

May 18, 2017

Mr. Jared Lombard, Senior Principal Planner
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303-2538

Dear Mr. Lombard:

On behalf of the City Council, I am pleased to forward Peachtree City's draft Comprehensive Plan for regional and state review. As you are aware, the city utilized an extensive public participation program that involved the appointment of a Comprehensive Plan Steering Committee, a series of public open houses, and joint work sessions with various community stakeholders.

As required by the Minimum Standards and Procedures for Local Comprehensive Planning, two public hearings were conducted during the planning process. The initial public hearing was conducted on August 4, 2016, prior to beginning the process. A second public hearing was conducted on May 18, 2017, prior to forwarding the draft plan for regional and state review.

The Comprehensive Plan update process was guided by a Steering Committee comprised of a cross-section of Peachtree City residents, local economic development practitioners, and community leaders. The Committee held regular meetings and provided valuable input as the plan was developed. As required, the Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) were considered as part of our planning process.

If you have any questions or need additional information, please contact Michael Warrix, our Planning and Development Director, at (770) 632-4266. As always, it is a pleasure working with you and the Atlanta Regional Commission.

Sincerely,

A handwritten signature in blue ink, reading "Vanessa Fleisch".

Vanessa Fleisch
Mayor

cc: Jonathan N. Rorie, City Manager
Michael Warrix, Planning and Development Director

Peachtree City Comprehensive Plan Update 2017

This document was prepared by the Atlanta Regional Commission using
funds provided by the State of Georgia.

Acknowledgments

City Council

Vanessa Fleisch - Mayor

Phil Prebor - Council Member (Post 1)

Mike King - Council Member (Post 2)

Kim Learnard - Council Member (Post 3)

Terry Ernst - Council Member (Post 4)

Comprehensive Planning Steering Committee

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Tonya Curry

Sean McMillan

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Executive Summary

Our founders recognized the social and economic value of thoughtful planning, and today we enjoy the high quality of life attributable to their planning. More than just a State-mandated requirement, Peachtree City presents this Comprehensive Plan as a commitment to our status as a preeminent planned community.

The Steering Committee reviewed previous plans and ranked policy statements on their current relevance. Collected with the public comments and discussion, several issues bubbled to the top as major reoccurring themes:

- the natural environment,
- the village concept,
- transportation, and
- economic development.

The Comprehensive Plan Update 2017 is organized around these major themes, with each section listing the relevant goals and policies. It is important to note, however, that many policies and strategies have overlapping impacts and sometimes competing interests. This issue was the keystone of a joint Comprehensive Plan meeting held with elected and appointed decision makers. Community leaders discussed the intertwined impacts of policy decisions, reflecting on how their choices have effects on more than just their area of expertise. It is this understanding of interrelated consequences that the Comprehensive Plan Update 2017 presents the community goals and implementation strategies.

Guiding Inspiration



We strive to enhance the quality of life for our residents; enrich our educational, recreational and cultural resources for citizens of all ages; and provide the technical and physical resources for our businesses and industries. We will do this while preserving greenspace, promoting quality aesthetics, and maintaining the overall character of our community.

Peachtree City has a rich heritage of community planning. We will promote our status as a preeminent planned community by continually enhancing and strengthening our Comprehensive Plan.

Land Use and Development Patterns

We start planning with our land: where is the water, what sensitive landscapes do we want to protect, and what areas are too difficult to develop? After the community goals are set for the preservation of the natural environment, we begin to ask ourselves what type of development patterns do we want to see? By answering these questions, we are more clearly defining our vision of Peachtree City.

Preserve Our Natural Environment

The natural environment, both its manicured landscaping and natural wooded areas, is a key defining characteristic of Peachtree City, and public comments reinforce the community's commitment to preserving it. In addition to keeping previously adopted goal statements, policy statements pertaining to stormwater and water quality are added to this update. Peachtree City will protect environmentally sensitive land and enhance the City's greenbelts and open spaces by following these policies:

- Protect the quality of water in lakes and streams and prevent periodic flooding
- Preserve and enhance lakes, wetlands, streams and minor drainage systems
- Enhance the City's aesthetics through landscaping and the preservation of our tree coverage
- Continue to implement modern environmental protection laws and development standards
- Encourage the recruitment and development of non-polluting industries

Village Concept

Peachtree City was begun as a collection of villages. These were places where one could live, play, shop, and possibly even work. The first five villages were Kedron, Glenloch, Aberdeen, Braelinn, and the Industrial village. Wilksmoore Village on the west side of the City was annexed in the early 2000s.

Many public comments revolved around understanding this 'Village Concept', but questions arose to whether or not people identify around their village or around the City as a whole. Further questions were raised as to the actual definition of a village, and if is the idea still relevant in today's modern economic market.

While most of the previous plan's goal and policy statements are still relevant, it is clear that some work must still be done with the community to flesh out the Village Concept. Clarifying the types of development patterns that are acceptable in a Village will also provide some understanding on how to approach annexations and redevelopment. These three action items are included in the Community Work Program:

- Define the Village Concept
- Update the Annexation Policy
- Articulate a Redevelopment Policy

Transportation

Public comments on transportation issues and goals revolve around either managing congestion or having access to alternative options such as multi-use trails and bicycle facilities. Peachtree City strives to establish and maintain a comprehensive system of transportation that provides safe and convenient circulation through and around the City by:

- Continue to develop regional transportation solutions with surrounding jurisdictions and State departments.
- Encourage the use of alternative modes through the expansion and completion of the multi-use path system

- Continue to coordinate with Fayette County on the Comprehensive Transportation Plan
- Maximize the utility of existing infrastructure with modern technology solutions
- Identify appropriate truck routes through the City

Manage Congestion

The heart of Peachtree City is close to the intersection of two major Georgia Highways: Highway 74 and Highway 54. These corridors serve as access for local shopping, but also carry a large portion of commuting traffic both in, out, and through Peachtree City. Managing congestion along both corridors at peak hours continues to be of key interest to the City.

Provide Transportation Options

The public made a resounding commitment to the multi-use trail system in this update. Requests came for improved connectivity to activity centers. Others requested that the City explore adopting a Complete Streets policy at appropriate locations.

Economic Development

Nothing seems to have the most interconnected outcomes than an Economic Development strategy. Fortunately, Peachtree City's economic development partners have aligned recruitment strategies with the City's policies to support quality job growth while preserving the environmental quality. Peachtree City is also fortunate that its original land use plan and zoning incorporated a large percentage of land to industrial development.

Peachtree City will maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment. The City will do so using these guiding policies:

- Work toward reducing the tax burden on residents
- Encourage the development of local jobs suitable for residents
- Explore incentives that entice appropriate economic development in the City while balancing the long term impacts on the City's financial liability.
- Ensure adequate and modern infrastructure is in place to accommodate business and industry needs
- Work closely with the development authority in promoting Peachtree City as an attractive area to locate international and high tech corporations
- Support the needs of education providers in their efforts to provide high quality educational facilities in the City.

Next Steps

The Comprehensive Plan Update 2017 reinforces Peachtree City's Vision by creating an implementation program. While keeping our eye to the Vision, we must be accountable to our citizens that our decisions are based on a rational tied back to the goals and policies that they helped form. The Community Work Program establishes a link between our actions and our goals, and gives City staff the structure for which projects should be prioritized.

Peachtree City Comprehensive Plan Update 2017

Our founders recognized the social and economic value of thoughtful planning, and today we enjoy the high quality of life attributable to their planning. More than just a State-mandated requirement, Peachtree City presents this Comprehensive Plan as a commitment to our status as a preeminent planned community.

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- the natural environment,
- the village concept,
- transportation, and
- economic development.

The Comprehensive Plan Update 2017 is organized around these major themes, with each section listing the relevant goals and policies. It is important to note, however, that many policies and strategies have overlapping impacts and sometimes competing interests. This issue was the keystone of a joint Comprehensive Plan meeting held with elected and appointed decision makers. Community leaders discussed the intertwined impacts of policy decisions, reflecting on how their choices have effects on more than just their area of expertise. It is this understanding of interrelated consequences that the Comprehensive Plan Update 2017 presents the community goals and implementation strategies.

Guiding Inspiration

• • •

We strive to enhance the quality of life for our residents; enrich our educational, recreational and cultural resources for citizens of all ages; and provide the technical and physical resources for our businesses and industries. We will do this while preserving greenspace, promoting quality aesthetics, and maintaining the overall character of our community.

