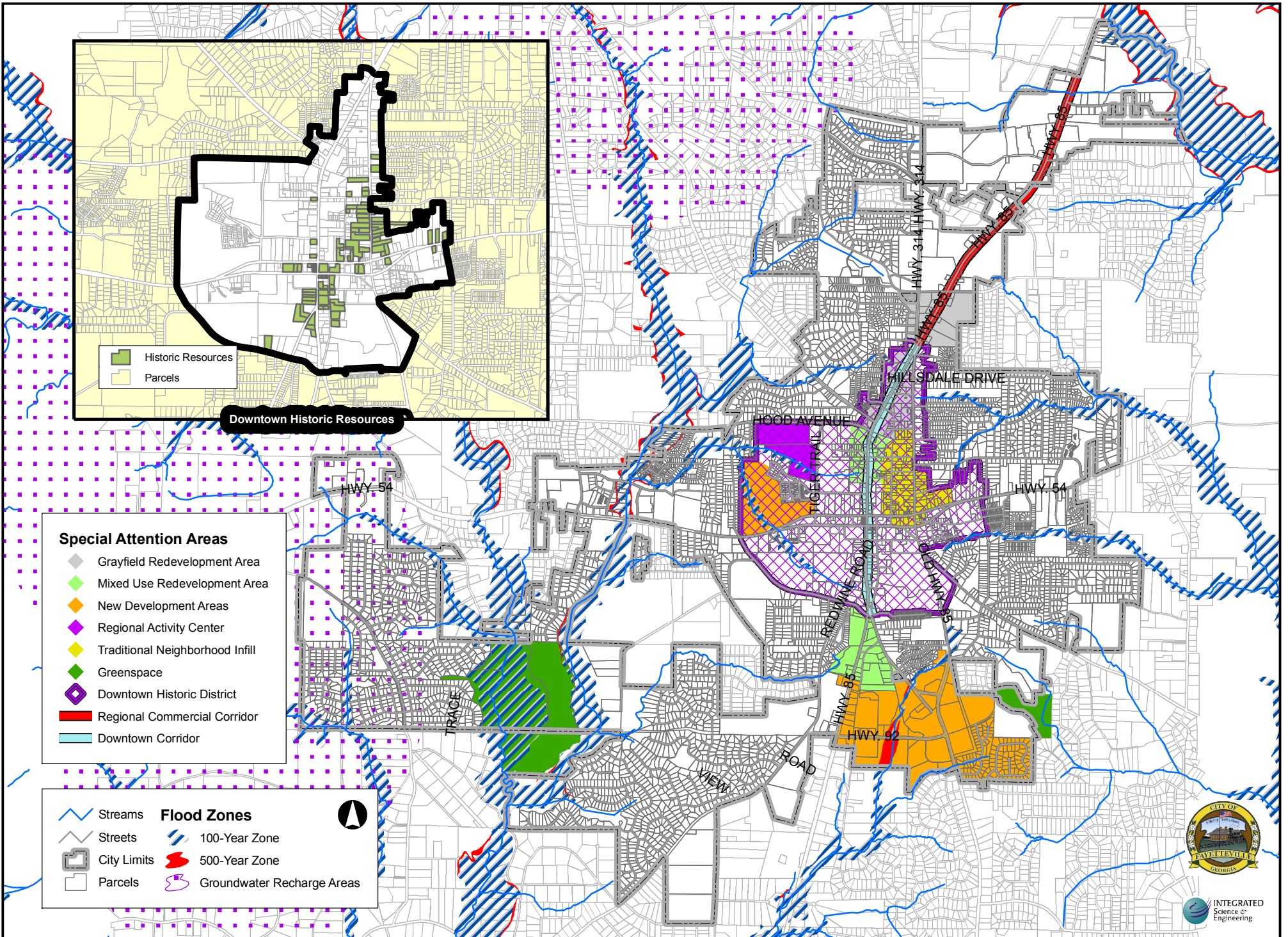
### **1.3.6. Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness**



The City of Fayetteville does not have any significant areas of disinvestment. However, the City has placed downtown redevelopment at the forefront of its planning agenda and is focusing redevelopment efforts in this area. Vacant and underutilized properties will be the focus for redevelopment and restoration. There are also plans for a downtown beautification effort that emphasizes openspace, tree lined streets, more sidewalks, and less traffic congestion. The LCI Study targeted the DHD and provided a plan for redevelopment of appropriate areas. In fact, the City's first LCI project has been designed and is ready for bid. The DHD is outlined in purple on the ARSA map. Specific areas within the DHD, targeted for redevelopment, are identified as well.

### **1.3.7. Large Abandoned Structures or Sites**

The City of Fayetteville does not have any significant abandoned structures or sites; however, there is an inventory of historic structures that may have potential as restoration/redevelopment projects. The inventory is included in on the ARSA map.





## **2. Issues and Opportunities**

A truly effective Comprehensive Plan will not only identify issues faced by the community as it continues to develop, but will also provide solutions in the form of recommended land use policies, development standards, and community-based projects and programs. Part 110-12-1-.03 of the DCA rules for development of the Community Assessment require the City of Fayetteville to identify potential issues and opportunities facing the City. The City reviewed the list of typical issues and opportunities provided in the State Planning Recommendations and selected those that are most applicable for the community. Additionally the City has given ample consideration to objectives and strategies identified in other plans including the LCI Study, the Southside Masterplan, the Fayette County Comprehensive Transportation Plan, and the Main Street program goals. This initial step has yielded a list of potential issues and opportunities for consideration during the public involvement phase of the planning process.

The City has organized the issues and opportunities by the major functional elements as defined in the Comprehensive Plan Rules. For each element, the major trends are outlined, followed by specific issues that result from the trends identified. Lastly, a list of potential opportunities is included. It is the hope of the City of Fayetteville that this list will increase as more Stakeholders are brought to the table to offer ideas and potential solutions.

### **2.1. Population Change**

#### **Major Trend**

The previously rapid population growth has diminished over the last 10 years, and is likely to be slower still over the next decade.

*Issue:* The proportion of the population that is over 45 years of age will increase.

*Issue:* The average household size will continue to decrease due to an increase in the number of “empty nesters,” single adults, and childless couples.

#### **Opportunities:**

- The City should encourage the development of special services and housing tailored to an older population.
- The City should encourage alternative housing types that appeal to “empty nesters,” single adults, and childless couples.

### **2.2. Economic Development**

#### **Major Trend**

Fayetteville is a regional commercial center.

**Issue:** Development of a commercial intensive corridor along HWY 85 has drawn business away from the historic downtown area.

**Issue:** Old declining shopping centers/strip malls on HWY 85 are aesthetically displeasing and detract from neighboring development.

### **Major Trend**

The DHD has not reached its full potential as a focal point and activity center for the community.

**Issue:** Small, neighborhood-based businesses and mixed-use developments are needed to vitalize the DHD.

**Issue:** Pedestrian traffic should be facilitated and encouraged in the DHD.

**Issue:** A cooperative public/private marketing strategy is needed to encourage developers and potential residents to locate in the DHD.

**Issue:** Fayetteville should continue to be proactive on redevelopment projects in DHD.

**Issue:** There is a perceived lack of parking in the DHD.

**Issue:** Additional activities/points of interest are needed to continue to attract residents to the DHD.

### **Opportunities:**

- Survey and track the existing small businesses in Fayetteville to assess the need for changing levels of support and assistance.
- Develop an active small business recruitment and retention program.
- Continue to provide incentives to encourage appropriate development/redevelopment in the DHD and along HWY 85. Review and update incentives as necessary.
- Encourage the appropriate redevelopment of grayfields in identified corridors on HWY 85.
- Encourage the development of commercial nodes rather than corridor regional commercial development as identified in the LCI Study Area.
- Assess zoning to ensure that development of neighborhood commercial uses are encouraged where appropriate.
- Continue to provide additional parking in the DHD that does not interfere with the character of the area.
- Clearly identify and promote existing parking areas in the DHD so that the public is more aware of parking availability.
- Implement streetscape and traffic calming improvements to make the downtown pedestrian environment safer and more attractive.

## **2.3. Housing**

### **Major Trend**

The current trend is focused on single-family detached housing.

*Issue:* Fayetteville needs to encourage varied housing options.

### **Major Trend**

There is a need for sufficient housing and density in proximity to the DHD to create a critical mass of residents to support the downtown revitalization.

*Issue:* There should be continued focus on infill and re-development for creation of future housing in the DHD.

### **Opportunities:**

- The City should encourage alternative housing types that appeal to “empty nesters,” single adults, and childless couples.
- Identify areas appropriate for infill development and existing structures suitable for conversion or restoration.
- Review, update, and continue to implement design standards for infill and redevelopment housing in identified areas.
- Provide incentives for infill development.
- Provide protection for existing historic homes.
- Regulate to better protect stable residential areas by encouraging appropriate infill development and prohibiting intensive commercial and industrial land uses.
- Allow for a mix of residential density in appropriate locations near to downtown historic center or employment centers.
- Encourage homeownership to help maintain stable neighborhoods.

## **2.4. Land Use**

### **Major Trend**

Fayetteville desires the creation of traditional, mixed-use, pedestrian/bicyclist friendly neighborhoods.

*Issue:* Residential development/redevelopment should be more compact to provide easy access to neighbors and other uses.

*Issue:* Residential development should allow a healthy mix of uses within easy walking distance of residences.

*Issue:* Pedestrian/bicyclist-friendly environments are needed to encourage alternative forms of transportation.

*Issue:* Planned mixed-use developments must be monitored to ensure that commercial

development is appropriate and suitable to surrounding residential uses.

**Opportunities:**

- Require sidewalks within new residential developments and require that these sidewalks connect with the existing trail/sidewalk/multi-use path network.
- Provide connectivity through bikeways, sidewalks, or multi-use trails from the DHD to nearby neighborhoods and land uses.
- Implement streetscape improvements to make the downtown pedestrian environment safer and more attractive and to encourage people to visit the area.
- Provide incentives for conservation and new urbanist designs.
- Develop mixed-use neighborhood zoning or overlay districts that allow for neighborhood commercial uses in appropriate areas.

## **2.5. Transportation**

**Major Trend**

The City needs a transportation network that provides alternative routes and means of transportation including sidewalks and bike trails.

*Issue:* Fayetteville's main street also doubles as a major throughway.

*Issue:* Fayetteville needs additional sidewalks and bike trails that are well-linked and connect existing destinations.

*Issue:* Housing, jobs, daily needs and other activities are not within easy walking distance of one another in the community.

*Issue:* The grid in the DHD should be restored to provide parallel routes and alleviate congestion on major throughways.

*Issue:* Connectivity is needed between roadways within new residential development and between sidewalks/greenways.

**Opportunities:**

- Require, where appropriate, interconnectivity of roadways within and between new and existing commercial and mixed-use developments.
- Enhance the street grid in the DHD in a manner consistent with the LCI Study.
- Evaluate and make improvements to intersections that bottleneck traffic.
- Support the development of alternative throughways around the DHD.
- Provide connectivity between regional commercial developments, to provide alternate routes to HWY 85.
- Promote the development of streetscapes and vegetated medians as traffic calming and aesthetic improvement measures.
- Support the County CTP, including any bypass proposals that will alleviate congestion on HWY 85.

## **2.6. Natural & Cultural Resources**

### **Major Trend**

The City will continue to ensure that continued development does not impact ecological integrity, historic integrity, and cultural significance of community resources.

*Issue:* Preservation of greenspaces should be continued.

*Issue:* More linkages are needed between greenspace, parks, cultural or historic interest points, local trail systems; state designated bike routes, and existing trails/sidewalks in neighboring communities.

*Issue:* The City must continue to ensure that land development activities do not increase the effects of stormwater runoff, which can impair water quality, increase demand on the existing stormwater infrastructure, and create flooding problems.

*Issue:* Continued support for the downtown historic preservation effort is needed.

### **Opportunities:**

- Continue on-going and active education about resource conservation and protection that includes the public, local elected officials, developers, economic developers, etc.
- Continue to obtain and preserve greenspace where available and feasible. Make greenspace preservation a priority.
- Create linkages between greenspace, parks, cultural or historic interest points, local trail systems; state designated bike routes, and existing trails/sidewalks in neighboring communities. Coordinate with other parties, both public and private, to create regional trail systems.
- Implement SWMP in compliance with the City's Phase II MS4 NPDES permit.
- Masterplan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement program.
- Utilize revenue from the City's stormwater utility to fund the SWMP, masterplanning, and capital programs.
- Encourage restoration of existing historic buildings in the downtown historic and traditional neighborhood character areas.
- Encourage appropriate standards for redevelopment and infill development in the downtown historic area.
- Enforce compliance with standards for historic downtown area.
- The City should work with historic preservation groups to obtain additional funding and assistance with revitalizations projects.
- Enforce existing natural resources protection ordinances.
- Continue to enforce the requirements and design standards set by the historic overlay in the DHD.
- Support the recommendations of the Main Street Architectural Advisory Committee.

## **2.7. Facilities and Services**

### **Major Trend**

Fayetteville will continue to proactively assess and provide infrastructure and services to accommodate new growth.

*Issue:* There are public/institutional buildings in the downtown area that could be redeveloped.

*Issue:* Future growth has necessitated expansion of the existing wastewater treatment facility.

*Issue:* The Stormwater Management Program will be implemented to address hydrological challenges associated with continued growth.

### **Opportunities:**

- Work with public institutions to redevelop vacant or underutilized public buildings in the DHD as specified in the LCI Study.
- Protect existing infrastructure by encouraging infill, redevelopment, and compact development.
- Continue to evaluate future development and provide adequate infrastructure to service that growth.
- Masterplan the City by drainage basin, on a prioritized basis, to guide new development and plan the City's Capital Improvement/Replacement program to alleviate potential stormwater issues arising from existing and future development.

## **2.8. Intergovernmental Coordination**

### **Major Trend**

Effective coordination between the City of Fayetteville and other local, County, and State governments/agencies is needed for regional planning and services delivery.

*Issue:* Fayetteville enjoys benefits from coordination with other local governments in order to manage economic opportunities, public facilities, and environmentally sensitive areas.

### **Opportunities:**

- Fayetteville should continue to work with other local governments, when mutually beneficial, in order to ensure maintenance of roads; delivery of utility services; efficient investment in schools and other public buildings.
- Work towards compatibility with land use and development patterns in adjacent areas.

### 3. Quality Community Objectives Assessment

The following assessment was conducted to address the Quality Community Objectives (QCOs), adopted by the Board of the DCA. The assessment highlights the development patterns and policies that will help local governments protect their unique cultural, natural and historic resources as their communities continue to grow. The assessment was modeled on the QCO Assessment tool created by the Office of Planning and Quality Growth. A status report is included below to illustrate the City's strengths and needs as they relate to local zoning, ordinances, and policies. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

#### 3.1. Traditional Neighborhoods

*“Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”*



The City of Fayetteville has made the preservation of existing and development of new traditional neighborhoods a priority. A planned development zoning district was developed to facilitate the masterplanning of neo-traditional and conservation oriented developments. Additionally, the City has taken steps to ensure that the pedestrian environment is protected and improved through preservation and planting of trees, development of a system of connected trails and sidewalks, and the additional of other streetscape and traffic calming improvements.

#### **Strengths:**

- The City has a zoning code that doesn't separate commercial, residential and retail uses in every district.
- The City has a zoning code that allows neo-traditional development and does not require a long variance process.
- The City has a street tree ordinance and also operates a tree bank to fund the planting of trees on public property and along public right-of-ways.
- The City operates a maintenance program to keep public areas safe and clean, and to make the pedestrian environment more inviting.
- There is mixed-use development that allows for some errands to be made on foot.
- In many neighborhoods children can walk or bike to schools located in close proximity to their homes.

