

COMPREHENSIVE PLAN

City of Fayetteville



Presentation to:

Fayetteville City Council

November 17, 2005





Fayetteville Comprehensive Plan

DCA Requirements

- **Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1**
 - Updated May 2005
- **Comprehensive Plan**
 - Community Assessment
 - Public Participation Program
 - Community Agenda
- **Fayetteville Submission deadline: February 28, 2007.**
 - Assessment and Participation Program: **November 2005**
 - Community Agenda Report: **October 2006**
- **Project Approach**
 - ISE contracted September 2005
 - Project Team (City Staff, Consultant, Planning Commission, Main Street)



Fayetteville Comprehensive Plan **Community Agenda**

- **Development Pattern Assessment**
 - Existing Land Use
 - Community Character Areas
 - Areas Requiring Special Attention
- **Census Data Assessment**
 - Technical Addendum
- **Community Issues and Opportunities**
 - Based on existing conditions and future vision
- **Quality Core Objectives**
 - Fifteen objectives proposed by DCA

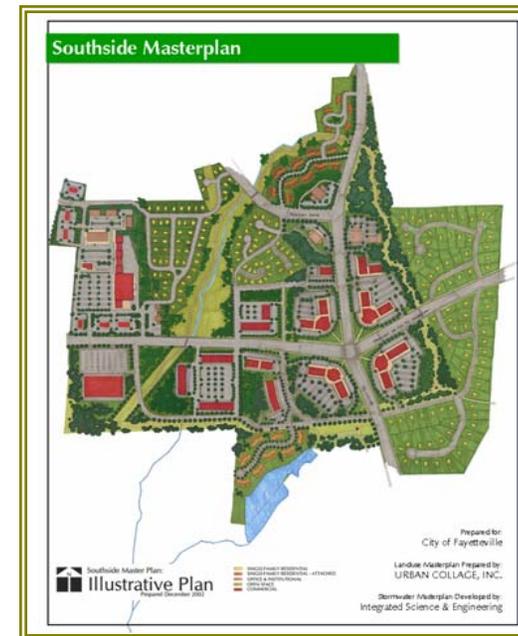


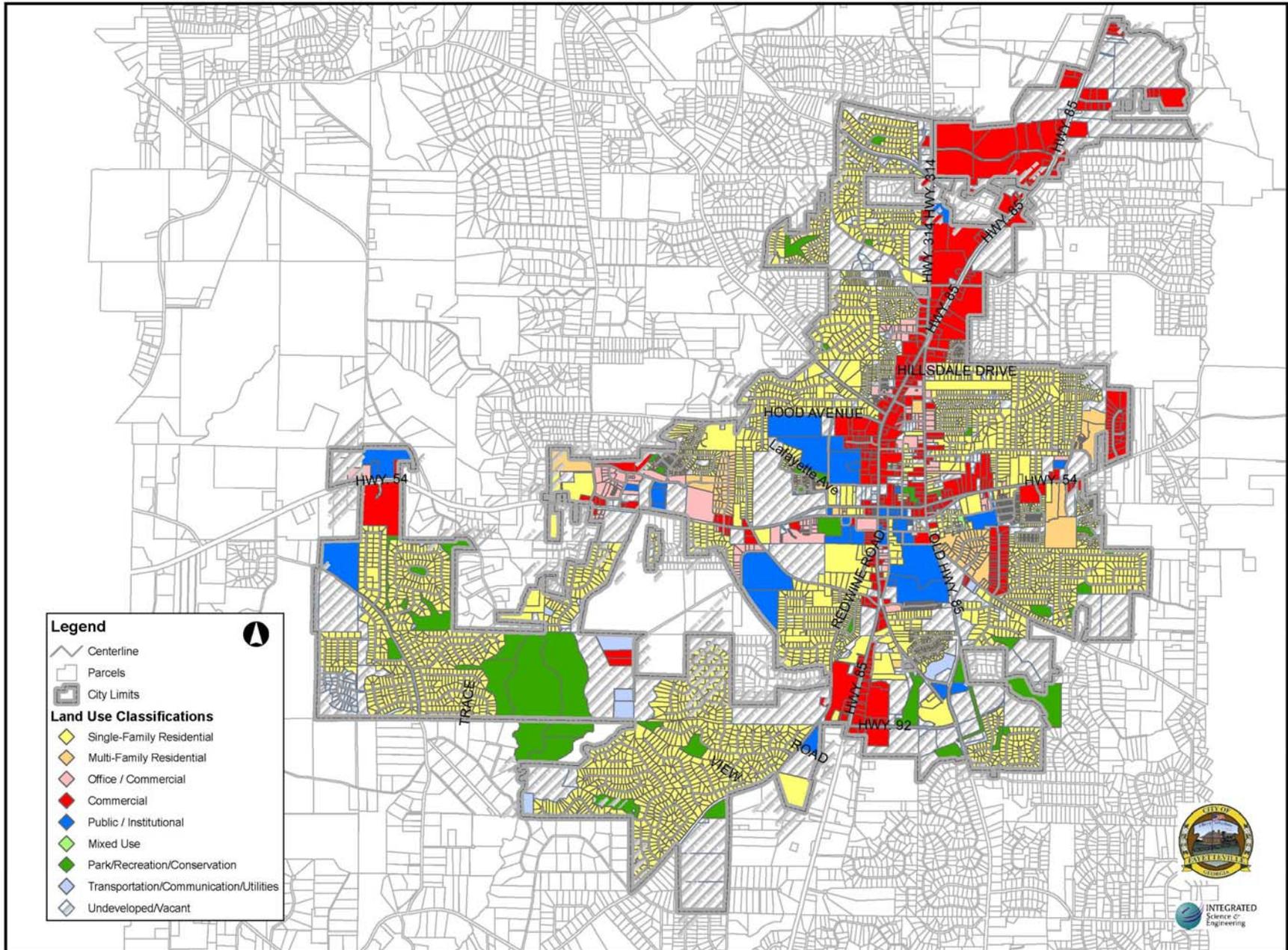


Community Assessment

Existing Land Use

- Current, parcel-based land use in September 2005
- Field GIS survey
- Land Use Categories:
 - Commercial
 - Industrial
 - Office
 - Multi-Family Residential
 - Single-Family Residential
 - Park/Recreation/Conservation
 - Transportation/Communication/Utilities
 - Undeveloped/Vacant