Peachtree City has a rich heritage of community planning. We will promote our status as a preeminent planned community by continually enhancing and strengthening our Comprehensive Plan.

Community Issues & Opportunities

ONE Peachtree City was a public engagement process undertaken in 2013 designed to solicit open and honest opinions from residents and business owners throughout the community. Comments, ideas and suggestions were gathered through a series of forums and then assembled and presented to City Council and other boards. The feedback from ONE Peachtree City was introduced as a part of the 2017 Comprehensive Plan Update, and citizens largely confirmed that many of the issues identified in 2013 are still issues today.

Building on the ONE Peachtree community listening effort, the Comprehensive Plan Update included multiple opportunities for public involvement. A Steering Committee comprised of community leaders, economic development practitioners, and residents guided the input process. Two open houses were hosted by the Steering Committee, as well as a joint meeting with the City Council, Planning Commission, Economic Development Authority, the Water and Sewer Authority, and the Airport Authority. The City also posted the draft of the plan on the City website, and advertised public input opportunities on social media accounts and through the email list serve.

“What is the ONE vision you have for the Peachtree City of the future?”

“What is the ONE thing you would like to change most about Peachtree City?”



"What is ONE thing you like most about Peachtree City?"

"What can we do to make progress on issues?"



Citizens appreciate the:

- Sense of community;
- Family atmosphere;
- Abundance of greenspace;
- Golf carts;
- Multi-use path system
- Recreational opportunities.

Citizens affirmed a:

- Desire for civic engagement;
- Desire to complete multi-use path system;
- Desire to preserve environmental quality and maintain greenspaces.

Citizens are concerned about:

- Lack of central gathering space;
- Limited housing type options;
- Need for redevelopment of retail space;
- Maintenance of landscaping.

Community Goals & Policies

Peachtree City is a master planned community. The Land Use Plan adopted by the City in 1985 still creates the framework for much of the planning policy that guides growth in the City. The following Goals and Policies have their roots in the 1985 document, with only modest revisions during subsequent plans updated in 1992, 2008 and 2013. The community was presented with the most recent iteration of the City's goals and policies at the community public meeting during the Comprehensive Plan Update. Feedback received during this process has led to some minor revisions- generally to reflect the accomplishments that have been achieved or policies that have become less relevant with the passage of time. Overall, citizens indicated that many of these Goals and Policies were still relevant for guiding growth in their community through the next 5 years of this Comprehensive Plan Update.

Natural Resources

- Protect lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of water in the lakes and streams and prevent periodic flooding by developing storm water management ordinances that reduce runoff by the least environmentally damaging method.
- Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.
- Continue to support the efforts of Keep Peachtree City Beautiful and encourage waste reduction at government offices and private businesses.
- Continue to enforce all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management. Continue to update city ordinances as new regulations are put in place.

Natural Resources Goal

...

*Protect environmentally
sensitive land and
enhance the City's
greenbelts and open
space areas.*

Land Use and Development Patterns Policies

- Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks.
- Promote the location of industrial uses in the industrial park, commercial uses in the village centers, and step down residential densities the further they are from village centers.
- Promote the compatibility of commercial areas to the surrounding environment by requiring landscaping, signage, lighting, and design that minimizes the effects of large commercial centers and parking lots on surrounding land uses.
- Discourage any “strip-type” commercial development.
- New major commercial developments should evaluate and minimize impacts on infrastructure, traffic, the environment, and surrounding land uses.
- Continue development of the industrial park such that it is as aesthetically pleasing and reduces the impacts on the natural environment.
- Utilize natural features such as lakes, streams and ridges to provide buffers and screening between different land uses.
- Work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- Enforce and strengthen existing ordinances and develop new ordinances that help to preserve environmentally sensitive areas and reduce stormwater runoff.
- Continue to enhance the use of Geographic Information System (GIS) to aid in collecting, monitoring, and visualizing development data.

Land Use Goal

• • •

*Develop and redevelop
land in the City based
on the village concept
and stepping down
intensity toward the City's
boundaries.*

Economic Development Policies

- Encourage development of high quality local jobs suitable for residents.
- Encourage location of industries that maintain and protect the City's water and air quality.
- Work closely with the local chamber of commerce, the Fayette County Development Authority, citizens, and developers in promoting Peachtree City as an attractive area to locate international and high tech corporations.
- Explore incentives that entice appropriate economic development in the City while balancing the long term impacts on the City's financial liability.
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to work with Fayette County Board of Education, the University System of Georgia, Georgia Department of Early Care and Learning, and other private education providers to provide high quality educational facilities in the City.
- Continue to require developers to provide necessary infrastructure in their developments.

Economic Development Goal

• • •

*Maintain a diversified
economy that
encourages high
paying, quality
jobs, and maximum
tax contribution
while meeting the
requirements of a healthy
environment.*

Transportation Policies

- Continue to develop regional transportation solutions with surrounding cities, counties, regional authorities, Georgia Department of Transportation, and regional commissions. Regional solutions may include the local adoption of transportation management programs, corridor plans, signalization optimizations, and intersection improvements.
- Continue to maximize the utilization of public road infrastructure by limiting direct driveway access to arterial and collector roads.
- Participate in the planning process for the Fayette County Comprehensive Transportation Plan.
- Encourage alternative modes such as walking, bicycling, and driving golf-carts by providing a comprehensive system of multi-use paths and facilities connecting all the villages and activity centers in the City.
- Explore the appropriate location of truck routes through the City.

Transportation Goal

• • •

*Establish and maintain
a comprehensive
transportation system
that provides safe and
convenient circulation
through and around the
City.*

Housing Policies

- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.
- Offset dense residential developments with greenbelts and parks. These greenbelts should be more than what is required in single-family developments.
- Utilize the “step down” practice in which there is a regression from a higher density close to the village center to lower density farther away from the center.
- Ensure that adequate infrastructure is in place including transportation links, water and sewer, police, fire, and multi-use path connections.
- Promote the availability of senior living accommodations in order to keep up with changing demographics.

Housing Goal

• • •

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

Community Services and Facilities Policies

- Continue to update the Capital Improvement Element (CIE) annually. Review the Community Works Program (CWP) during the CIE update to ensure that programs are being implemented by the CIE where possible.
- Continue to evaluate various financing methods for creating new infrastructure while balancing the City's long-term maintenance liability
- Continue to develop and maintain a Level of Service standard for all community facilities. Continue to monitor the needs of the community based on projected demographic changes.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.
- Encourage citizen input in the development of new recreational facilities and services.
- Provide a strong level of communication between the residents and the City government to keep residents aware of current events and developments.

Community Services and Facilities Goal

• • •

*Continually provide
adequate levels of
service in all areas as
needed for the residents
of Peachtree City.*

Future Land Use

As a master planned community, the existing and future land use patterns within Peachtree City are very similar. The colors on the Land Use Categories chart coordinate with the colors on the Land Use Map.

Single Family Low

These areas are generally considered to have lot sizes greater than one acre. Compatible zoning districts include ER estate residential and R-43 one family residential districts.

Single Family Medium

These areas are comprised of lots that are generally one-quarter of an acre to one acre in size. Compatible zoning districts include R-1, R-10, R-12, R-15 and R-22 one family residential districts.

Single Family Cluster

Generally, this category consists of 3-6 units per acre, including cluster homes, duplexes and multi-family homes. Compatible zoning districts include R-1, GR and GR-3 through GR-6 general residential districts. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Multi-Family

This category contains condominiums and apartment complexes with 7-25 units per acres. Compatible zoning districts include GR-4 through GR-15 general residential. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Open Space

Areas of the City designated as open space or City greenbelts, creating buffer zones and natural resource protection. All City-owned property is zoned OS-P open space public or OS-C open space conservation. Privately owned and maintained greenspaces throughout the City share the zoning designation of the associated property.

Office

This category consists of professional uses and office park development. The zoning districts compatible with this land use designation are OI office institutional and LUC limited use commercial.

Commercial

This category includes retail sales, personal service businesses, professional offices and clinics, indoor recreational facilities, hotels, and post-secondary educational facilities. The compatible zoning districts are GC general commercial and LUC limited use commercial. Some commercial uses may be located in LUR limited use residential districts, but these uses should be limited to providing services to the immediate area.

Community Service

Governmental facilities and utilities, public schools, libraries, churches, and cemeteries. The compatible zoning district is OS-P open space public.