### 3.2. Infill Development

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

Fayetteville has already identified areas in the DHD that are in need of appropriately designed infill development. Infill development would help to create the additional density needed to vitalize the downtown area. The Main Street committee has developed an inventory of vacant sites and buildings available for redevelopment in the DHD, and the LCI study identified areas appropriate for nodal commercial development. There are no known brownfields, and the grayfields along the HWY 85 commercial corridor have been targeted for redevelopment.

#### Strengths

- There is an inventory of vacant sites and buildings that are available for redevelopment/infill development.
- Fayetteville is actively working to promote grayfield redevelopment.
- Areas of the community have been identified for nodal development.
- Fayetteville allows small lot development (5000 SF or less) in appropriate areas of the DHD.
- A number of infill and mixed-use developments have won DCA, ARC, and other awards for innovative land use projects.

### 3.3. Sense of Place



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

The City of Fayetteville’s DHD is a unique and highly recognizable feature of the surrounding community. To expand upon the draw and potential of the historic downtown, the City has been actively pursuing preservation and revitalization efforts through the establishment of the Main Street movement, and participation in the LCI study. These programs and this

Comprehensive Planning effort will continue to focus on the DHD and its role in creating a sense of place for residents of Fayetteville.



**Strengths**

- The City has very distinctive characteristics, specifically the DHD which is centered around the Old Courthouse pictured above.
- The City has identified the historic areas and resources in the community and has taken steps to protect them.
- The City has developed standards to regulate the aesthetics of development in highly visible areas.
- The City has adopted an ordinance to regulate size and types of signage.

There are no significant agricultural areas in Fayetteville, so the City has no need to develop protective regulations.

**3.4. Transportation Alternatives**

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

Traffic congestion is an issue in Fayetteville, especially along HWY 85 and HWY 54. Both of these roads are regional throughways that run through the DHD. The City of Fayetteville recognizes the importance of providing alternative transportation options through a system of regionally connected trails and sidewalks that provide linkages between different uses. Additionally, the City has been working to make the pedestrian environment more attractive to encourage better usage. Providing alternative transportation options in the form of GRTA vans for commuters has also helped to alleviate some of the rush-hour traffic.

**Strengths**

- There are public transportation options available to citizens in Fayetteville, such as GRTA vans.
- The City requires that new development connects with existing development through a street network where appropriate.
- There is a good network of sidewalks and a plan to continue the development of the sidewalk network that will allow people to walk to a variety of destinations.
- The City requires that newly built sidewalks connect to existing sidewalks where possible.
- The City has developed a bicycle plan.
- The City allows commercial and retail development to share parking lots wherever possible.

### 3.5. Regional Identity

*“Each region should promote and preserve a regional identity, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.”*

The City of Fayetteville is part of the metropolitan Atlanta area, and is intricately bound to other communities in the metropolitan area by their common history, economic base, and cultural activities.

#### **Strengths**

- Fayetteville’s community is characteristic of the region in terms of architectural styles and heritage.
- The City participates in the Georgia Department of Economic Development’s regional tourism partnership.
- The City promotes tourism based on the unique characteristic of the community and region.
- The City contributes to and draws from the region as a source of local culture, commerce, entertainments, and education.

### 3.6. Heritage Preservation



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

The City of Fayetteville recognizes the importance of its historic features in defining the local character and drawing people to the DHD. Accordingly, the City has established the Art and Architectural Advisory Committee (AARC), as part of the Main Street Committee, to oversee the implementation of the architectural standards set for historic restoration and new development in the DHD.

#### **Strengths**

- The City has a designated historic district.
- The City has an active historic preservation committee, i.e. the AARC.
- The City has developed standards to ensure that new development complements the existing historic character.
- The City has acquired and restored several historic buildings for use as public event centers and museums.
- Additional historic buildings have been preserved/resorted utilizing low-cost DCA funding.

### 3.7. Open Space Preservation



*“New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.”*

The City of Fayetteville is not only actively preserving large tracts of greenspace, but is also encouraging new development to set aside openspace for public parks and recreation. The eventual goal is to provide a system of linked greenspace and openspace that will be an amenity not only for those people living in new developments, but for the community as a whole.

#### **Strengths**

- The City has developed and is actively implementing a Greenspace Plan.
- The City is actively preserving greenspace both through direct purchase and as set-asides in new development.
- The City works with regional partners to preserve environmentally important areas in the community.
- The City has adopted a conservation subdivision ordinance for residential development that protects open space in perpetuity.

### 3.8. Environmental Protection

*“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”*

Because environmental conservation is vital to the quality of life in Fayetteville, the City has made identification and protection of natural resources a priority within the community. The highly evolved stormwater management program funded through a stormwater utility fee teamed with greenspace protection efforts and several natural resources protection ordinances will ensure the ecological integrity of natural resources within the community for years to come.

#### **Strengths**

- The City has developed a natural resources inventory and will work to steer development away from sensitive areas.
- The City has identified defining natural resources and taken steps to protect them.
- The City has adopted and enforces all necessary Part V Environmental Planning Criteria.

- The City has a tree preservation ordinance that protects existing trees and required new development to replant trees.
- The City is requiring stormwater best management practices, as defined in the Georgia Stormwater Management Manual, for all new development.
- The City has adopted land-use measures that will protect natural resources in the community.
- The City actively involves the public, including local environmental groups, in appropriate natural resources protection projects.

### 3.9. Growth Preparedness

*“Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.”*

The City of Fayetteville has made a great effort to accurately assess the need for new infrastructure and economic development programs to support the growing community. A Capital Improvement Program has been developed and funded to provide protection and services for existing and new development.

#### **Strengths**

- Population projections have been developed for the City for the next 20 years, and those projections are considered when making infrastructure decisions.
- Other local decision making entities use the same projections.
- The City has developed and follows its extensive Capital Improvement Program.
- The City has designated areas within the community for new development, and is supporting the development of masterplans to ensure that new development is compatible with the City’s vision and priorities.

### 3.10. Appropriate Businesses

*“The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.”*



The City of Fayetteville has established a Downtown Development Authority (DDA) and the Main Street Committee, both of which

focus attention on the recruitment of businesses appropriate for the City's demographics, infrastructure, and long-term vision. These groups are currently in the process of developing a formal strategy outlining recommended business recruitment policies and programs.

### **Strengths**

- The City's economic development organizations have considered the community's strengths, assets, and weaknesses and have created a business development strategy.
- The City is considering the types of businesses already in the community, and is developing a plan to recruit business/industry that will be compatible.
- The City currently has a diverse jobs base, so that one employer leaving would not cripple the economy.

The City does not have a large manufacturing center so recruiting manufacturing businesses, including sustainable products manufacturing, is not an issue.

## **3.11. Employment Options**

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

The City has a diverse range of jobs including professional, managerial, service, retail, government, and skilled and unskilled labor. There is also a great deal of support available from the economic development organizations for small, neighborhood businesses.

### **Strengths**

- The City's and other local economic development programs have an entrepreneur support program.
- Jobs are available for skilled and unskilled labor, professionals and managers.

## **3.12. Housing Choices**



*"A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs."*

The City of Fayetteville has a variety of housing options, as well as a range of housing prices. The City is also working to increase residential density in proximity to the downtown area as part of the overall DHD revitalization effort.

Additionally, the City has designated mixed-use neighborhoods within the downtown and throughout the City to provide a live/work environment where practical. Such mixed-use



neighborhoods will also allow residents the opportunity to address daily needs without a lot of automotive travel. The City of Fayetteville has also supported the construction of homes for lower-income families by Habitat for Humanity and the Square Foot Ministry.

### **Strengths**

- Accessory units like garage apartments and mother-in-law suites are allowed in appropriate areas.
- People who work in Fayetteville can afford to live there too.
- The City has housing for each income level.
- New residential development is encouraged to follow the pattern of the original town, continuing street design and recommending smaller setbacks.
- Options are available for loft living, downtown living, or neo-traditional developments.
- The City is receptive to the need for smaller homes on smaller lots in appropriate areas.

### **3.13. Educational Opportunities**

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

Due to their location within the Atlanta metropolitan area, residents in Fayetteville have access to all sorts of training programs ranging from universities to technical training colleges.



### **Strengths**

- Work force training is available to residents of Fayetteville.
- There are higher educational opportunities in the Fayetteville area.
- There are many job opportunities open to college graduates in and near to Fayetteville.

### **3.14. Local Self Determination**

*“Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.”*

The City of Fayetteville has taken a proactive role in involving its citizenry in the decision making process. The City has developed a guidebook to illustrate desired types of development, and even conducted a photo survey on desired development types as part of the LCI Study. The City maintains and updates a comprehensive website that allows interested citizens the opportunity to keep up to date on government business.

**Strengths**

- The City has a process in place to make it simple for the public to stay informed on land use and zoning decisions and new development.
- The City has a public awareness element in the comprehensive planning process.
- The City has clearly understandable guidelines for new development.
- The City has developed a guidebook that illustrates the type of new development desired in the community.
- The City has reviewed the development regulations and/or zoning code recently and has established that the ordinances will help to achieve the QCO goals.
- The City has established and utilizes a budget for annual training of staff.

**3.15. Regional Cooperation**

*“Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.”*

The City of Fayetteville prides itself on the good working relationship it enjoys with its neighboring local governments. Such relationships are necessary for regional planning and delivery of certain services.

**Strengths**

- The City plans jointly with neighboring cities and Fayette County for the Comprehensive Planning purposes, specifically the Transportation Plan.
- The City is satisfied with the current Service Delivery Strategy and will continue to participate in any future updates.
- The City cooperates with other local governments to provide or share services including parks and recreation, schools, etc.
- City leadership and staff are active members of numerous local, regional, and state boards and professional organizations.

## 4. Data Assessment Summary

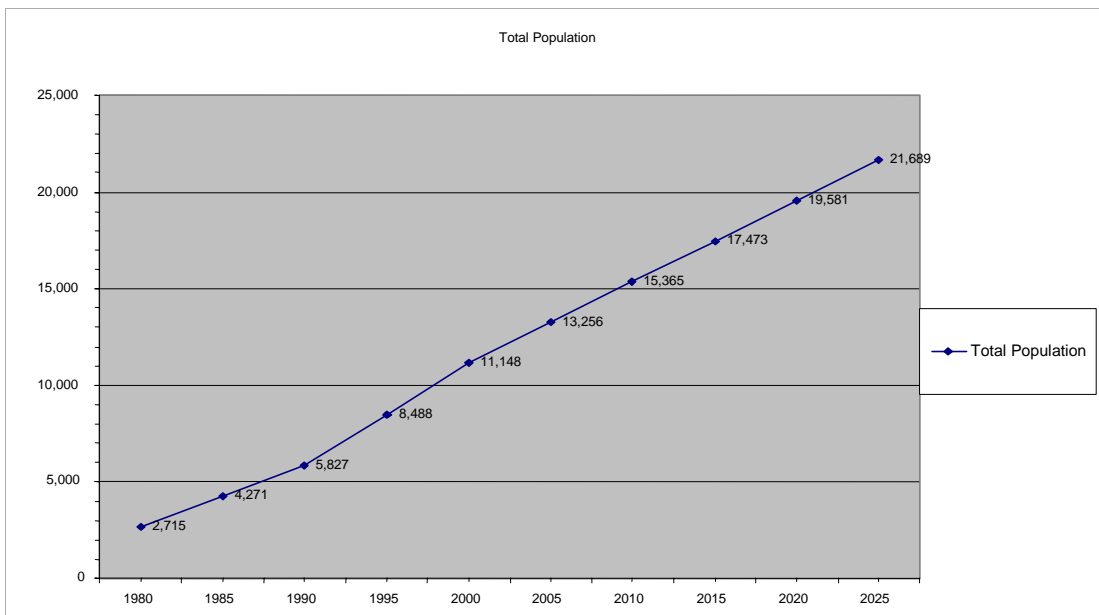
The following section contains a summary of the Data Assessment included in the Technical Addendum to this Community Assessment. The Data Assessment was conducted in accordance with the standards set forth by the Department of Community Affairs, Rules for Comprehensive Planning. The information highlighted below was selected due to its relevance related to pertinent issues and opportunities identified by the City of Fayetteville. For a complete discussion of all required elements, please see the Technical Addendum.

### 4.1. Population

The City of Fayetteville's population more than doubled in the last 15 years, growing by 7,429 persons to a total population of 13,256 people in 2005. Like most places in the Atlanta region, the primary reason for the City of Fayetteville's growth since 1990 has been in-migration – the number of new families moving here from other places. Therefore, growth is expected to continue for the foreseeable future, as illustrated in Figure 1.

Despite the previously rapid population growth in the later part of the 20<sup>th</sup> century, the pace of growth is slowing. The City of Fayetteville grew by 114.6% between 1980 and 1990, however the rate of increase slowed to 91.3 % during the period between 1990 and 2000. The Atlanta Regional Planning Commission (ARC) predicts continued growth for the City of Fayetteville, however the rate of increase is estimated to be only 37.8% during the current decade (2000 – 2010) and only 27.4% from 2010 to 2020. A major contributing factor to the decreased rate of growth is that land available for development is almost fully utilized. The only other available alternative for growth is annexation and the City does not aggressively pursue annexation.

*Figure 4: Total Population*





### 4.1.1. Population Composition

Between 2005 and 2025, the percentage of residents over 65 will continue to grow in the City of Fayetteville. The population of residents over 65 is expected to grow nearly seventy percent (67.7%) between 2005 and 2025. The smallest growth will be for the age groups under 35 years old. The percentage of growth for the age group between 18-34 years old will be less than 60% and the age group 14-17 years old will grow less than 50% between 2005 and 2025. As the number of elderly residents increases, the City will need to provide services and housing that meet the needs of this segment of the population.

As the proportion of older residents grows, the average household size is decreasing. This is likely attributable to the increase in the number of single and “empty nester” householders composed of older couples whose children have left home, as well as couples who do not have children. The table below illustrates the decreasing average household size. In fact, household size is projected to be less than two people per household by 2025.

*Table 1: Average Household Size*

Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
City of Fayetteville	2.94	2.69	2.44	2.46	2.48	2.37	2.25	2.14	2.02	1.91
Fayette County	3.15	3.05	2.96	2.92	2.88	2.81	2.75	2.68	2.61	2.54

This trend will need to be addressed by providing a variety of housing types that will appeal to smaller households.

### 4.1.2. Household Income

According to the 2000 census, the average household income in Fayetteville is high (\$67,308), but still below the average household income for both the State of Georgia (\$80,077) and Fayette County (85,029). The average income for the State of Georgia more than doubled (117.5%) over the past decade from \$36,810 to \$80,077 in 2000 and the City of Fayetteville’s average household income increased 70.6% during that same period. Fayette County’s average household income continues to be higher than both the State of Georgia and the City of Fayetteville, but increased the least from 1990 to 2000 (51.4%).