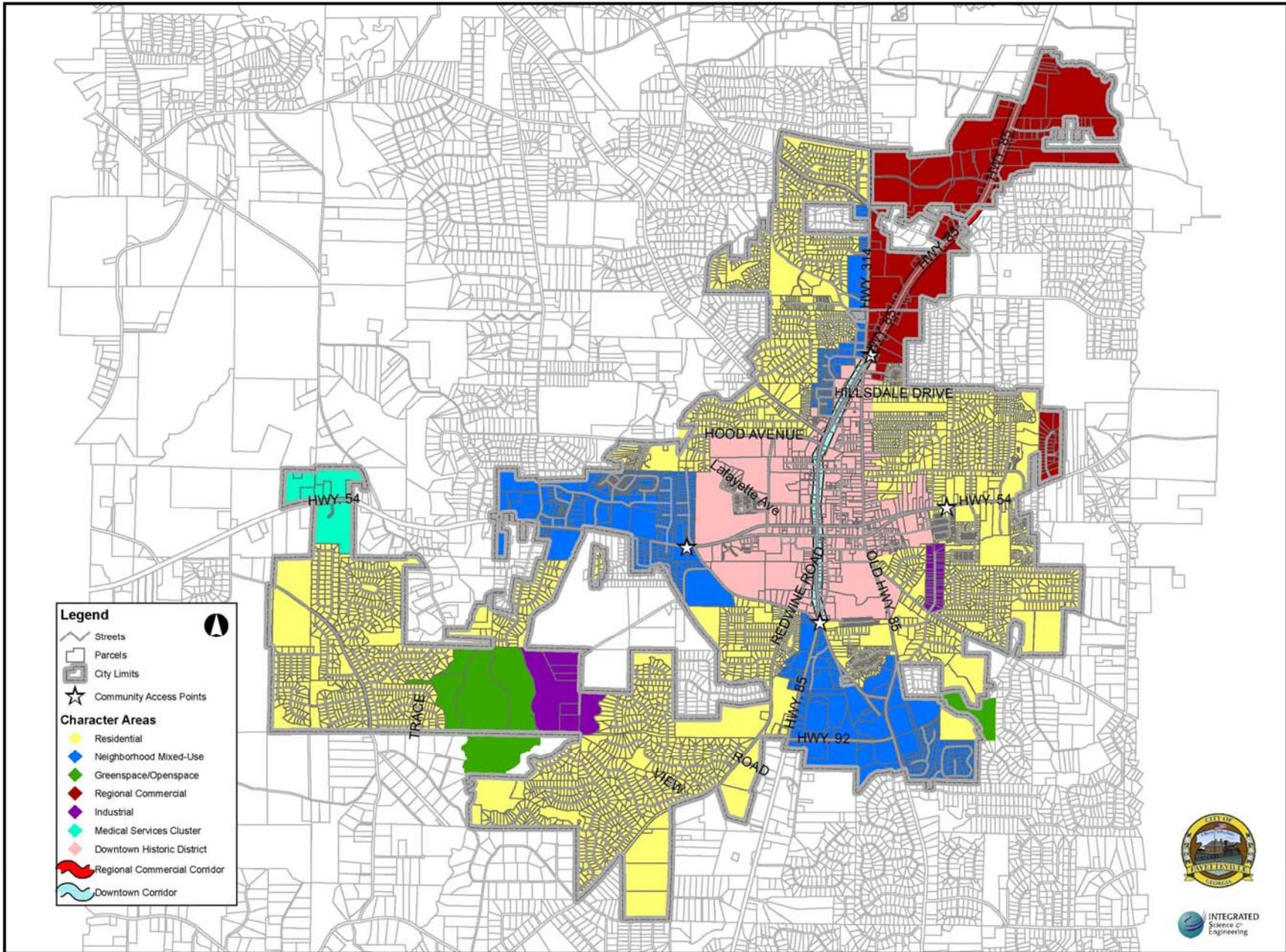




Community Assessment Character Areas

- Identify the defining and desirable character of the unique areas/neighborhoods within Fayetteville.
- Develop recommended development strategies for each Character Area.
- Character Areas will influence future Land Use and Zoning decisions within the City.

MEDICAL SERVICES AREA	Area of land masterplanned for the purpose of providing medical services for the Fayetteville community.
NEIGHBORHOOD MIXED USE	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.
REGIONAL COMMERCIAL	Area that has a concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes.
RESIDENTIAL	Area where suburban residential subdivision development is occurring or has already occurred.
INDUSTRIAL	Area used in manufacturing, wholesale trade, distribution activities and other similar activities.
DOWNTOWN HISTORIC DISTRICT	This area comprises the historic central business district and immediately surrounding commercial and mixed-use uses, including the Mainstreet and Downtown Development Authority areas.
GREENSPACE	Area of protected open space established for recreation, alternative transportation, or conservation purposes. Includes ecological, cultural and recreational amenities.
COMMUNITY ACCESS POINTS	Developed or undeveloped land at an important entrance or means of access to the community.