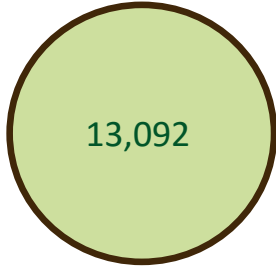
Industrial

Manufacturing facilities, warehousing, processing plants, factories, laboratories and similar uses. Compatible zoning districts include LI light industrial and GI general industrial. LUS limited use industrial may be also compatible.



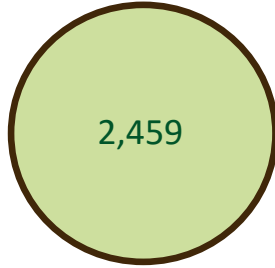
Transportation

Commute In



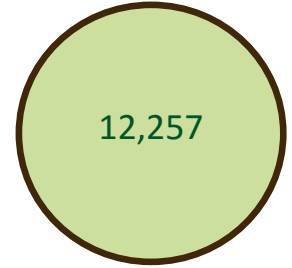
Employed in Peachtree City but living outside of the city.

Live and Work in Peachtree City

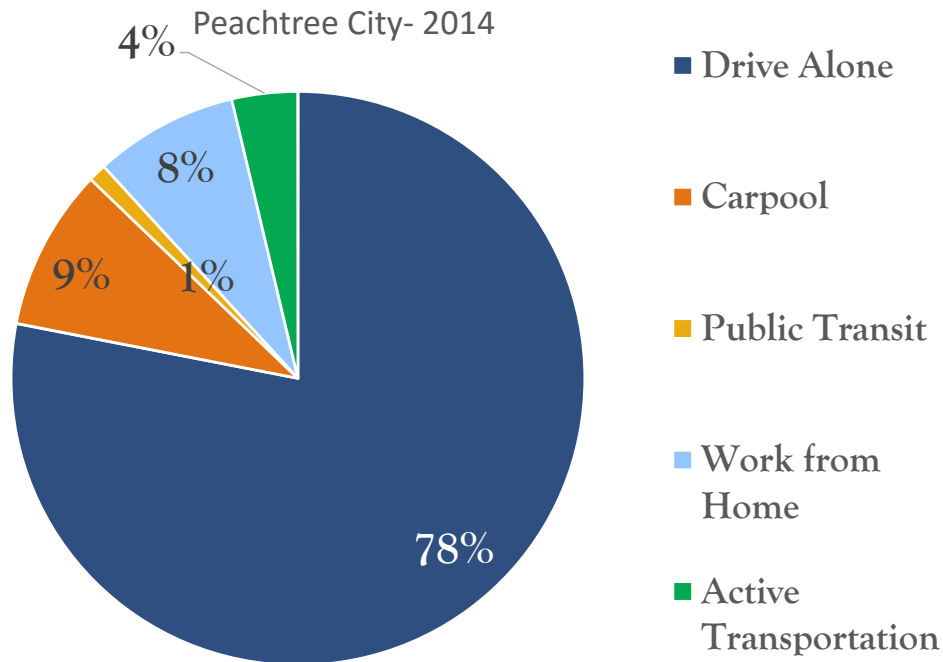


Employed and Living in Peachtree City

Commute Out



Living in the Selection Area but employed outside.



Most people in Peachtree City commute by driving alone, with 9% carpooling, 8% working from home, 1% using public transit, and 4% using active transportation methods such as walking or biking.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

The community affirmed the policy statements from previous comprehensive plans and the goal statements from the Fayette County Comprehensive Transportation Plan 2010.

Fayette County Comprehensive Transportation Plan 2010 Goals

Peachtree City passed a resolution of support for the Fayette County Transportation plan in 2010. This plan is currently being updated, and the City is playing an active role in its development. When the Comprehensive Transportation Plan Update is complete, Peachtree City will consider its adoption as an element of this Comprehensive Plan Update.

Several of the goal statements in the 2010 Transportation Plan are relevant to the City and adopted as part of this Comprehensive Plan Update. Below is a summary of the currently adopted policies, with the language updated to narrow focus on Peachtree City rather than the County as a whole:

Develop Safe and Balanced Choices

Peachtree City's transportation system should serve different users and travel modes, and it should do so in a way that provides safe and comfortable travel. This means addressing multiple modes, focusing on existing safety problems, and providing more route options to travelers so that the transportation system is clear and intuitive.

Maintain Fiscal Sustainability

In planning for transportation infrastructure, the cost of construction is considered as a primary factor. However, the cost of maintenance should be considered as well, especially with regard to facilities that are the responsibility of the City. Transportation projects should help the City meet its needs for population shifts and employment growth, while balancing the future costs of maintenance.

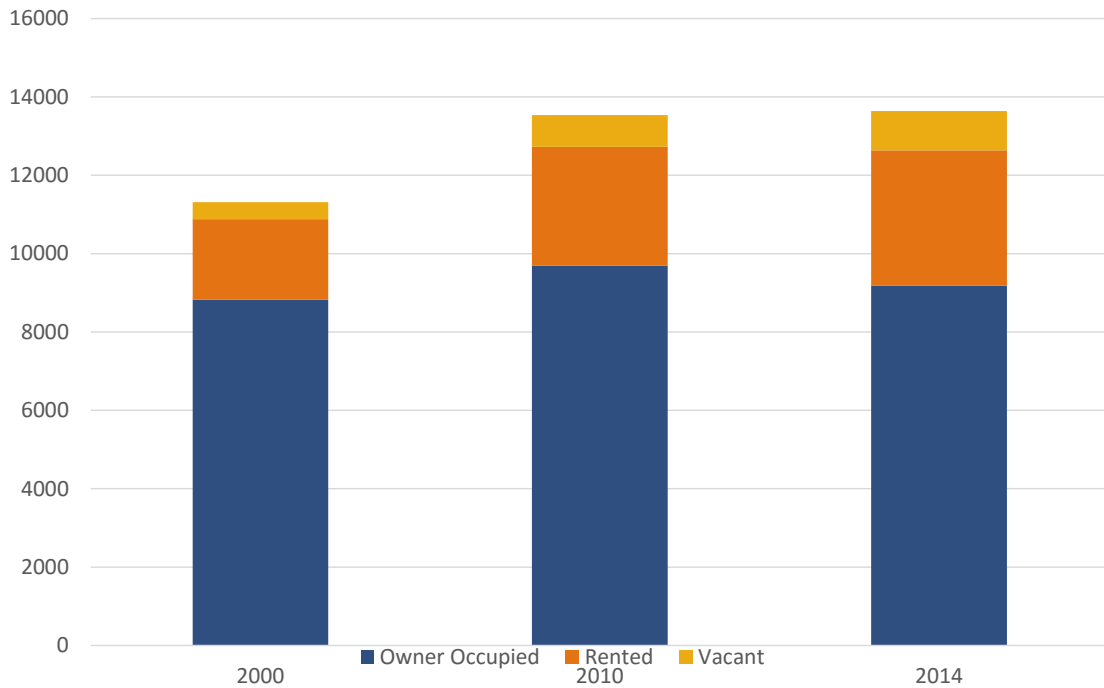
Preserve Community Character

The City and the County are desirable places to live, both in its proximity to the greater Atlanta region and its strong history of environmental protection. Transportation projects should contribute to the overall character of Peachtree City while seeking to continue protecting environmentally sensitive landscapes.

Desirable Places for All Citizens

Understanding that mobility and economic resilience are inextricably linked, transportation investments should seek to accommodate the mobility needs of citizens of all ages and abilities.

Housing



Compared to the Atlanta Metro, Peachtree City has fewer rental and vacant units, with 25% of housing units for rent, and 7% vacant in 2014.