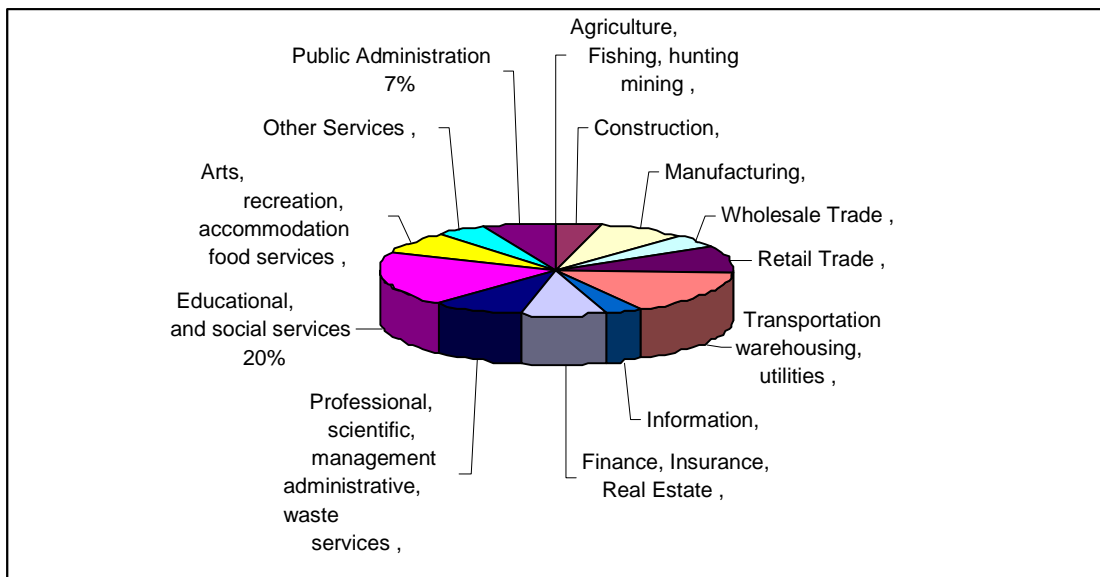
Averages can be skewed by high and low extremes included in the calculation. The household income distribution provides a more accurate picture of the financial status of households in Fayetteville than the average household income. Although the average household income in Georgia was approximately \$80,000 in 2000, less than fifty percent (42%) of households earned over \$50,000 and only 22.7% of households earned \$75,000 or more. By contrast, in the City of Fayetteville, nearly 30% of the households earned \$75,000 or more and 55% of households earned over \$50,000.

## 4.2. Economic Development

Most of the large regional employers fall in the secondary-base business category providing goods and services to a segment of the local economy. A large sector of south metro businesses supports the Atlanta airport and transportation industry. A decline in this industry could have a significant effect on the local and regional economy, but there is enough diversity of employers to withstand the downturn of one segment.

The following chart demonstrates the economic base of Fayette County. As the following chart demonstrates, the economy in Fayette County, as determined through the 2000 Census, is very diverse and generally not dependant on any particular industry type, and would also be less subject to downturns in a single industry.

*Figure 5: Percentage Employment by Industry Type*



Traditionally, Fayetteville has been the retail and government center of the County and, although there has been significant commercial growth in Peachtree City, this trend is expected to continue. Presently, Fayetteville supports a number of planned commercial centers, retail businesses, and two industrial parks. Most of the companies in the industrial parks are commercial businesses in the construction or automotive trade. There is also a growing market for recreational type businesses locating within the industrial parks.

The major employers in Fayette County include: manufacturing, retail trade, health and educational services, and transportation/warehousing/utilities as illustrated in the table below. The Atlanta region is one of the fastest growing economies in the country and Fayetteville will continue to attract a share of the growing market. Growth should be strong in the services industry as the population continues to grow and get older. However, even though there are major employers located in the County, a large percentage of the Fayetteville workforce will continue to commute outside of the area to jobs in the other segments.

Table 2: Economic Growth

Company Name	Products/Services Produced	Employees	Year located to Fayette County
Panasonic	Digital Telephones, Auto Radios, Commercial Ice Machines	1,687	1985
Cooper Lighting	Presale Technical Support, Customer, Service, After Sale Support, And Distribution. National Headquarters	650	1997
NCR	Worldwide Service Arts Center	550	1973
Hoshizaki America, Inc.	Commercial Ice Machines	425	1985
TDK Components	Electronic Components	210	1986
APAC - Georgia World Airways	Asphalt Fixtures	200	1971
World Airways		195	2000
FAA Tracon		190	2000
Alenco, Inc.	Sliding Glass Doors, Windows	181	1971
Avery Dennison	Pressure Sensitive Adhesives	180	1976
Lawson Mardon	Tobacco Packaging	165	1996

Source: Fayette County Chamber of Commerce

Economic development in Fayetteville is supported by the City of Fayetteville through a number of quasi-governmental organizations:

#### ***Fayetteville Downtown Development Authority***

The Fayetteville Downtown Development Authority is a seven member appointed board that strives to preserve and revitalize the downtown district through restoring properties and recruitment of new business and industry.

#### ***Fayette County Chamber of Commerce***

The Fayette County Chamber of Commerce actively works to keep members aware of local, regional, state and national issues of importance to the business community. The Chamber of Commerce also provides a wide range of opportunities to help members grow their businesses, build solid relationships with potential customers and suppliers, and build positive relationships with local government and elected officials.

The Chamber sponsors the Leadership Fayette Program and Youth Leadership Fayette. The Partners in Education program, a joint venture of the Fayette County Chamber of Commerce and the Fayette County Board of Education, is designed to encourage partnerships between businesses and Fayette County public schools.

#### ***The Fayette County Development Authority***

The Fayette County Development Authority (FCDA) provides business recruitment and retention to the major employers in the Fayette County area

### **4.3. Housing**

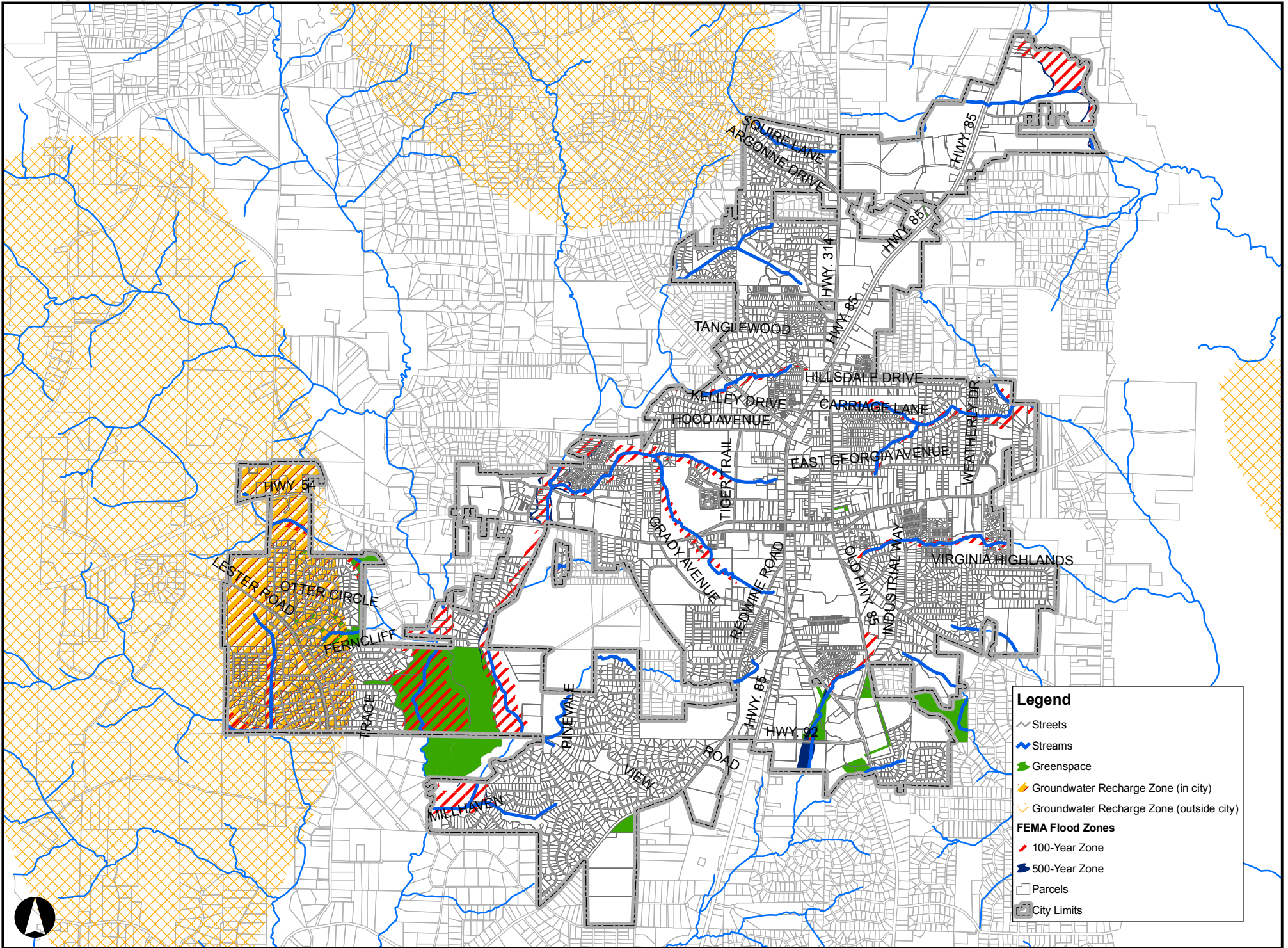
The current housing trend in Fayetteville is single-family detached and attached units. Any new high-density development will be the result of mixed-use housing developments in the urban core of the City. The trend will continue towards less dense single-family development in the outskirts of the City. As the population of Fayetteville ages, it is likely that the desirable types of housing options will also change accordingly. The older population will likely look for smaller homes with less yard space in close proximity to retail and medical services.

The majority of the properties in Fayetteville are owner-occupied. The total number of housing units built increased 43.8%, from 2,609 in 1990 to 4,642 in 2000. During that same period, the number of owner-occupied housing units increased over fifty percent (53.3%). The percentage of total housing units that are owner-occupied rose from fifty-five percent (55.8%) in 1990 to nearly seventy percent (67.1%) in 2000. The increase in owner-occupied homes will help to ensure stability within existing and new neighborhoods within the City. Homeowners are often more vested in the appearance and condition of their property and neighborhoods, which encourages stability.

The average household income in Fayetteville is approximately \$67,000/per year according to the 2000 Census. This average income compares favorably with the median property value of \$140,500. Based on the accepted definition of affordable housing (annual owner costs less than or equal to 30% of annual gross income), the average household with an annual gross income of \$67,000 is estimated to be able to afford a home worth \$194,300. The average household income increased by 70.6% from 1990 to 2000, while the median property value only increased by 56.3%, which indicates that homes were more affordable for Fayetteville residents in 2000 than they were in 1990. To encourage continued affordability of homes, the City should support the development of housing with a price point near the median property value.

### **4.4. Natural Resources**

The City of Fayetteville is approximately 7,015 acres and contains roughly 20 miles of streams and waterways. The entire City falls within a water supply watershed. Approximately 645 acres of land are within a groundwater recharge zone, which accounts for almost 10% of the total land in the City. The City protects this resource through enforcement of the Groundwater Recharge Ordinance. Flood zone data indicates that 590 acres are within the 100-year flood zone, which is regulated through the City's Floodplain Management Ordinance. The City has designated a total of 408 acres of land to be set aside as greenspace. Approximately 280 acres of this land falls within the City limits. The remaining 57 acres are City owned land properties that fall just outside the current City boundaries. The following map illustrates the City's natural resources inventory.



Additionally, the City has a wealth of historic resources, and has dedicated significant resources to the preservation and restoration of historic buildings. Several of these historic buildings are utilized as commercial space, community space, or museums. The Main Street Committee's Art & Architectural Advisory Committee oversees implementation of the standards established for the restoration and preservation of historic buildings in the downtown area. Please see the map in Appendix A for an inventory of historic structures in the DHD.

#### **4.5. Transportation**

The City of Fayetteville supports the regional Comprehensive Transportation Plan (CTP) for Fayette County. The Fayette County CTP serves as the official document for transportation planning in the City and County and is adopted by reference.

**Appendix A**  
**Map of**  
**Existing Land Use**

**Appendix B**  
**Map of**  
**Community Character Areas**



**Appendix C**  
**Map of**  
**Areas Requiring Special Attention (ARSA)**

TECHNICAL ADDENDUM  
DATA ASSESSMENT  
*Fayetteville Comprehensive Plan*



*Submitted to:*

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

*By:*

CITY OF FAYETTEVILLE, GEORGIA

*December 2, 2005*



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# Table of Contents

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<b>1. Population .....</b>	<b>1</b>
1.1 GENERAL POPULATION .....	1
1.2 POPULATION BY AGE .....	3
1.3 AVERAGE HOUSEHOLD SIZE .....	5
1.4 NUMBER OF HOUSEHOLDS .....	6
1.5 RACIAL DISTRIBUTION.....	6
1.6 HISPANIC ETHNIC DISTRIBUTION.....	7
1.7 EDUCATIONAL ATTAINMENT .....	8
1.8 AVERAGE HOUSEHOLD INCOME .....	8
1.9 HOUSEHOLD INCOME DISTRIBUTION .....	9
1.10 PER CAPITA INCOME.....	11
<b>2. Economic Development.....</b>	<b>12</b>
2.1 ECONOMIC BASE.....	12
2.2 LABOR FORCE.....	14
2.3 ECONOMIC RESOURCES .....	16
2.4 ECONOMIC TRENDS.....	17
<b>3. Housing .....</b>	<b>18</b>
3.1 HOUSING TYPE .....	18
3.2 CONDITION OF HOUSING.....	19
3.3 OCCUPANCY .....	20
3.4 HOUSING COST .....	20
3.5 COST BURDENED HOUSING.....	22
3.6 SPECIAL NEEDS HOUSING .....	22
3.7 JOBS HOUSING BALANCE.....	22
<b>4. Natural and Cultural Resources .....</b>	<b>24</b>
4.1 SIGNIFICANT NATURAL RESOURCES .....	24
4.2 ENVIRONMENTAL PLANNING CRITERIA .....	26
4.3 OTHER ENVIRONMENTALLY SENSITIVE AREAS, SIGNIFICANT NATURAL RESOURCES AND SIGNIFICANT CULTURAL RESOURCES.....	26
<b>5. Community Facilities and Services.....</b>	<b>28</b>
5.1 WATER SUPPLY AND TREATMENT .....	28
5.2 SEWERAGE SYSTEM AND WASTEWATER TREATMENT .....	28
5.3 STORM SEWER SYSTEM .....	30
5.4 OTHER FACILITIES AND SERVICES .....	32
<b>6. Intergovernmental Coordination .....</b>	<b>35</b>
6.1 ADJACENT LOCAL GOVERNMENTS .....	35
6.2 INDEPENDENT SPECIAL AUTHORITIES AND DISTRICTS.....	35
6.3 SCHOOL BOARDS .....	35
6.4 INDEPENDENT DEVELOPMENT AUTHORITIES AND DISTRICTS .....	37
6.5 FEDERAL, STATE, OR REGIONAL PROGRAMS.....	38
<b>7. Transportation .....</b>	<b>39</b>
7.1 ROADS AND HIGHWAY NETWORK .....	39
7.2 ALTERNATIVE MODES .....	40
7.3 PARKING.....	40
7.4 RAILROADS, TRUCKING, PORT FACILITIES, AND AIRPORTS.....	41
7.5 TRANSPORTATION AND LAND USE CONNECTION.....	41