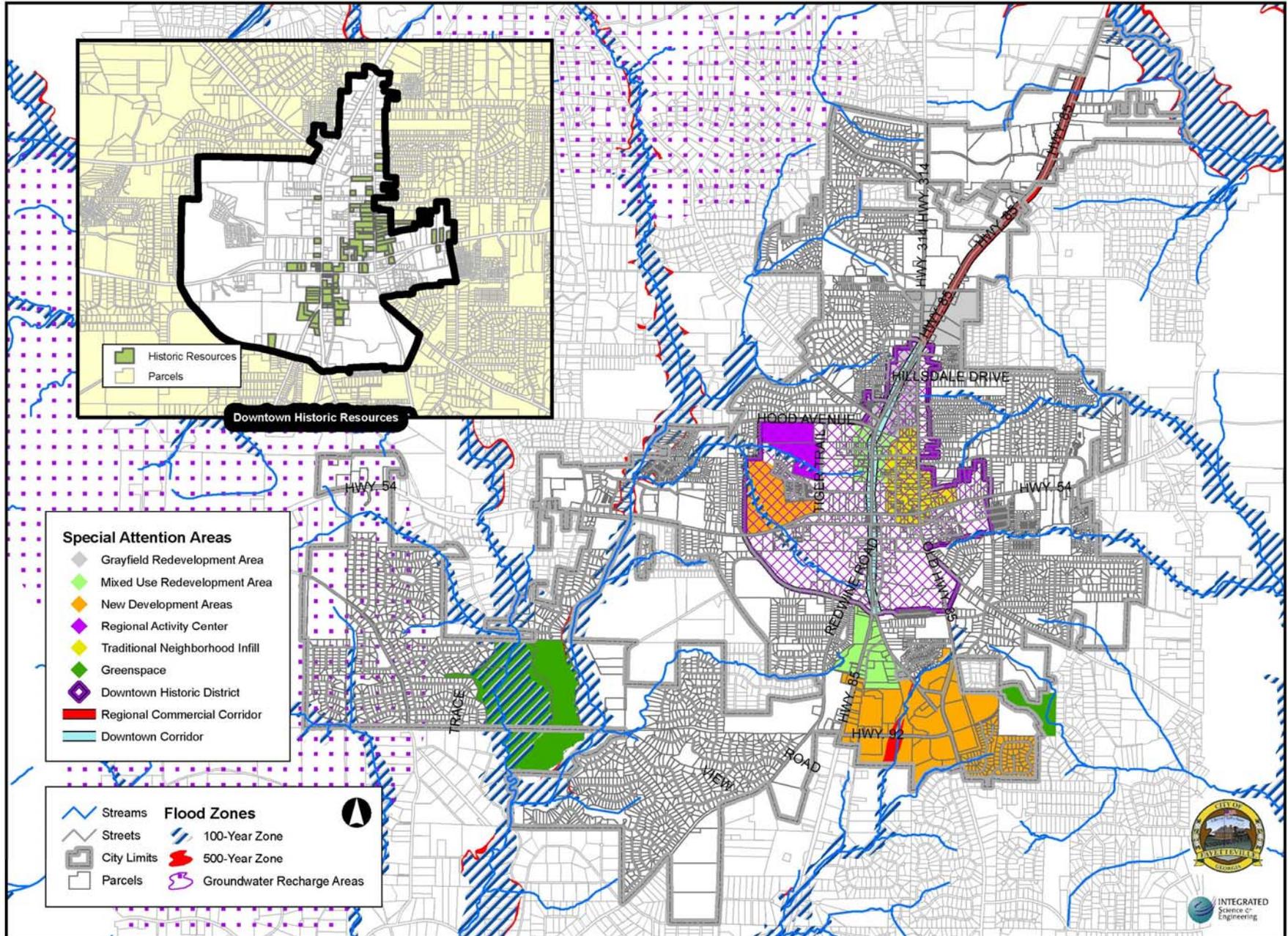


Community Assessment

Areas Requiring Special Attention



- **Areas where current land use patterns and trends necessitate special attention**
- **Areas identified in Fayetteville:**
 - Areas where Development or Change of Land Use is Likely to Occur
 - Significant Natural Resources
 - Significant Cultural Resources
 - Areas with Significant Infill Development Opportunities
 - Grayfield Redevelopment Sites





Community Assessment **Issues and Opportunities**

- Population Growth
- Economic Development
- Housing
- Land Use
- Transportation
- Natural and Cultural Resources
- Facilities and Services
- Intergovernmental Coordination





Community Assessment

Quality Community Objectives

DCA adopted Fifteen QCOs:

1. Traditional Neighborhoods
2. Infill Development
3. Transportation Alternatives
4. Regional Identity
5. Resource Conservation
6. Open Space Preservation
7. Environmental Protection
8. Growth Preparedness
9. Appropriate Business
10. Employment Options
11. Housing Choices
12. Education Opportunities
13. Local Self-Determination
14. Regional Cooperation
15. Sense of Place



QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.



Fayetteville Comprehensive Plan **Community Participation**

- Work with citizen stakeholders to identify issues, challenges & opportunities unique to their community
- Evaluate the current strengths and weaknesses of the area to develop a future plan and vision to guide future growth and development in a well planned manner.

Community Participation Strategies

- Project Team
- Public Meetings
- Stakeholders Committee
- Community Survey
- Handouts
- Website