Data Source: American Fact Finder American Communities Survey- US Census 2000, 2010

Housing Values

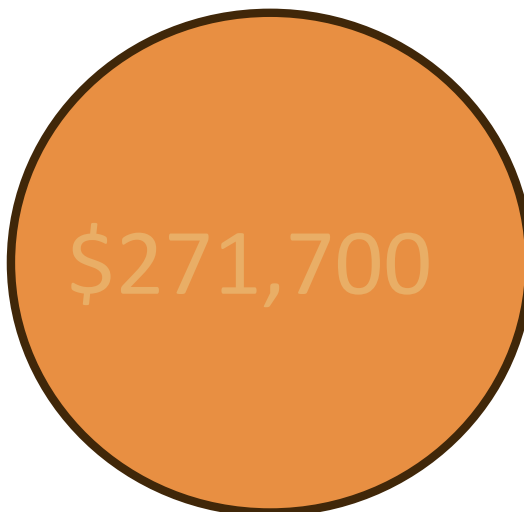
Select Monthly
Owner Costs
2014



Median Home Value
Tyrone



Median Home Value
2010



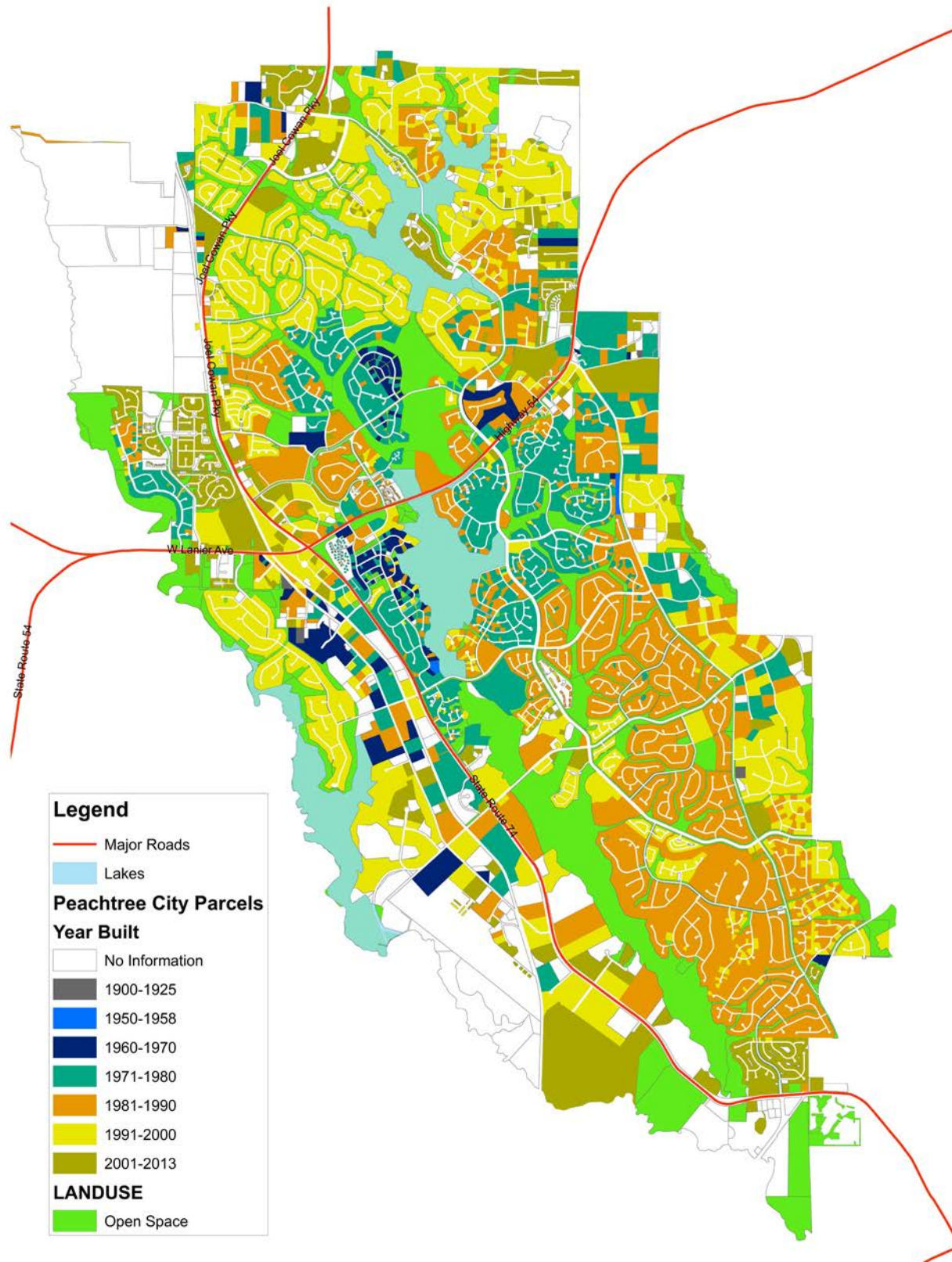
Median Gross Rent
2014:



Median Home Value
Fayetteville



Housing by Year of Construction



Peachtree City is a master planned community. The majority of neighborhoods developed between 1970 and 2000. This has resulted in a collection of relatively new, architecturally distinctive housing.

Housing Styles

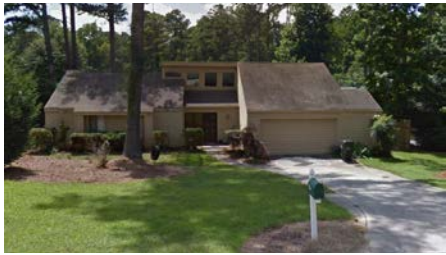
Common housing styles in Peachtree City include Ranch, Shed, New Traditional and Millennium Mansions. Many neighborhoods developed with Homeowners Associations that governed the architectural controls of a neighborhood. Over the years, some of those Associations have dissolved or become inactive. A greater understanding the architectural influences within Peachtree City could inform the preservation of the high quality architecture that Peachtree City residents have come to value within their community.

Ranch Style 1935-1975



Ranch style houses originated in California and became the most popular house style built throughout the country. It is identified by its low horizontality and asymmetrical facade elements. The examples shown here are located in Aberdeen Village in Peachtree City.

Shed Style 1965-1985



Shed architecture is associated with California architects Charles Moore and Joseph Esherick. It is identified by its boxy forms and sloping shed roofs. The examples shown here are located in the Glenloch Village in Peachtree City.

New Traditional Style 1980-Present



New Traditional Styles became popular as the dominance of Modern architectural styles waned toward the end of the 20th century. The examples shown here are located in the Braelinn Village in Peachtree City.

Millennium Mansion 1980-Present



Millennium Mansions respond several decades of low horizontality popular in the Ranch house and other styles. Typically multi-story with asymmetrical appearances, the style is prevalent throughout suburban US. The examples shown here are located in the Kedron Village in Peachtree City.

Report of Accomplishments

Key Terminology

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for the Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

| Project Description | Status | Notes |
|---|-----------|--|
| Community Facilities | | |
| Budget for long-term sustainability of all City facilities | Underway | |
| Implement recommendations for GA 54 West Corridor Study | Underway | |
| Update and revise Multi-Use Path System Master Plan | Completed | |
| Update Impact Fee Methodology Report & Impact Fee Ordinance | Completed | |
| Update Recreation Master Plan | Completed | |
| Update Community Facilities Master Plan | Postponed | Budget considerations |
| Update Comprehensive Plan | Underway | |
| Update Solid Waste Management Plan | Cancelled | No longer mandated |
| Economic Development | | |
| Continue to research and apply for funding through ARC, GDOT, and other agencies to implement transportation planning and projects. | Underway | |
| Develop plan and ordinances for redevelopment of aging residential and retail areas | Cancelled | Revised in the current Community Work Program as a recommendation to develop Character Areas as an interim Comprehensive Plan Update |
| Update Land Development and Zoning ordinances to encourage redevelopment | Underway | |
| Housing | | |
| Evaluate Housing Study to determine what types of housing opportunities might be needed within the city | Postponed | |

| Project Description | Status | Notes |
|--|-----------|--|
| Land Use | | |
| Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watershed | Underway | |
| Coordinate with surrounding municipalities and Fayette County to develop strategy for monitoring growth, traffic, land use, and transportation issues. | Underway | |
| Develop standards for the redevelopment of existing retail and commercial areas to include the inclusion of mixed-use and housing components. | Cancelled | Revised in the current Community Work Program as a recommendation to develop Character Areas as an interim Comprehensive Plan Update |
| Secure zoning changes as appropriate to complement changes to Land Use Plan | Completed | |
| Natural Resources | | |
| Update floodplain and watershed maps | Completed | |
| General Planning | | |
| Update STWP and CIE | Completed | |
| Encourage training for Planning Commission members | Completed | |
| Update file retention system based on state requirements | Completed | |
| Coordinate with ARC, GRTA, GCA and County on transportation issues | Complete | |