**TABLES & FIGURES**

Figure 1: Total Population .....	1
Table 1: City of Fayetteville Population.....	2
Table 2: Population Comparison .....	2
Table 3: Population Average Annual Percentage Increase.....	2
Table 4: Population by Age Comparison.....	3
Table 5: Atlanta Population & Projection.....	4
Figure 2: Population by Age.....	4
Table 6: Average Household Size.....	5
Figure 3: Average Household Income .....	5
Table 7: Number of Households .....	6
Figure 4: Racial Composition .....	7
Table 8: Racial Composition .....	7
Table 9: Hispanic Ethnic Composition .....	8
Table 10: Educational Attainment .....	8
Table 11: Average Household Income .....	9
Table 12: Household Income Distribution.....	10
Table 13: Per Capita Income.....	11
Table 14: Employment by Industry .....	12
Figure 5: Fayette County Industry Mix .....	13
Figure 6: State of Georgia Industry Mix.....	14
Table 15: City of Fayetteville’s Labor Force Information.....	14
Table 16: City of Fayetteville’s Labor Force Place of Work.....	15
Table 17: Fayette County’s Labor Force Information .....	15
Table 18: Labor Force Draw.....	15
Table 19: Labor Force Work Age.....	16
Table 20: Major Employers .....	17
Table 21: Housing Units .....	18
Table 22: Housing Types .....	19
Table 23: Condition of Housing Units.....	19
Table 24: Age of Housing Units .....	20
Table 25: Occupancy Characteristics.....	20
Table 26: Housing Cost .....	21
Table 27: Housing Costs in Fayette County and State of Georgia .....	21
Table 28: Cost Burden .....	22
Table 29: Jobs Housing Balance.....	22
Figure 7: Map of Natural Resources.....	25
Figure 8: Map of Historic Resources.....	27
Figure 9: Map of Sewer System.....	29
Figure 10: Map of Storm System.....	31
Table 30: Fayette County Recreational Parks.....	34
Table 31: Distance Chart .....	41
Figure 11: Map of Transportation.....	42

## Acronyms/Definitions

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



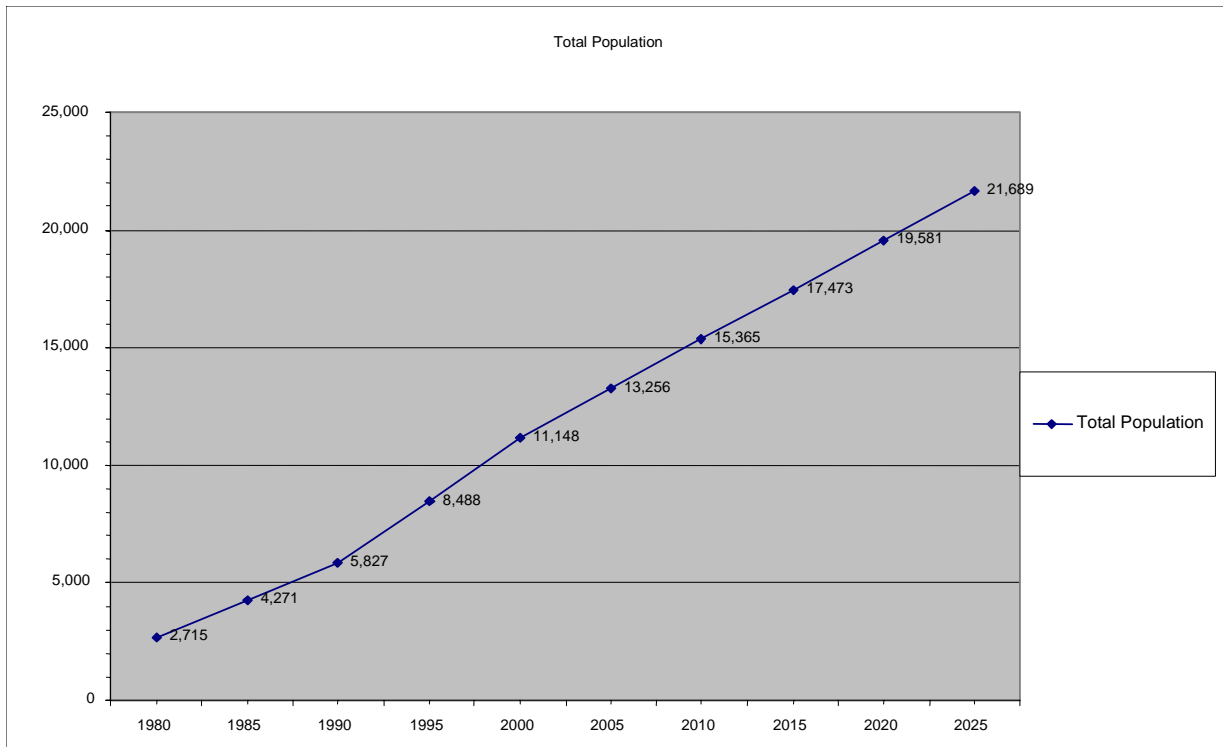
# 1. Population

## 1.1 General Population

The City of Fayetteville's population more than doubled in the last 15 years, growing by 7,429 persons to a total population of 13,256 people in 2005. Like most places in the Atlanta region, the primary reason for the City of Fayetteville's growth since 1990 has been in-migration (the number of new families moving here from other places). Therefore, growth is expected to continue for the foreseeable future, as illustrated in Figure 1.

Despite the previously rapid population growth in the later part of the 20<sup>th</sup> century, the pace of growth is slowing. The City of Fayetteville grew by 114.6% between 1980 and 1990, however the rate of increase slowed to 91.3 % during the period between 1990-2000. The Atlanta Regional Planning Commission (ARC) predicts continued growth for the City of Fayetteville, however the rate of increase is estimated to be only 37.8% during the current decade (2000-2010) and only 27.4% from 2010-2020. A major contributing factor to the decreased rate of growth is that land available for development is almost fully utilized. The only other available alternative for growth is annexation and the City does not aggressively pursue annexation.

*Figure 1: Total Population*



**Table 1: City of Fayetteville Population**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020
<b>Total Population</b>	2,715	4,271	5,827	8,488	11,148	13,256	15365	17473	19581

**Table 2: Population Comparison**

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

**Table 3: Population Average Annual Percentage Increase**

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

Source: Atlanta Regional Commission

## 1.2 Population by Age

Between 2005 and 2025, the percentage of residents over 65 will continue to grow in the City of Fayetteville. The population of residents over 65 is expected to grow nearly seventy percent (67.7%) between 2005 and 2025. The smallest growth will be for the age groups under 25 years old. The percentage of growth for the age group between 18-34 years old will be less than 60% and the age group 14-17 years old will grow less than 50% between 2005 and 2025.

*Table 4: Population by Age Comparison*

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

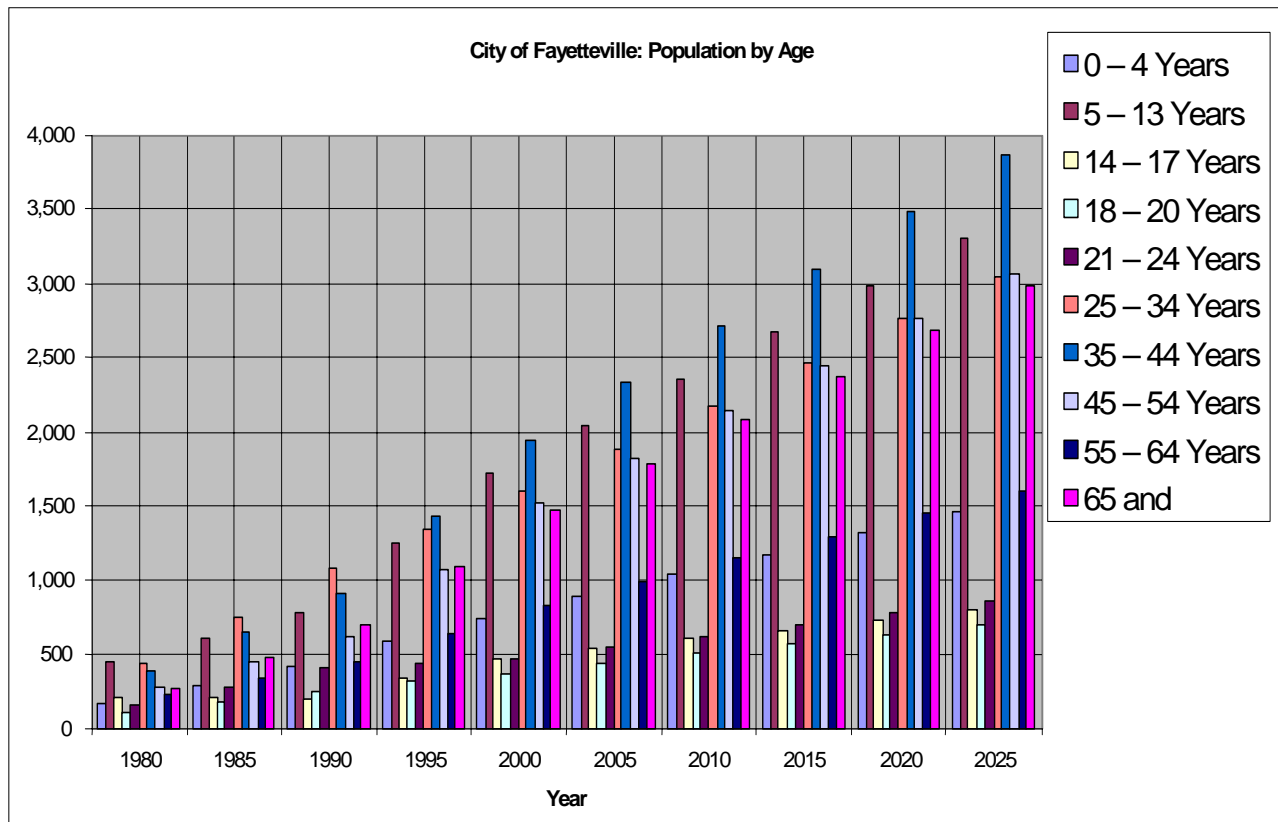
Source: U.S. Census Bureau/ DCA

Table 5: Atlanta Population & Projection

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

Source: DCA, U.S. Census Bureau

Figure 2: Population by Age



### 1.3 Average Household Size

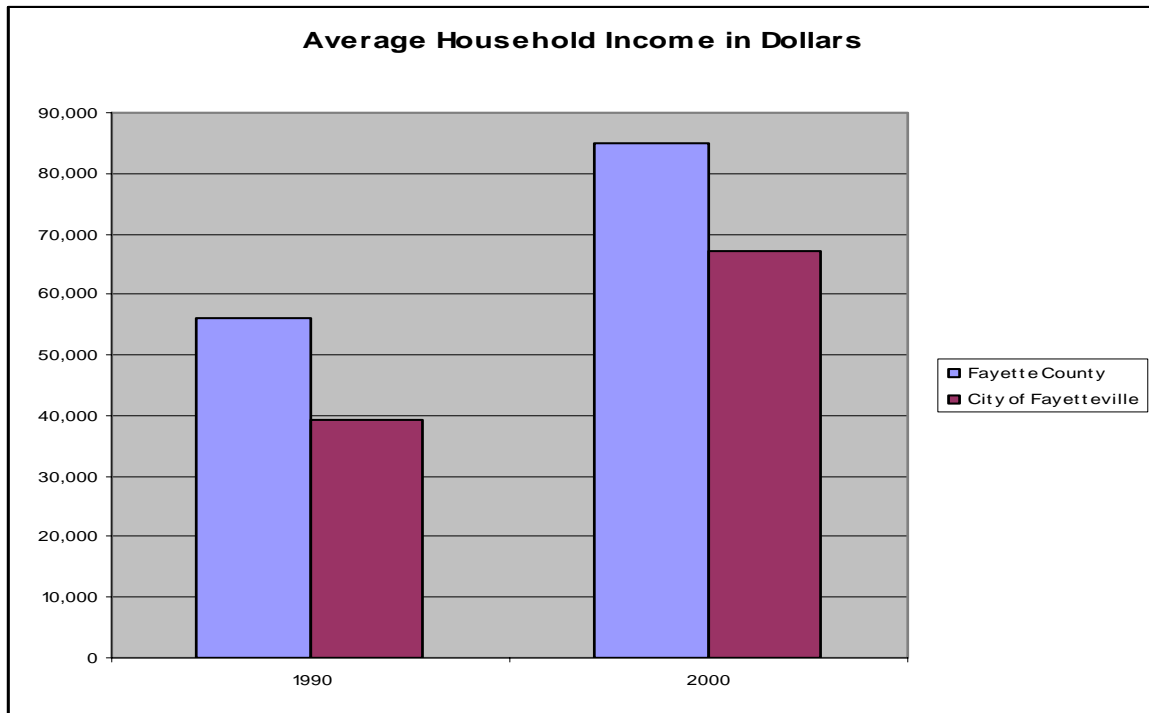
The average household size in the City of Fayetteville has decreased steadily between 1980 and 1995, as illustrated in Table 6 below. The City saw a brief increase in household size in 2000 of 2%; however, the Department of Community Affairs still predicts that the average household size will decrease.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

Table 6: Average Household Size

Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
City of Fayetteville	2.94	2.69	2.44	2.46	2.48	2.37	2.25	2.14	2.02	1.91
Fayette County	3.15	3.05	2.96	2.92	2.88	2.81	2.75	2.68	2.61	2.54

Source U.S. Census Bureau/ DCA

Figure 3: Average Household Income





## 1.4 Number of Households

Table 7: Number of Households

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

Source: U.S. Census Bureau/DCA

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

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

## 1.5 Racial Distribution

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

Figure 4: Racial Composition

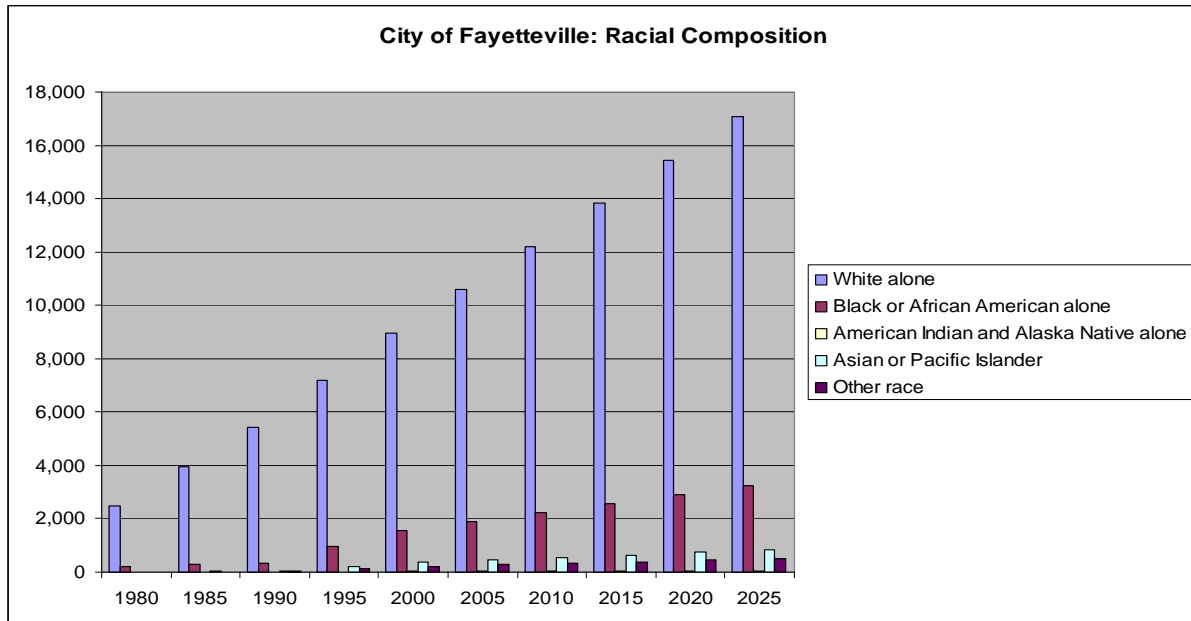


Table 8: Racial Composition

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

Source: DCA, US Census

### 1.6 Hispanic Ethnic Distribution

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

**Table 9: Hispanic Ethnic Composition**

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

Source: DCA, U.S. Census Bureau

### 1.7 Educational Attainment

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

**Table 10: Educational Attainment**

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

Source: DCA, US Census

### 1.8 Average Household Income

According to the 2000 census, the average household income in Fayetteville is high (\$67,308), but still below the average household income for both the State of Georgia (\$80,077) and Fayette County (85,029). The average income for the State of Georgia more

than doubled (117.5%) over the past decade from \$36,810 to \$80,077 in 2000 and the City of Fayetteville's average household income increased 70.6% during that same period. Fayette County's average household income continues to be higher than both the State of Georgia and the City of Fayetteville, but increased the least from 1990 to 2000 (51.4%).

Averages can be skewed by high and low extremes included in the calculation. Therefore, average households income may not describe the financial condition of the majority of households as accurately as the distribution of household income.

*Table 11: Average Household Income*

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

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

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

Source: DCA, US Census

## **1.9 Household Income Distribution**

The household income distribution provides a more accurate picture of the financial status of households in Fayetteville than the average household income. Although the average household income in Georgia was approximately \$80,000 in 2000, less than fifty percent (42%) of households earned over \$50,000 and only 22.7% of households earned \$75,000 or more. The percentage of households in the City of Fayetteville with incomes more than \$50,000 and incomes above \$75,000 was higher than the State of Georgia. In the City of Fayetteville, nearly 30% of the households earned \$75,000 or more and 55% of households earned over \$50,000.

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

**Table 12: Household Income Distribution**

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

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

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

Source: DCA, US Census

### 1.10 Per Capita Income

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

Table 13: Per Capita Income

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

Source: DCA, US Census



## 2. Economic Development

### 2.1 Economic Base

Most of the large regional employers fall in the secondary-base business category providing goods and services to the local economy. A large sector of south metro businesses are supported by the Atlanta airport and the transportation industry. A decline in this industry could have a significant effect on the local and regional economy, but there is enough diversity of employers to withstand the downturn of one segment.

*Table 14: Employment by Industry*

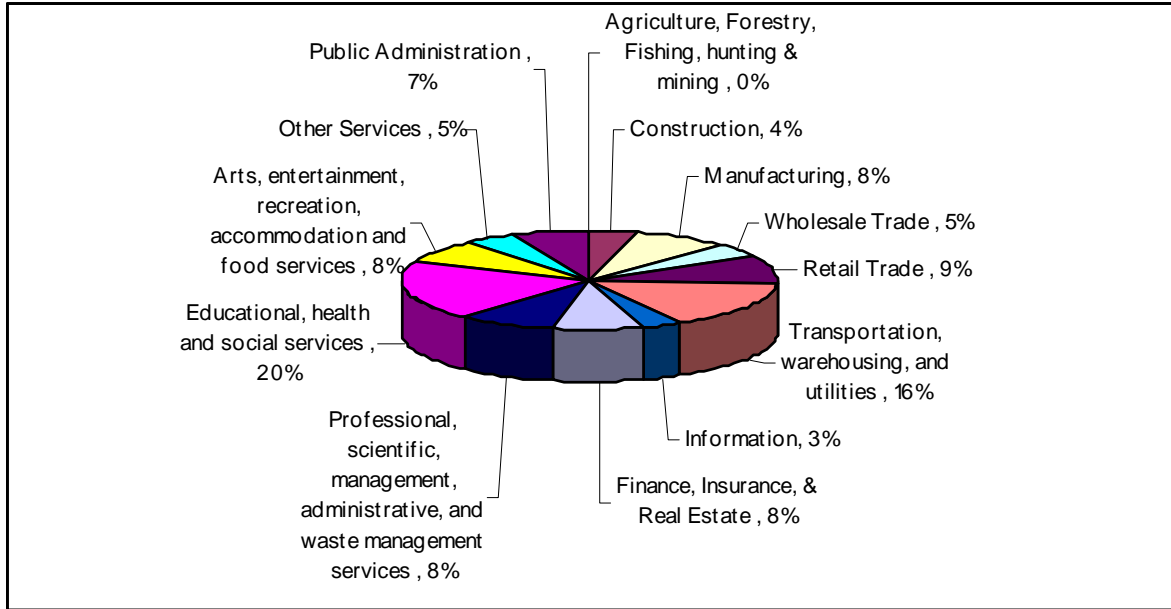
Fayetteville City: Employment by Industry										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total Employed Civilian Population</b>	1,187	2,106	3,024	4,212	5,399	6,452	7,505	8,558	9,611	10,664
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining</b>	13	30	46	23	0	0	0	0	0	0
<b>Construction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

Source: DCA, US Census

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

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

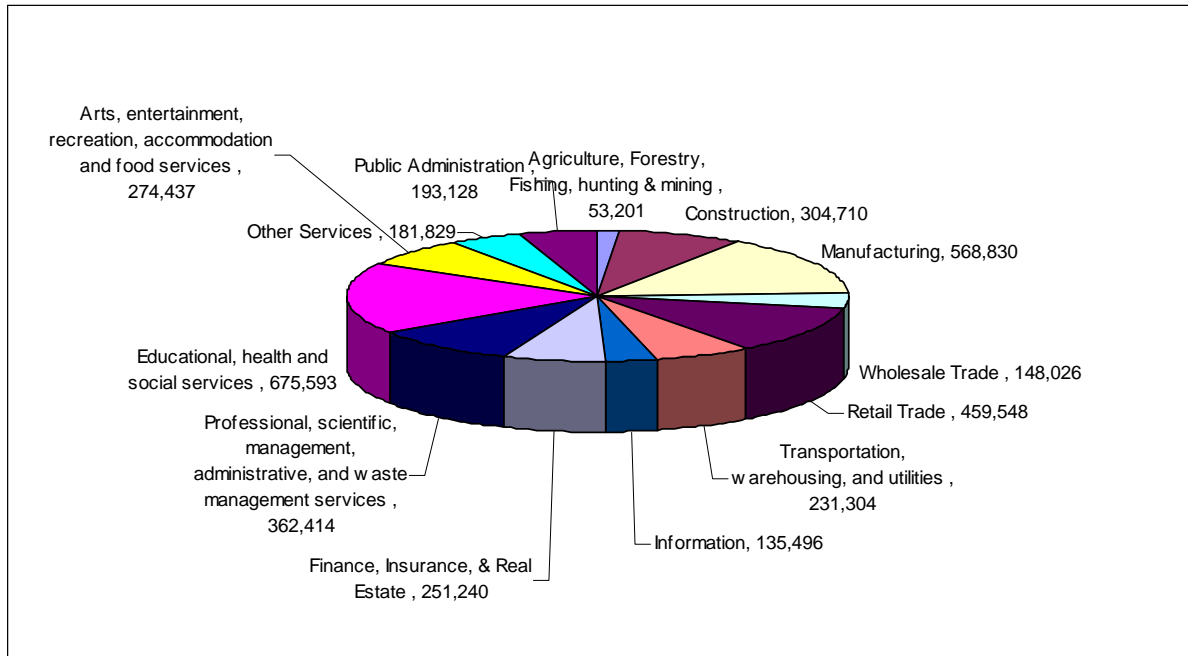
**Figure 5: Fayette County Industry Mix**  
**Fayette County**



Source: DCA, US Census

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

Figure 6: State of Georgia Industry Mix



Source: DCA, US Census

Traditionally, Fayetteville has been the retail and government center of the County and, although there has been significant commercial growth in Peachtree City, this trend is expected to continue. Presently, Fayetteville supports a number of planned commercial centers, retail businesses, and two industrial parks. Most of the companies in the industrial parks are commercial businesses in the construction or automotive trade. There is also a growing market for recreational type businesses locating within the industrial parks.

## 2.2 Labor Force

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

Table 15: City of Fayetteville's Labor Force Information

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

**Table 16: City of Fayetteville’s Labor Force Place of Work**

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

**Table 17: Fayette County’s Labor Force Information**

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

**Table 18: Labor Force Draw**

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

Draw area defined as: Clayton, Coweta, Fayette, Fulton, and Spalding Counties  
 Source: GA Department of Labor-September 2005

*Table 19: Labor Force Work Age*

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

Source: GA Department of Labor-4th Quarter 2002

## 2.3 Economic Resources

Economic development in Fayetteville is supported by the City of Fayetteville through a number of quasi-governmental organizations:

### **Fayetteville Downtown Development Authority**

The Fayetteville Downtown Development Authority is a seven member appointed board that strives to preserve and revitalize the downtown district through restoring properties and recruitment of new business and industry.

### **Fayette County Chamber of Commerce**

The Fayette County Chamber of Commerce actively works to keep members aware of local, regional, state and national issues of importance to the business community. The Chamber of Commerce also provides a wide range of opportunities to help members grow their businesses and build solid relationships with potential customers and suppliers and build positive relationships with local government and elected officials.

The Chamber sponsors the Leadership Fayette program and Youth Leadership Fayette. Also, the Partners in Education program, a joint venture of the Fayette County Chamber of Commerce and the Fayette County Board of Education, is designed to encourage partnerships between businesses and Fayette County public schools.

### **The Fayette County Development Authority**

The Fayette County Development Authority (FCDA) provides business recruitment and retention to the major employers in the Fayette County area.

## 2.4 Economic Trends

The major employers in Fayette County include: manufacturing, retail trade, health and educational services, and transportation/warehousing/utilities as illustrated in Table 20. The Atlanta region is one of the fastest growing economies in the country and Fayetteville will continue to attract a share of the growing market. Growth should especially be strong in the services industry as the population continues to grow and get older. However, even though there are some major employers in the County, a large percentage of the Fayetteville workforce will continue to commute outside of the area to jobs in the other segments.

*Table 20: Major Employers*

Company Name	Products/Services Produced	Employees	Year Located to Fayette County
Panasonic	Digital Telephones, Auto Radios, Commercial Ice Machines	1,687	1985
Cooper Lighting	Presale Technical Support, Customer, Service, After Sale Support, And Distribution. National Headquarters	650	1997
NCR	Worldwide Service Arts Center	550	1973
Hoshizaki America, Inc.	Commercial Ice Machines	425	1985
TDK Components	Electronic Components	210	1986
APAC - Georgia World Airways	Asphalt Fixtures	200	1971
World Airways		195	2000
FAA Tracon		190	2000
Alenco, Inc.	Sliding Glass Doors, Windows	181	1971
Avery Dennison	Pressure Sensitive Adhesives	180	1976
Lawson Mardon	Tobacco Packaging	165	1996

Source: Fayette County Chamber of Commerce



### 3. Housing

#### 3.1 Housing Type

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

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

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

*Table 21: Housing Units*

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

Table 22: Housing Types

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

### 3.2 Condition of Housing

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

Table 23: Condition of Housing Units

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

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

*Table 24: Age of Housing Units*

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

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

### **3.3 Occupancy**

Although some renter properties are available, the majority of the properties in Fayetteville are owner-occupied. The total number of housing units built increased 43.8%, from 2,609 in 1990 to 4,642 in 2000. During that same period, the number of owner occupied housing units increased over fifty percent (53.3%). The percentage of total housing units that are owner occupied housing units rose from just over fifty percent (55.8%) in 1990 to nearly seventy percent (67.1%) in 2000.

*Table 25: Occupancy Characteristics*

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

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

### **3.4 Housing Cost**

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

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

*Table 26: Housing Cost*

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

Source: DCA, US Census

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

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

Source: DCA, US Census

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

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

In addition, the average household income increased by 70.6% while the median property value only increased by 56.3%, which indicates that homes were more affordable for Fayetteville residents in 2000 than they were in 1990. Rent also appears to be more affordable for residents than it has been in the past since median rent values also increased less than the average household income.

### 3.5 Cost Burdened Housing

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

*Table 28: Cost Burden*

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

Source: U.S. Bureau of the Census

### 3.6 Special Needs Housing

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

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

### 3.7 Jobs Housing Balance

*Table 29: Jobs Housing Balance*

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

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



## **4. Natural and Cultural Resources**

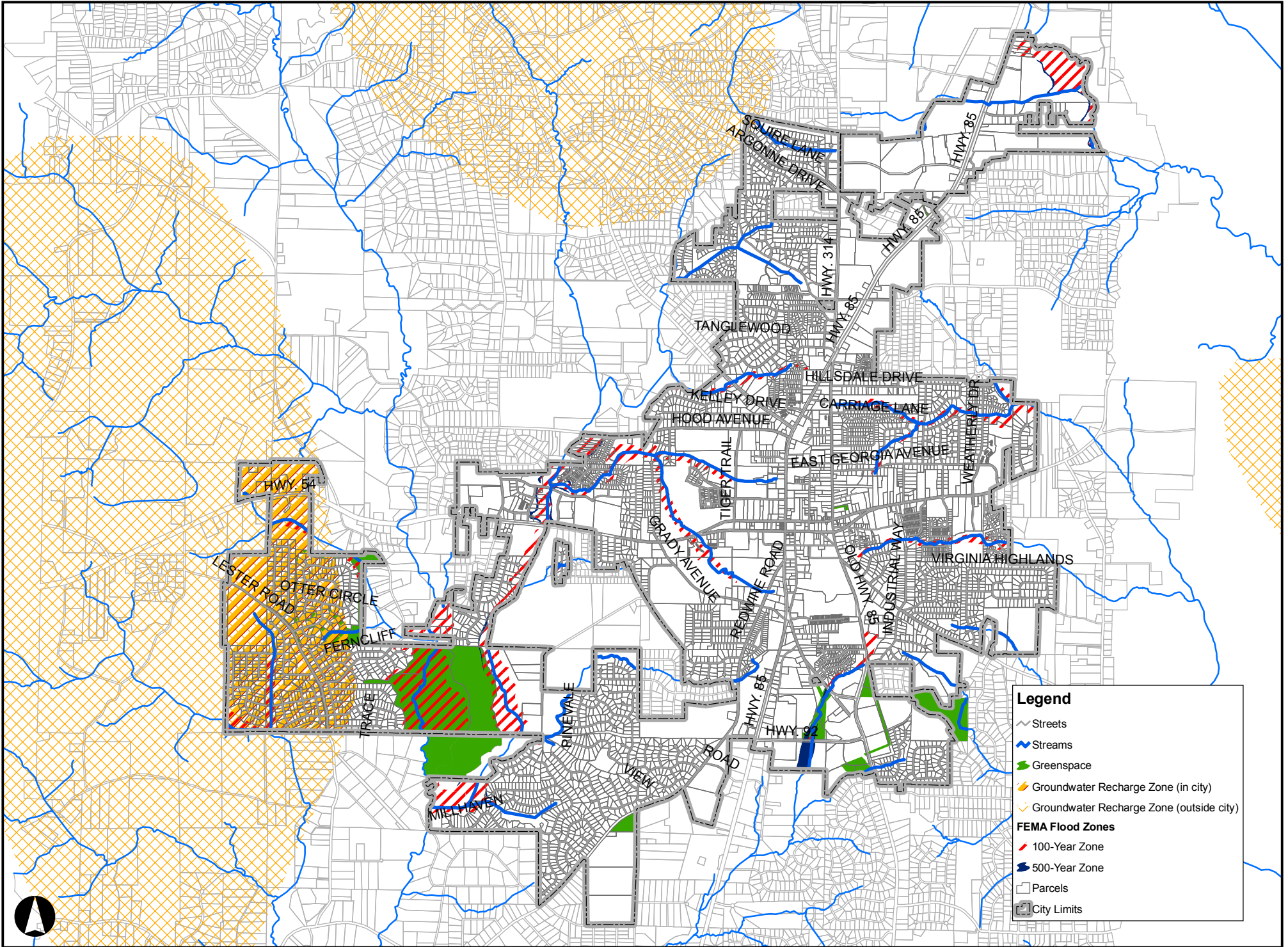
### **4.1 Significant Natural Resources**

The City of Fayetteville is approximately 7,015 acres and contains roughly 20 miles of streams and waterways. The entire City falls within a water supply watershed.

Approximately 645 acres of land are within a groundwater recharge zone, which accounts for almost 10% of the total land in the City. Flood zone data indicates that 590 acres are within the 100-year flood zone.