Community Work Program

| Project | 2018 | 2019 | 2020 | 2021 | 2022 | Responsibility | Funding & Source |
|---|------|------|------|------|------|--|---|
| Land Use and Development Patterns | | | | | | | |
| Coordinate with Fayette County, Coweta County and surrounding Cities and Towns to develop strategies managing growth, land use, transportation and watershed protection | X | X | X | X | X | City Staff- Administration, Planning, & Public Works | Staff Time |
| Develop Character Areas for Villages as part of an interim Comprehensive Plan Update | X | X | | | | City Staff- Planning | Staff Time |
| Pursue funding for new/ updated LCI study for the City, especially along major corridors | X | X | | | | City Staff- Planning | \$150,000 Total (\$30,000 matching from General Fund) |
| Create architectural guidelines for Hwy 54 corridor throughout entire City | X | | | | | City Staff- Planning & Consultants | \$50,000 from General Fund |
| Revise Land Development and Zoning ordinances to encourage redevelopment in targeted areas | X | X | X | X | X | City Staff- Planning | Staff Time |
| Review and update environmental ordinances to address current issues with stormwater management and siltation of lakes | | | X | X | X | City Staff- Planning and Public Works | Staff Time |
| Transportation | | | | | | | |
| Participate in Fayette County CTP | X | X | | | | City Staff- Planning & Public Works | Staff Time |
| Participate in GDOT multi-use path study | X | X | | | | City Staff- Planning & Public Works | Staff Time |
| Implement SPLOST projects | X | X | X | X | X | City Staff- Administration & Public Works | Staff Time |
| Implement recommendations of GA 54 West Corridor Study | X | X | | | | City Staff- Public Works | Staff Time |
| Update Multi-Use Path System Master Plan | | | | X | X | City Staff- Planning, Public Works/ Consultants | \$180,000 from General Fund |
| Community Facilities | | | | | | | |
| Budget for ongoing long-term sustainability of all City facilities | X | X | X | X | X | City Staff- Administration | Staff Time |
| Update Community Facilities Master Plan | X | X | | | | City Staff- Administration | Staff Time |

| Project | 2018 | 2019 | 2020 | 2021 | 2022 | Responsibility | Funding & Source |
|--|------|------|------|------|------|--|------------------|
| Economic Development | | | | | | | |
| Continue to apply for funding through ARC, GDOT, ARC, and others to implement transportation planning and projects | X | X | X | X | X | City Staff- Planning & Public Works | Staff Time |
| Explore establishing a CID | X | X | X | | | City Staff- Planning | Staff Time |
| Create incentives to encourage targeted redevelopment | X | X | | | | City Staff- Planning | Staff Time |
| Housing | | | | | | | |
| Evaluate need for a Housing Study to determine needs | | | X | X | X | City Staff- Planning/ ARC Community Choices | |

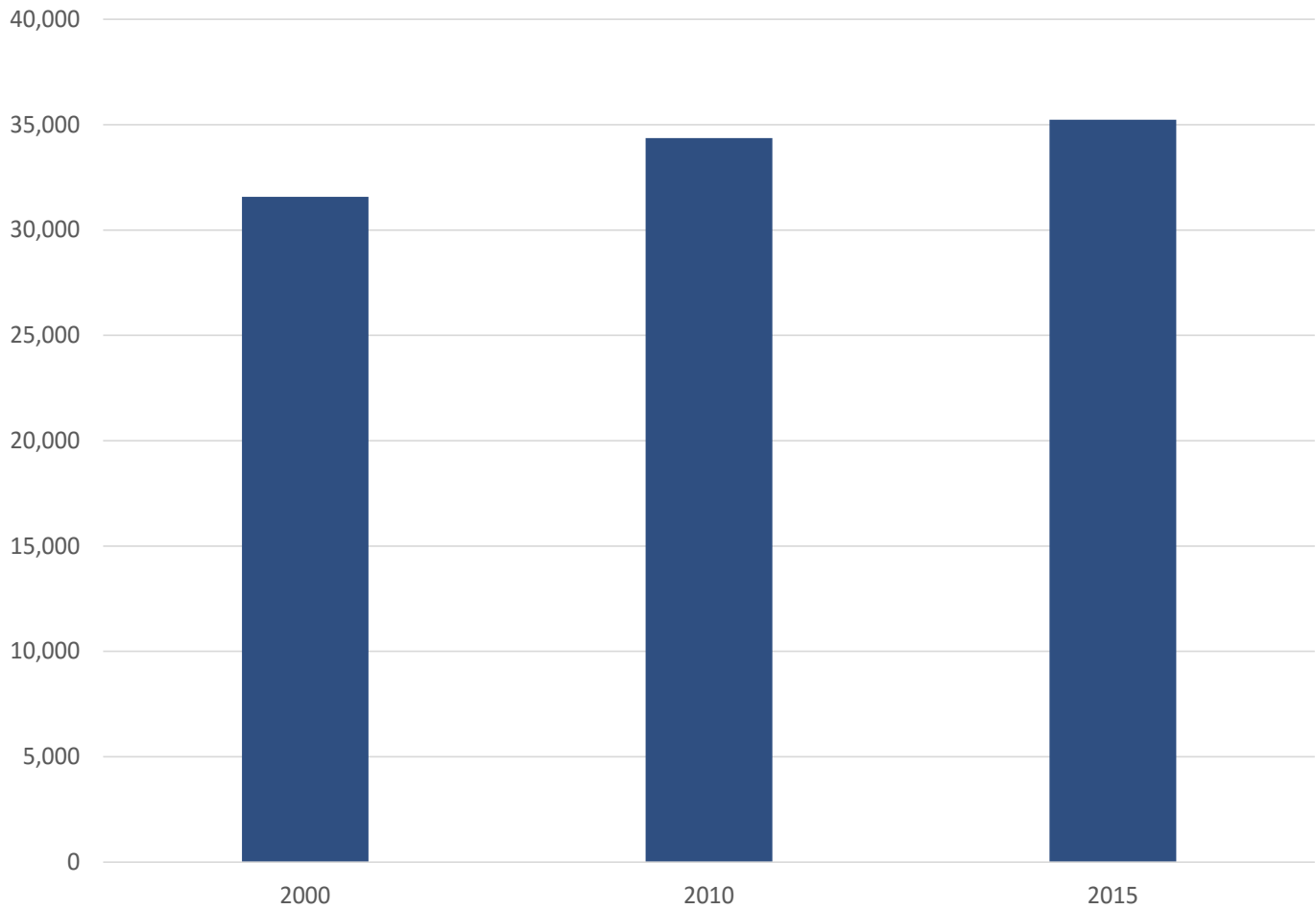
*ARC appears twice in reference to Atlanta Regional Commission and Apalachee Regional Commission.

Appendix A: Data and Demographics

Road Network

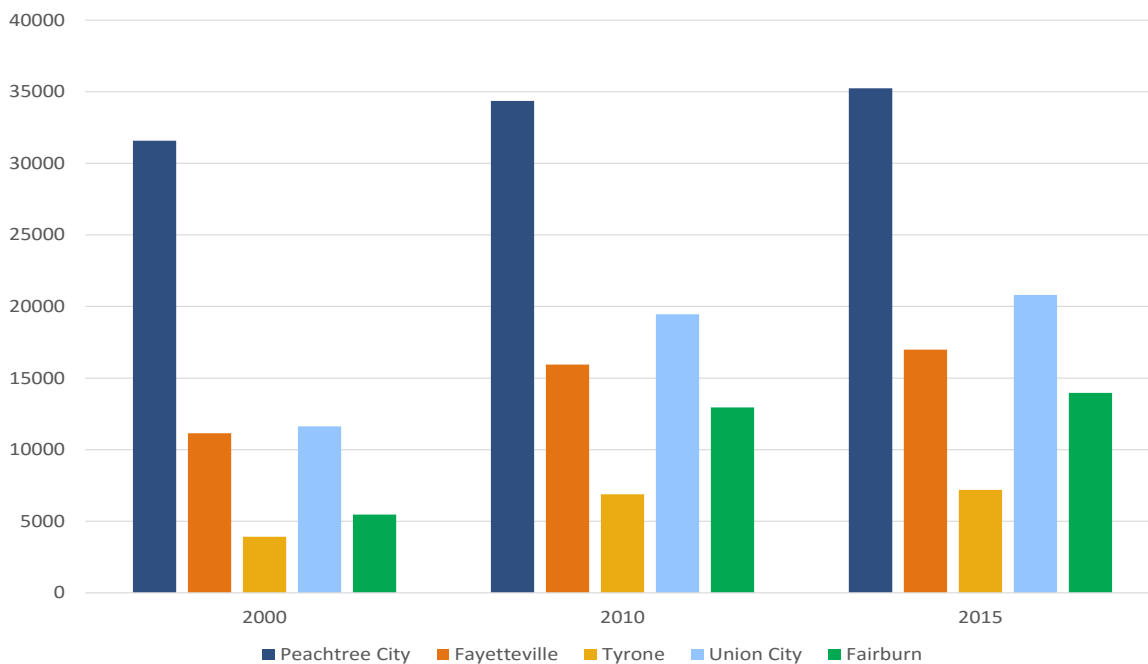


Population



Peachtree City population grew 9% between 2000 and 2010, and grew an additional 2.5% between 2010 and 2015. Comparatively, the Atlanta Metro as a whole grew 24% between 2000 and 2014.