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

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



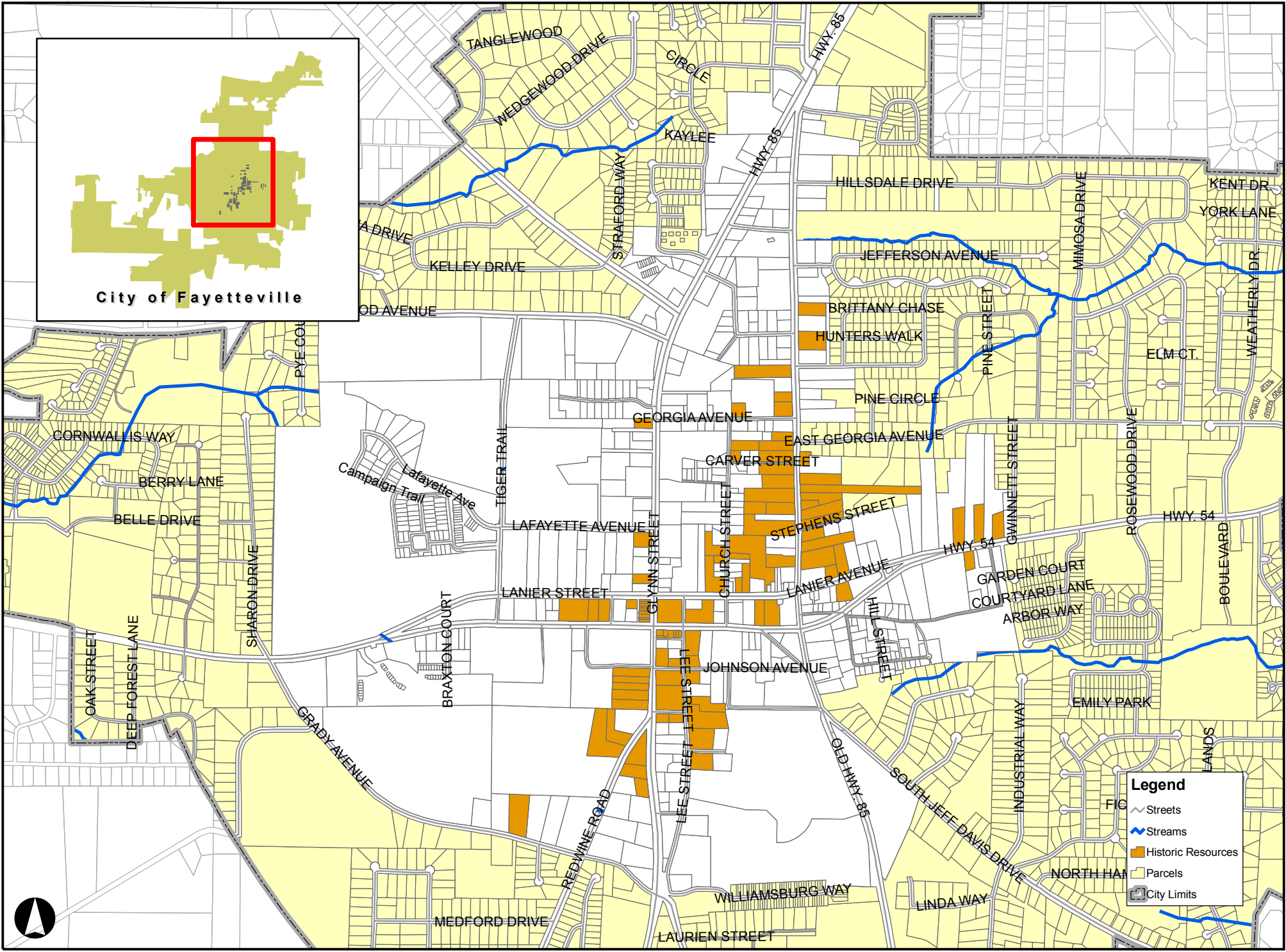
## **4.2 Environmental Planning Criteria**

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

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

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

Additionally, the City has a wealth of historic resources, and has dedicated significant resources to the preservation and restoration of historic buildings. Several of these historic buildings are utilized as commercial space, community space, or museums. The Main Street Committee's Art & Architectural Advisory Committee oversees implementation of the standards established for the restoration and preservation of historic buildings in the downtown area. Please see the map in Figure 8 for an inventory of historic structures in the Downtown Historic District.



Legend	
~	Streets
~	Streams
■	Historic Resources
□	Parcels
□	City Limits



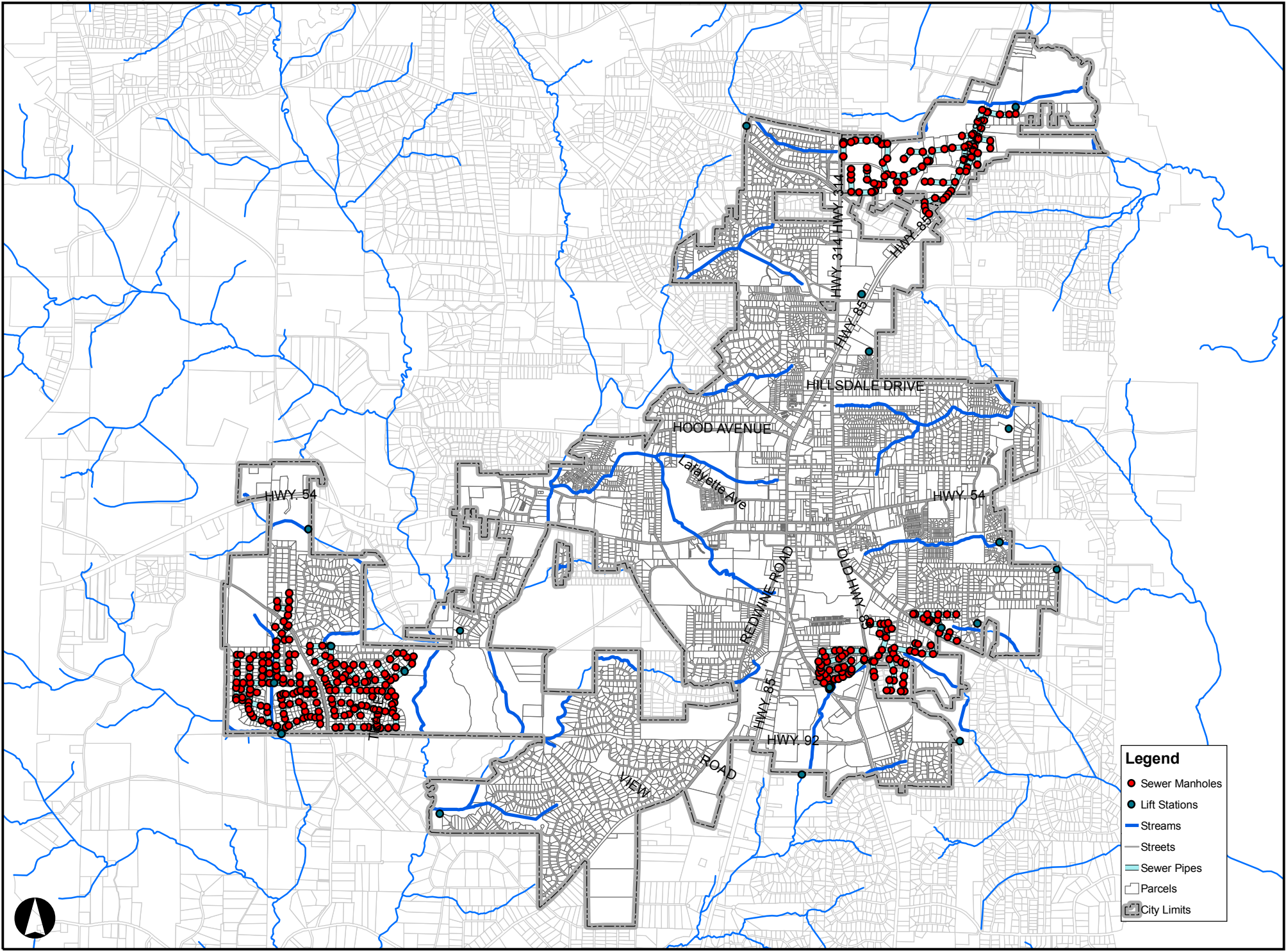
## **5. Community Facilities and Services**

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

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

### **5.2 Sewerage System and Wastewater Treatment**

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



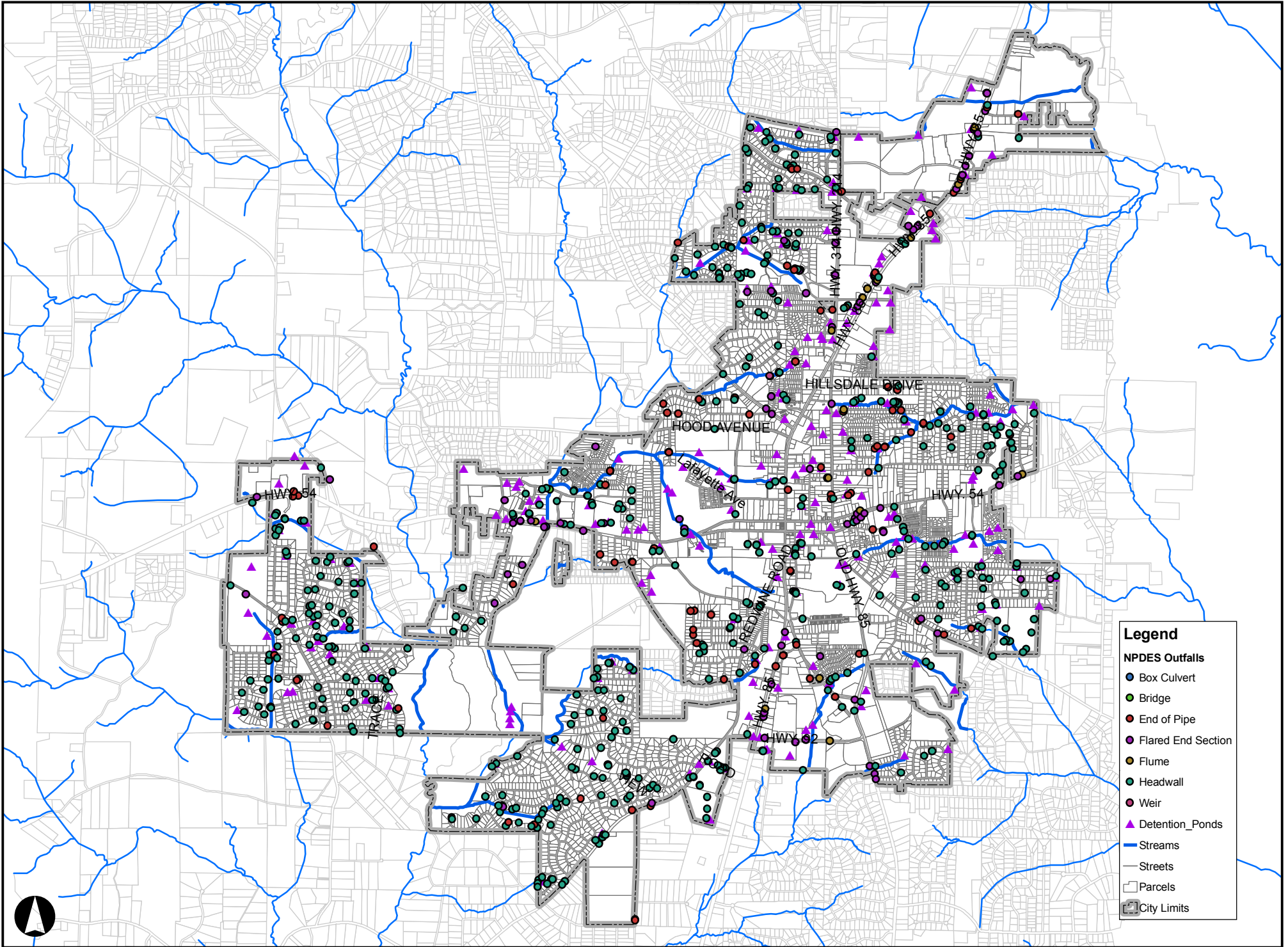
- Legend**
- Sewer Manholes
  - Lift Stations
  - Streams
  - Streets
  - Sewer Pipes
  - Parcels
  - City Limits





### **5.3 Storm Sewer System**

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



**Legend**

**NPDES Outfalls**

- Box Culvert
- Bridge
- End of Pipe
- Flared End Section
- Flume
- Headwall
- Weir
- ▲ Detention\_Ponds

— Streams

— Streets

▭ Parcels

▭ City Limits

## **5.4 Other Facilities and Services**

### **Public Safety**

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

### **Fire Protection**

#### Operations

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

#### Prevention, Education, and Public Relations

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

#### Training Programs

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

#### Hazardous Materials Response

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

#### Volunteer Program

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

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

## **Police**

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

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

### Uniformed Patrol

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

### Criminal Investigations

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

### Records

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

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

Training

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

**Parks and Recreation**

Fayetteville has one park located within the City limits, but residents have access to all Fayette County parks and recreation programs. Fayette County has seven recreational areas totaling approximately 276 acres. These recreational areas have an array of facilities such as baseball fields, boat ramps/docks, football fields, picnic areas, soccer fields, softball fields, tennis courts and walking trails.