Data Source: US Census American Fact Finder; US Census 2000, 2010, American Communities Survey- 2015. Data unavailable for 2005.

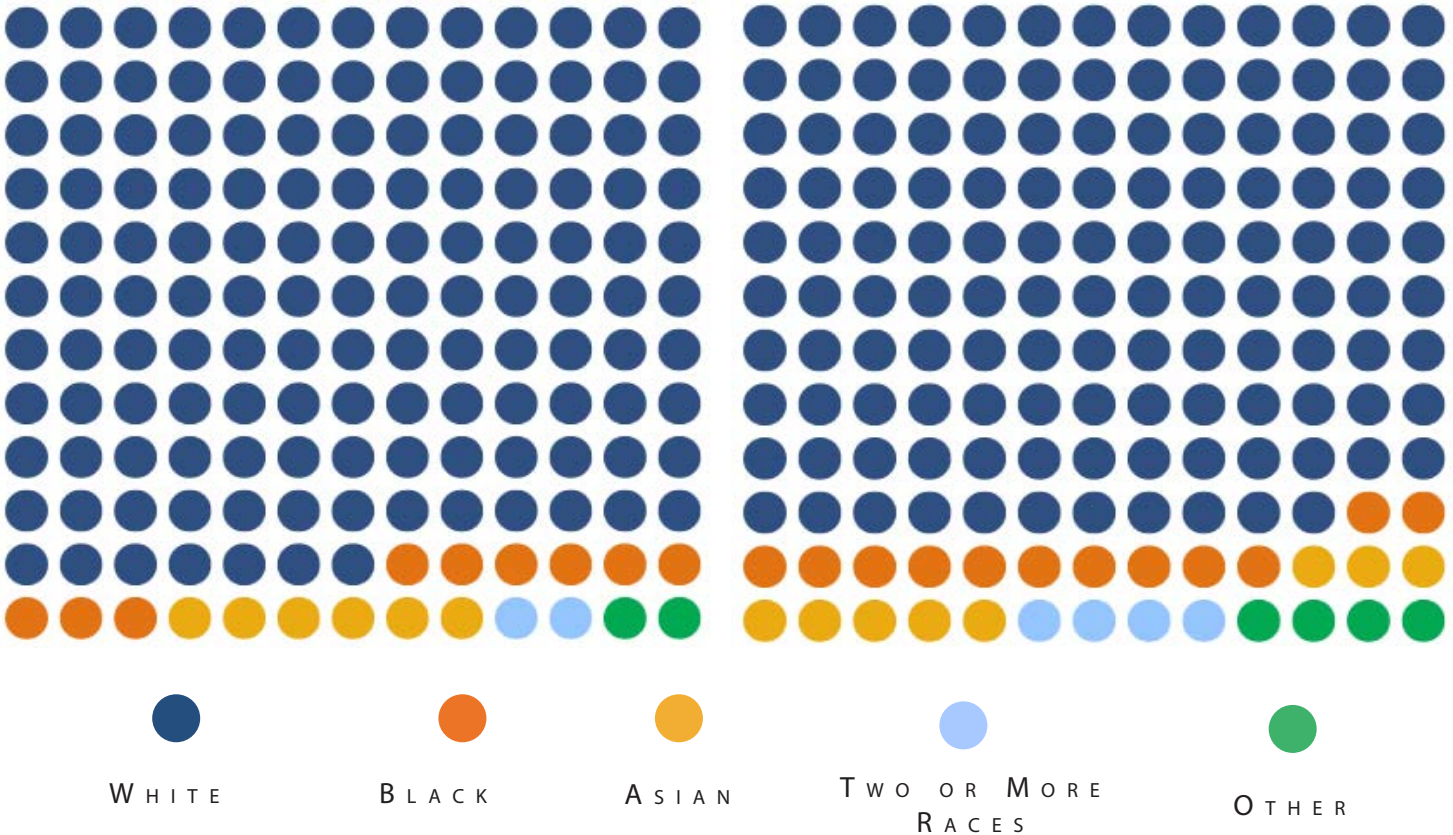


Comparing population growth in south Metro cities shows that Peachtree City has a larger number of people, growth is slower with 11.5% growth between 2000 and 2015, compared to 52% in Fayetteville, 84% in Tyrone, 79% in Union City, and 155% growth in Fairburn, GA.

Data Source: American Fact Finder American Communities Survey

2000

2010

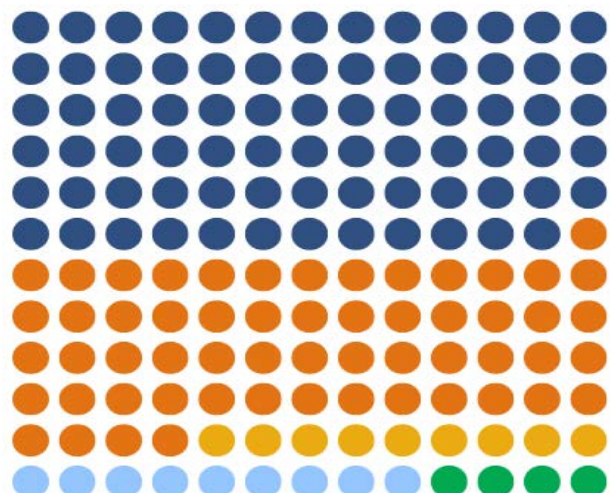
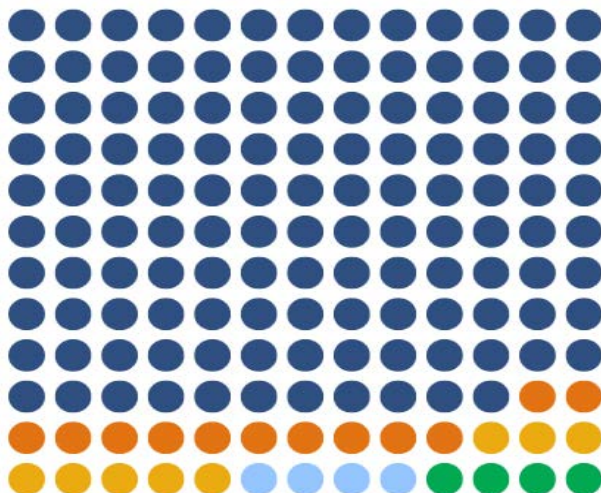


The proportion of all residents of color to white residents of Peachtree City has increased between 2000 and 2010. In 2010, 82% of the population was white, 7.4% black, and 5.3% Asian. Of all races, 7.1% of the population identifies as Hispanic or Latino.

Data Source: American Fact Finder American Communities Survey- US Census 2000, 2010