*Table 30: Fayette County Recreational Parks*

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

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

## **6. Intergovernmental Coordination**

### **6.1 Adjacent Local Governments**

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

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

#### ***The Atlanta Regional Commission (ARC)***

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

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

#### ***The Metropolitan North Georgia Water Planning District (the District)***

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

### **6.3 School Boards**

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

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

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

**Fayette County Schools**

- Elementary Schools (grades K-5): 17
- Middle Schools (grades 6-8): 5
- High Schools (grades 9-12): 5
- LaFayette School: 1
- Alternative High School (grades 9-12): 1
- Evening High School (ages 16-adult): 1
- School Enrollment: 7,053

**Elementary Schools**

- Braelinn Elementary School
- Brooks Elementary School
- Cleveland Elementary School
- Crabapple Lane Elementary School
- East Fayette Elementary School
- Fayetteville Intermediate School
- Hood Avenue Primary School
- Huddleston Elementary School
- Kedron Elementary School
- North Fayette Elementary School
- Oak Grove Elementary School
- Peachtree City Elementary School
- Peoples Elementary School
- Robert J. Burch Elementary School
- Sara Harp Minter Elementary School
- Spring Hill Elementary School
- Tyrone Elementary School

**Middle Schools**

- Fayette Middle School
- Flat Rock Middle School
- J.C. Booth Middle School
- Rising Starr Middle School
- Whitewater Middle School

**High Schools**

- Fayette County High School
- McIntosh High School
- Sandy Creek High School
- Starr's Mill High School
- Whitewater High School

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

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

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

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

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

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

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

**Staff:** Staff totals 962 people.

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

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

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



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

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

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

## 7. Transportation

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

### 7.1 Roads and Highway Network

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

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

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

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

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

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

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

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

## **7.2 Alternative Modes**

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

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

## **7.3 Parking**

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

## 7.4 Railroads, Trucking, Port Facilities, and Airports

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

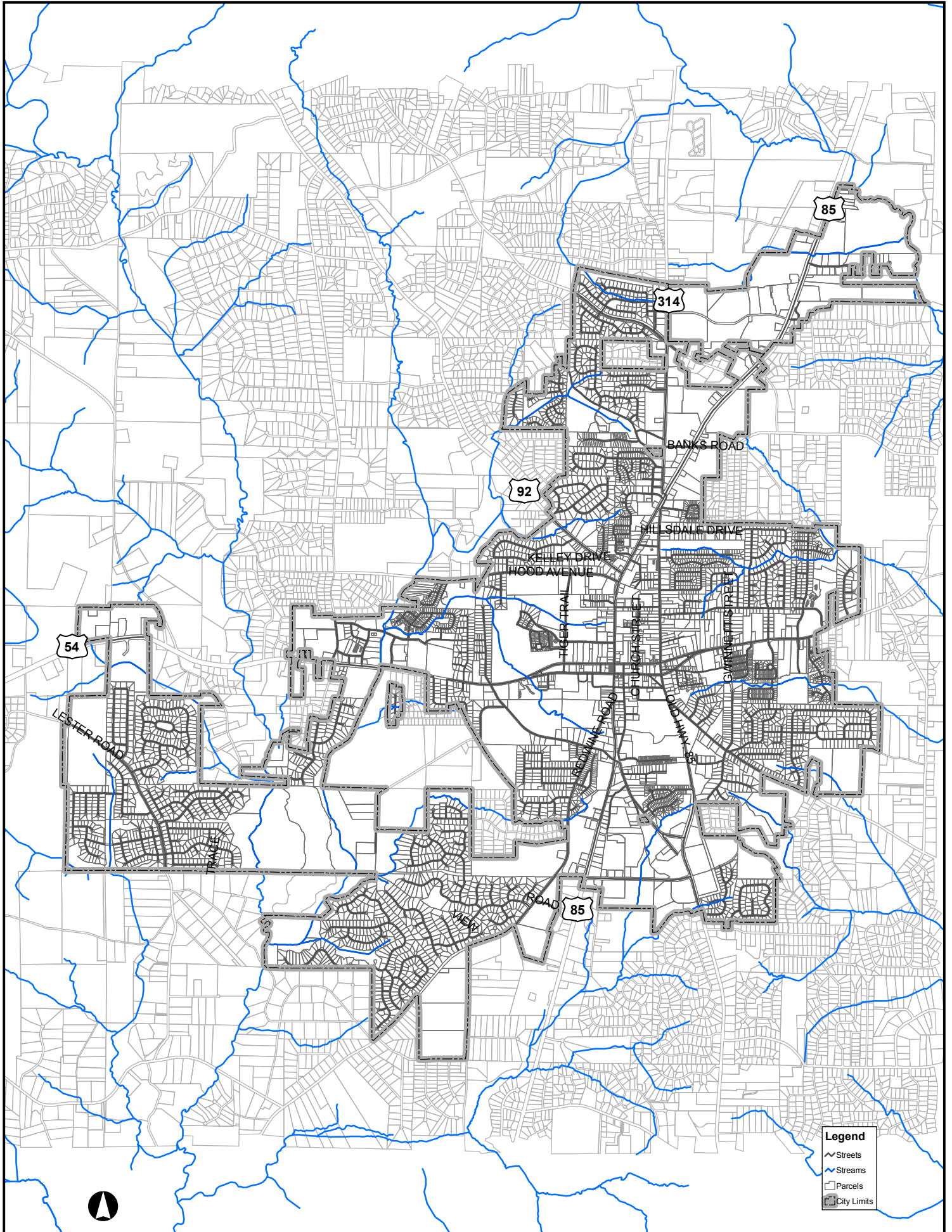
*Table 31: Distance Chart*

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

## 7.5 Transportation and Land Use Connection

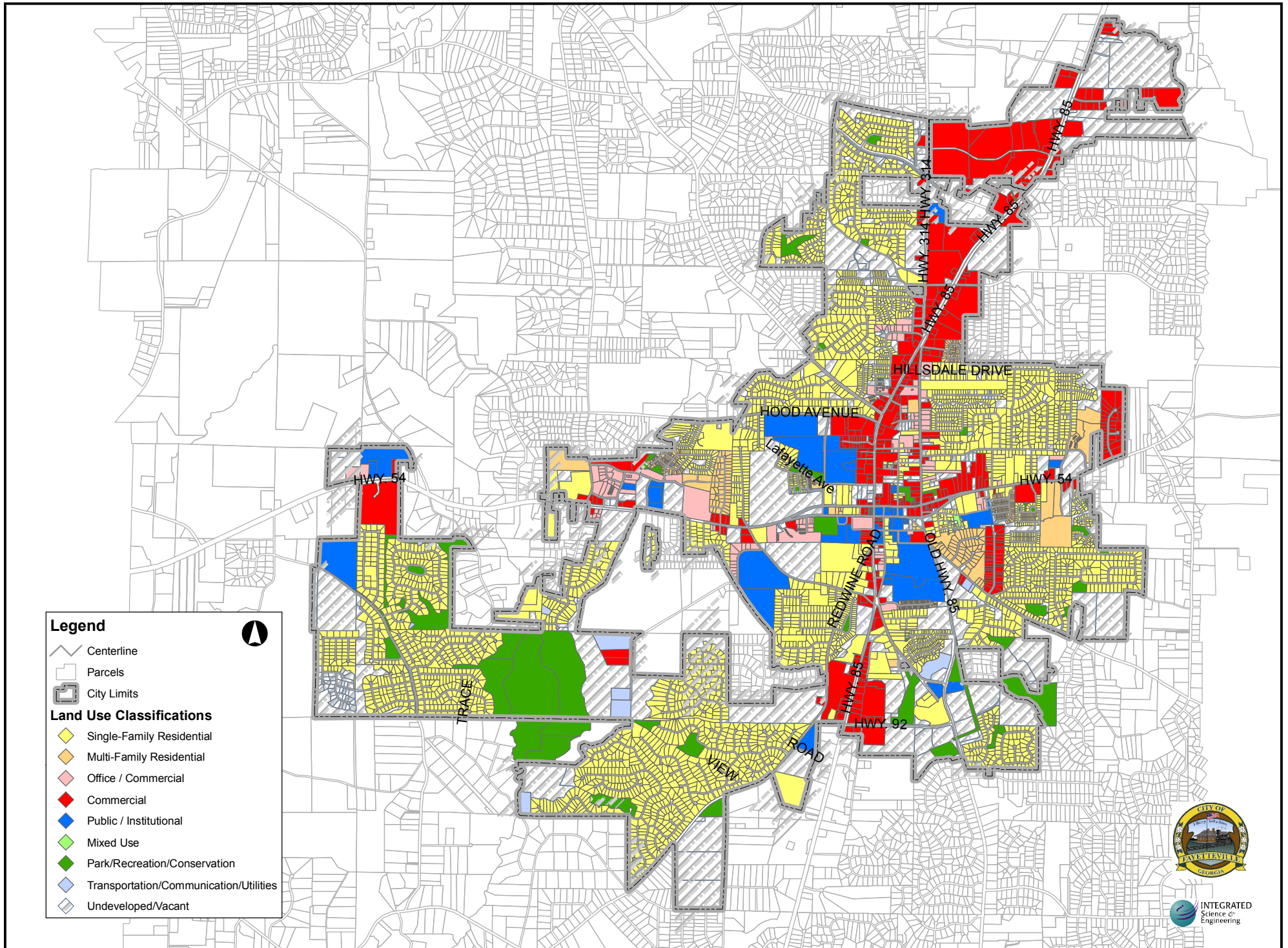
As stated in the Road Network section, the primary area of significant traffic congestion is downtown at the intersection of Hwy 54 and Hwy 85. Traffic flow improvements along the corridor have helped to improve traffic flow. The City is working to provide bypass alternatives that will parallel the HWY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

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



**Legend**  
~ Streets  
~ Streams  
~ Parcels  
~ City Limits





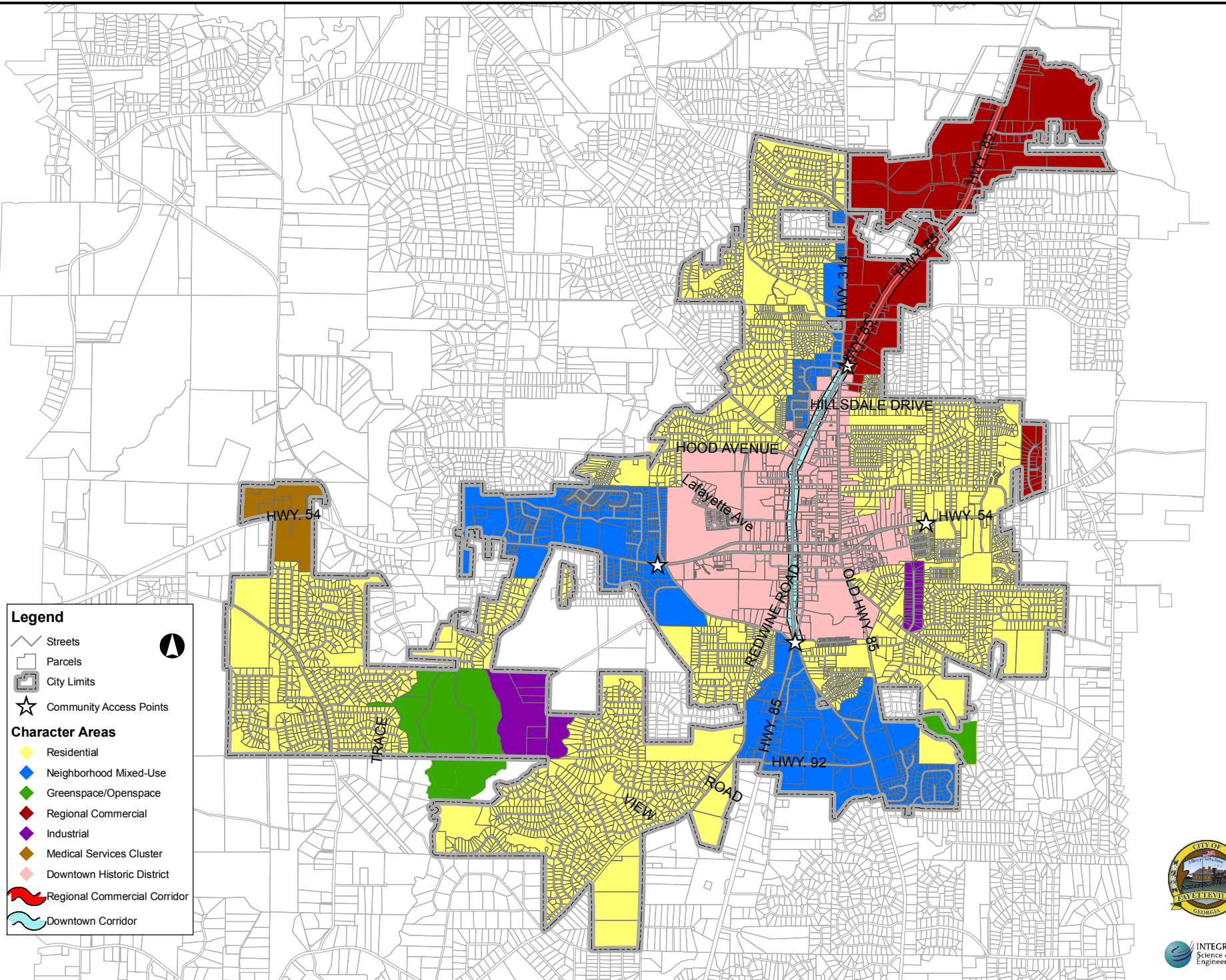
**Legend**

- Centerline
- Parcels
- City Limits

**Land Use Classifications**

- Single-Family Residential
- Multi-Family Residential
- Office / Commercial
- Commercial
- Public / Institutional
- Mixed Use
- Park/Recreation/Conservation
- Transportation/Communication/Utilities
- Undeveloped/Vacant





**Legend**

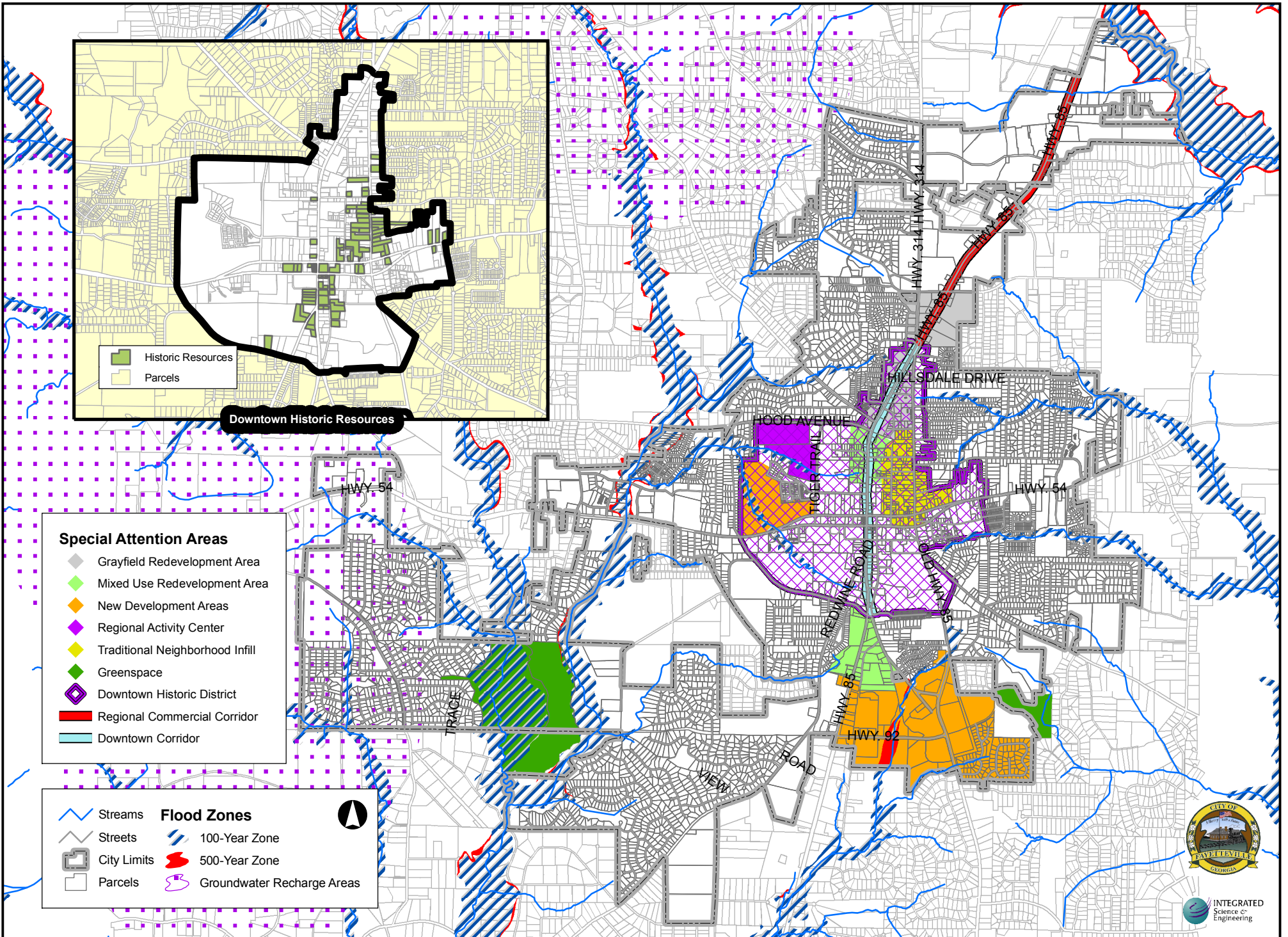
- Streets
- Parcels
- City Limits
- Community Access Points