Peachtree City

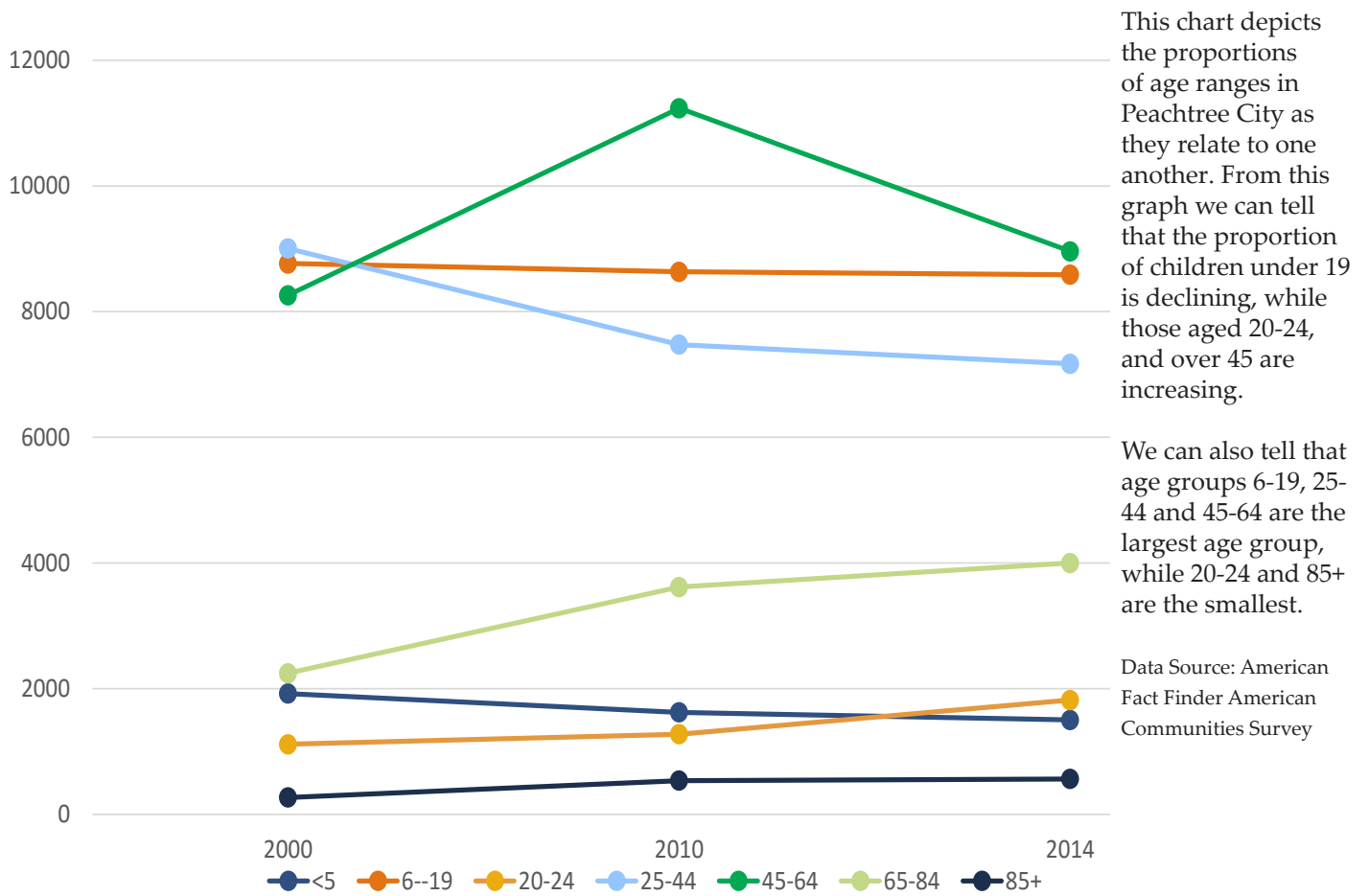
10-County Atlanta Metro



This slide shows a comparison between the proportion of white residents and residents of color in Peachtree City versus the racial distribution among the 10-County Atlanta Metro.

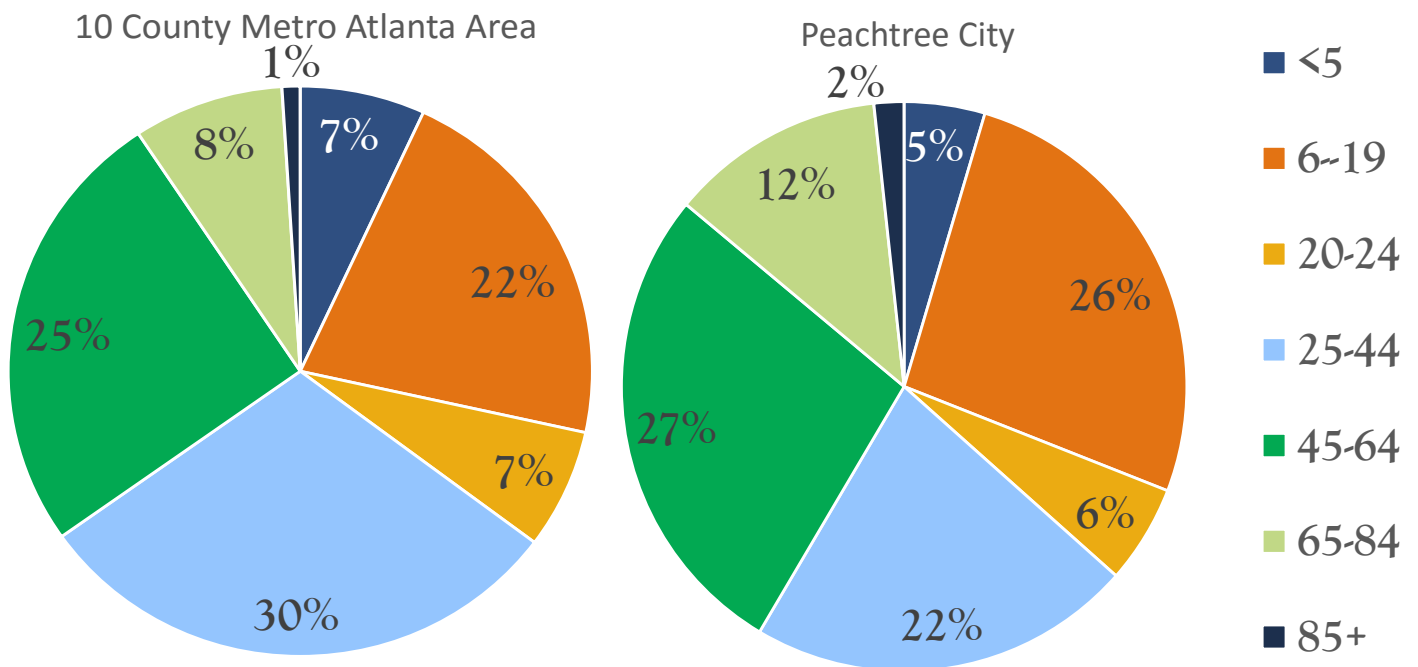
Data Source: American Fact Finder American Communities Survey- US Census 2000, 2010

Age



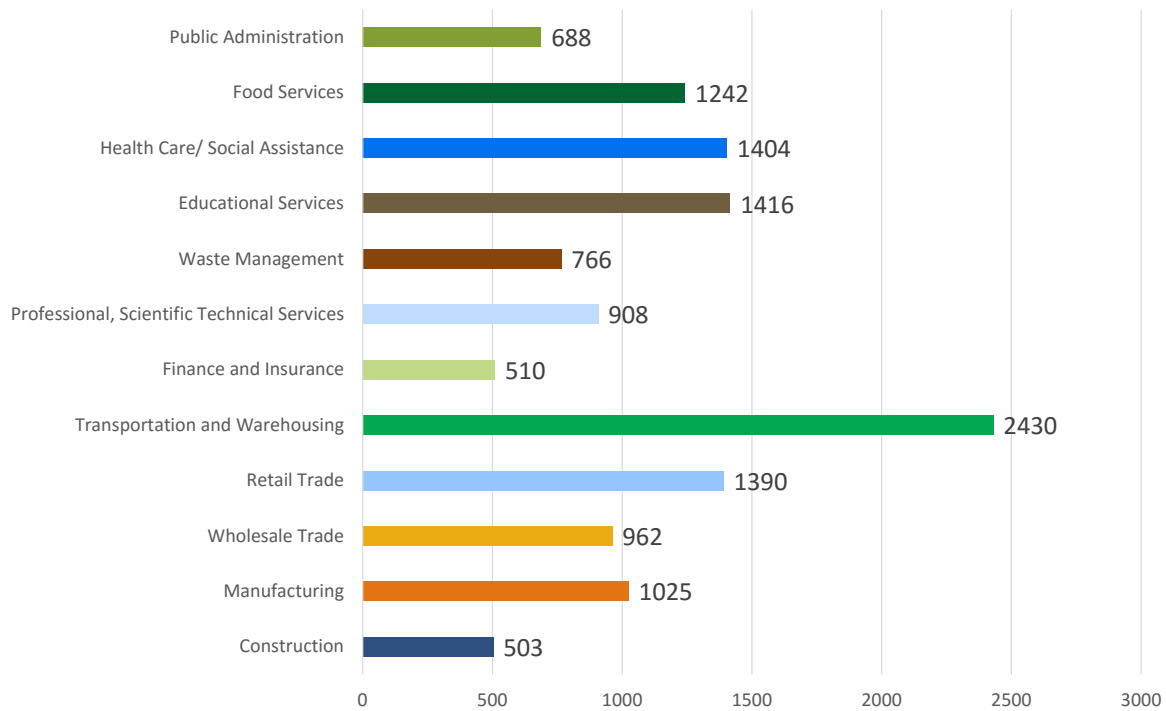
This chart depicts a comparison between the proportion of age groups in Peachtree City and the proportion of the same age groups for the entire Atlanta Metro. Peachtree City has a larger proportion of children between 6 and 19 and adults over 85.

Data Source: American Fact Finder American Communities Survey



What Jobs do Peachtree City Residents Do?

RESIDENT AREA CHARACTERISTICS

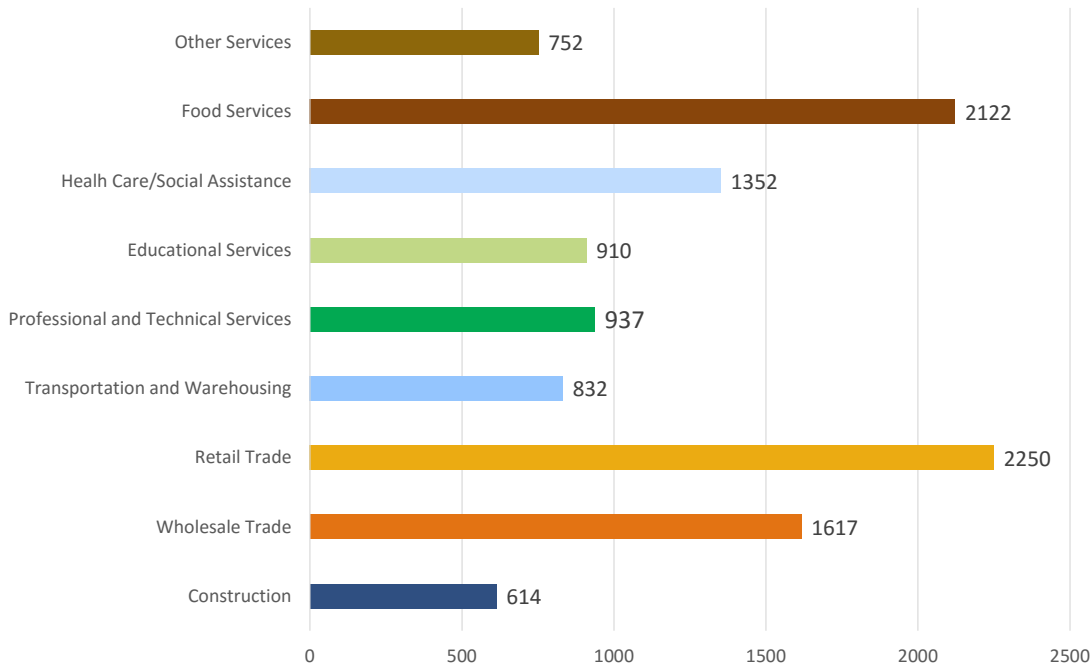


Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industry is Transportation and Warehousing, followed by Educational Services. Note: Industries with fewer than 500 employees were excluded for clarity including Information, Real Estate, Management, and Other Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

What Jobs are Available in Peachtree City?

WORKPLACE AREA CHARACTERISTICS



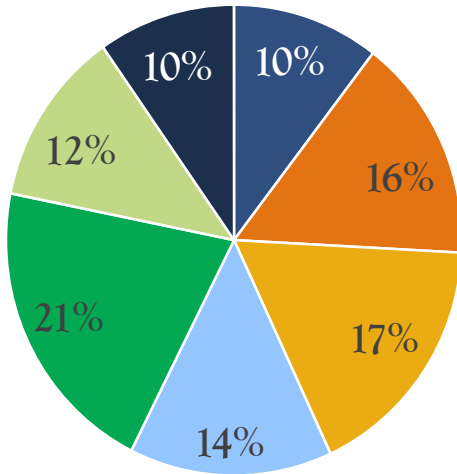
Workplace Area Characteristics (WAC) describe the jobs available within a given study area. Retail Trade is the most common job found within Peachtree City, followed by Food Services jobs. Note: Industries with 500 or fewer people were excluded for clarity including Finance and Insurance, Real Estate Leasing, Waste Management, Arts & Entertainment, and Public Administration.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis

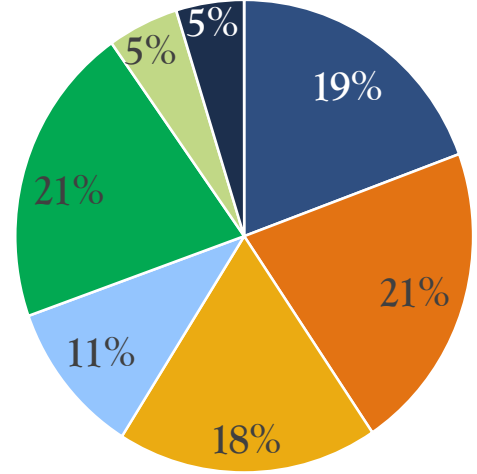
Income



Peachtree City- 2014



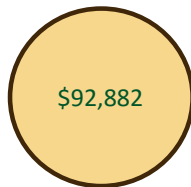
10 County Metro Atlanta Area- 2010



Peachtree City has a higher proportion of people in higher income categories than the Atlanta Metro as a whole. 43% of Peachtree City residents make more than \$100,000 and 26% make less than \$50,000, while 31% of the Atlanta Region makes more than \$100,000 and 40% make less than \$50,000.

Data Source: American Fact Finder American Communities Survey-2014 US Census 2000, 2010

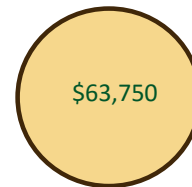
Median Income
Tyrone



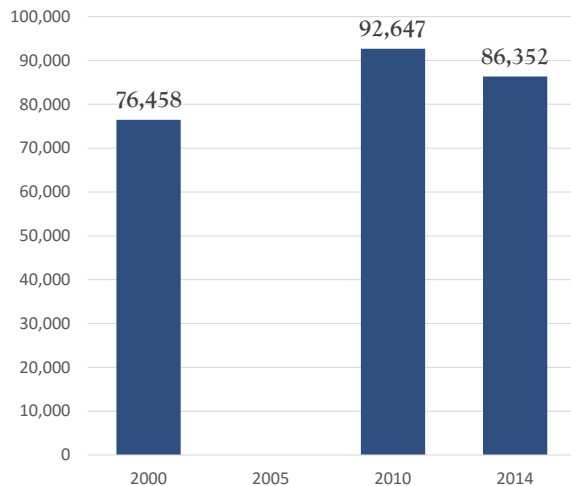
Median Income
Peachtree City



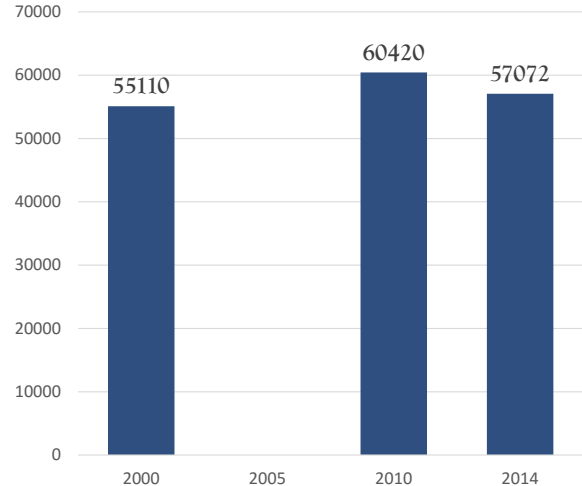
Median Income
Fayetteville



Peachtree City



10-County Atlanta Metro



The Area Median Income in Peachtree City was 50% higher than the 10-County Atlanta Metro in 2014.

Data Source: American Fact Finder American Communities Survey-2014 US Census 2000, 2010



Appendix B: Community Engagement

The Peachtree City Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, elected officials, and Peachtree City staff. The Steering Committee met on multiple occasions, providing direction and feedback at key points in the process. There were additional opportunities for public participation at community meetings and Planning Commission meetings, as well as regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets, on blast emails and on the City's social media sites.

| | | | |
|---|--|--|---|
| Thursday August 4 Peachtree City City Council Comp Plan Kick Off | Tuesday October 4 Steering Committee Meeting | Thursday December 8 Community Public Meeting | Tuesday January 10 Steering Committee Meeting |
| Thursday February 9 Community Public Meeting | Monday February 27 Community Boards Work Session | Tuesday March 14 Steering Committee Meeting | Thursday April 13 Steering Committee Meeting |
| Thursday May 2 City Council Retreat | Monday May 8 Planning Commission Meeting | Thursday May 18 Public Hearing & Transmittal | TBD TBD TBD City Council Adoption |

Deadline for Adoption: June 30, 2017