**Character Areas**

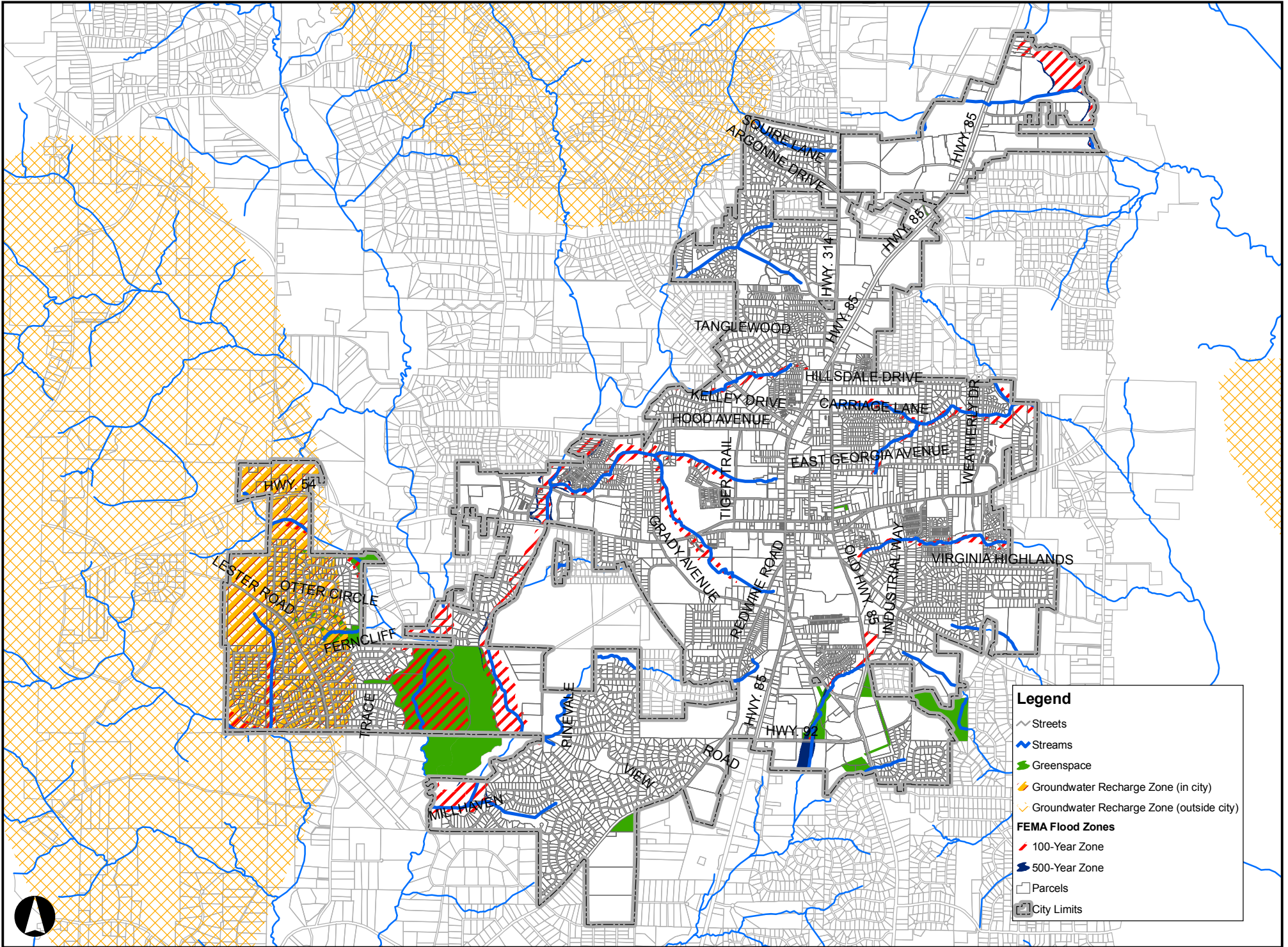
- Residential
- Neighborhood Mixed-Use
- Greenspace/Openspace
- Regional Commercial
- Industrial
- Medical Services Cluster
- Downtown Historic District
- Regional Commercial Corridor
- Downtown Corridor

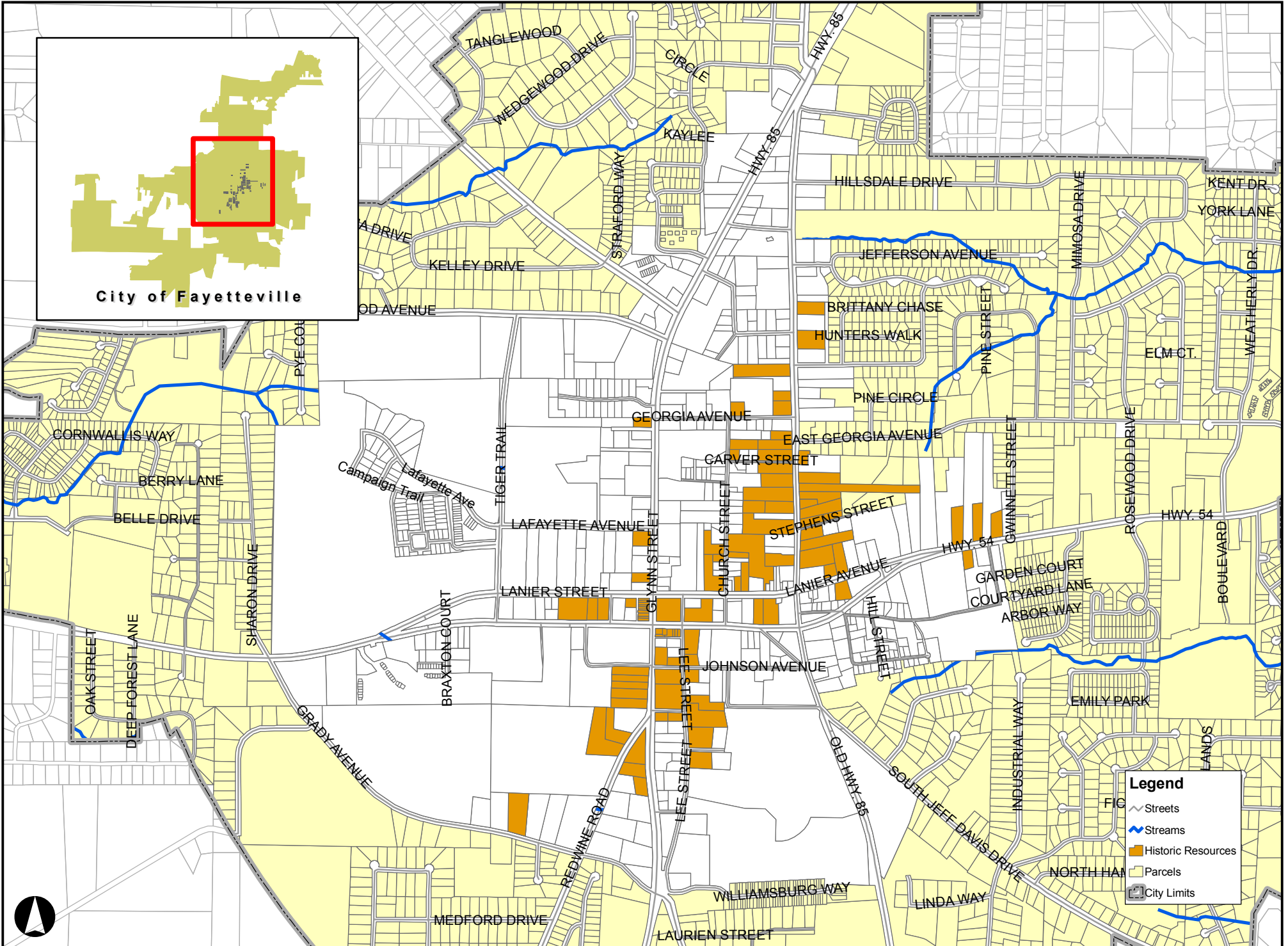




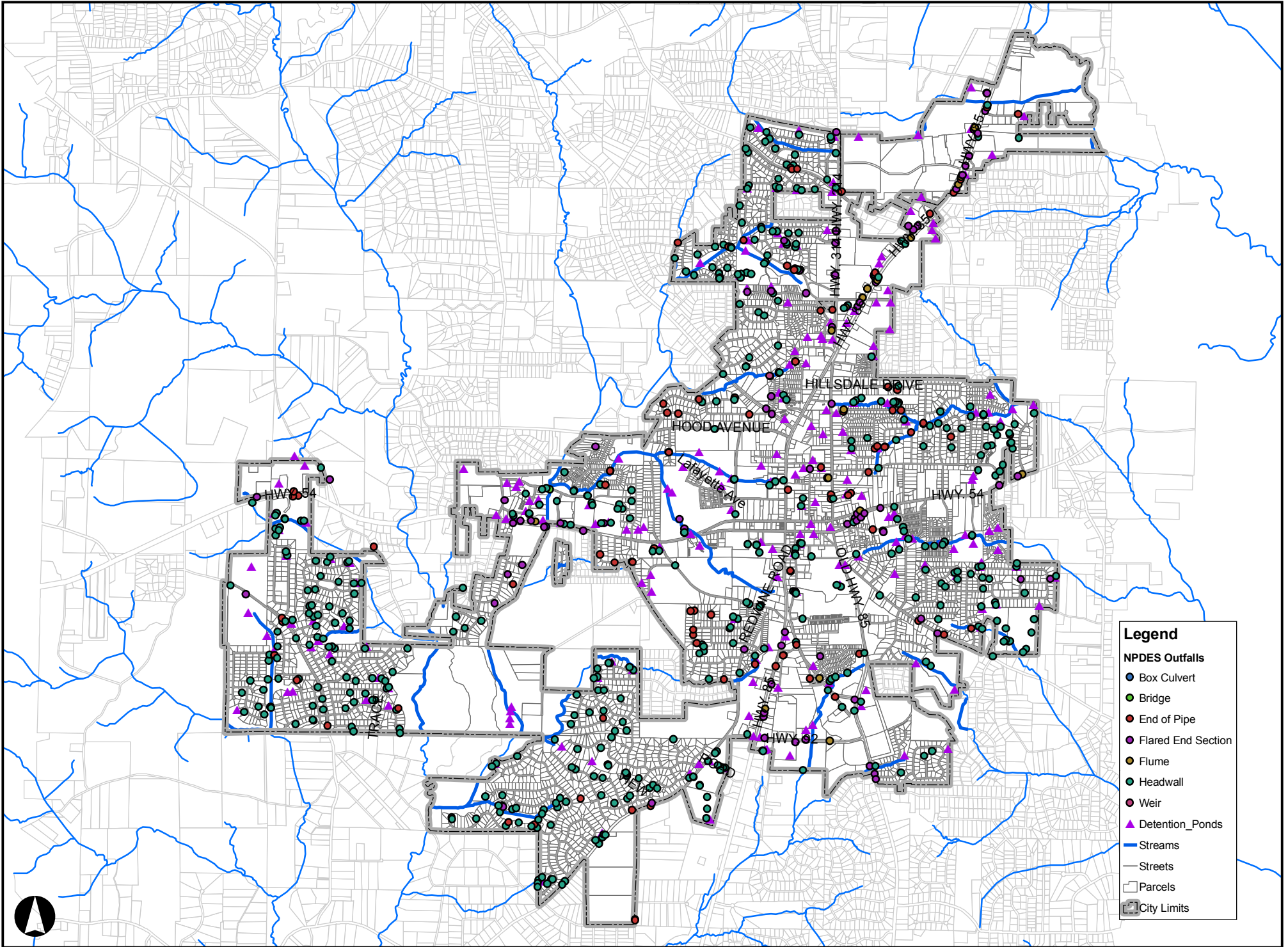










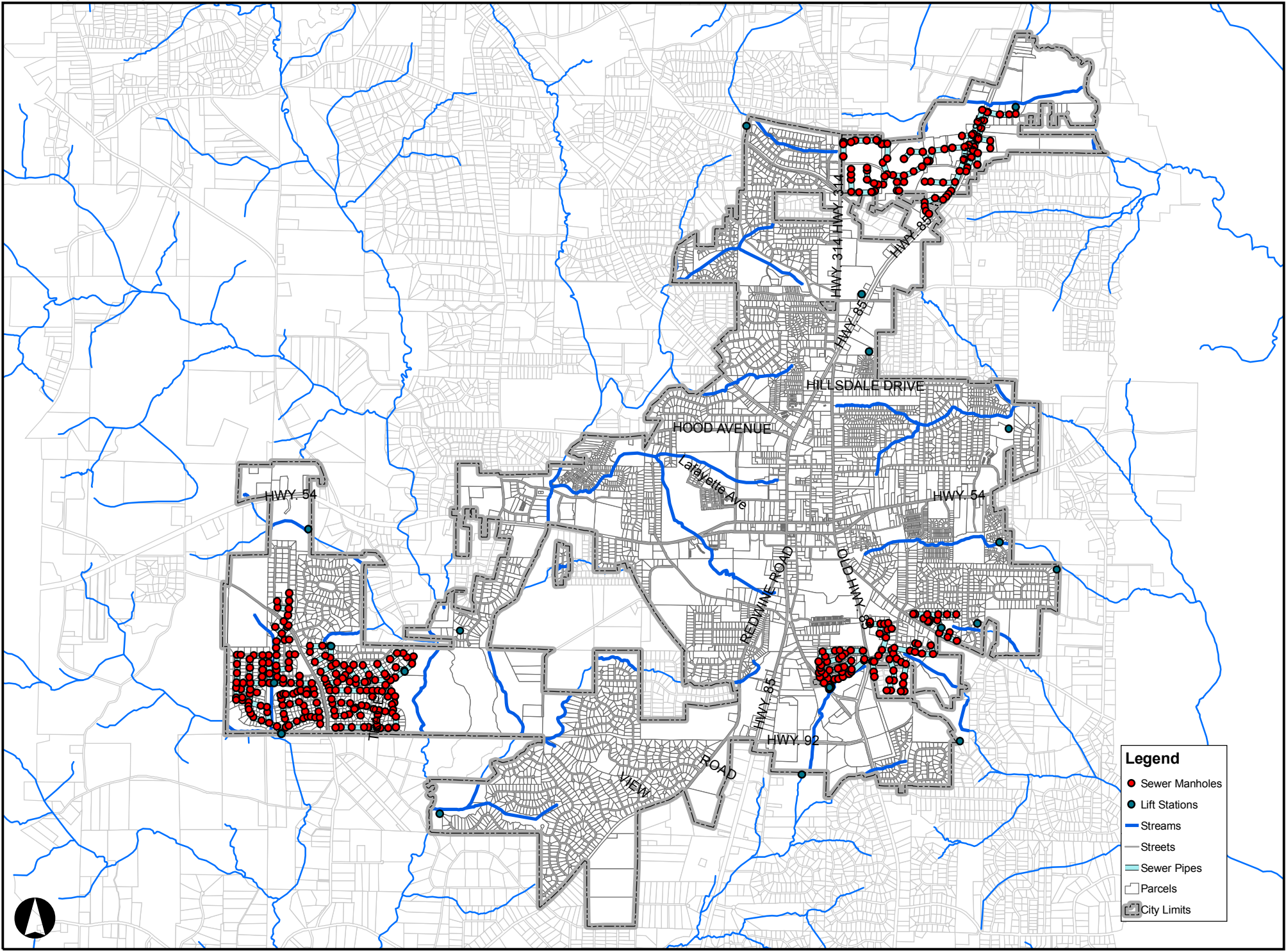


**Legend**

**NPDES Outfalls**

- Box Culvert
- Bridge
- End of Pipe
- Flared End Section
- Flume
- Headwall
- Weir
- ▲ Detention\_Ponds
- Streams
- Streets
- Parcels
- ▭ City Limits





**Legend**

- Sewer Manholes
- Lift Stations
- Streams
- Streets
- Sewer Pipes
- Parcels
- City Limits





