



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 1/3/2006

ARC REVIEW CODE: P601031

TO: Mayor Harold Logsdon
ATTN TO: David Rast, City Planner
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Peachtree City CIE and STWP 2006-2010
Review Type: Local Comprehensive Plan

Description: Annual update to the Capital Improvements Element and Short Term Work Program for the period 2006-2010 for the City of Peachtree City.

Submitting Local Government: City of Peachtree City

Action Under Consideration: Approval

Date Opened: 1/3/2006

Deadline for Comments: 1/17/2006

Earliest the Regional Review can be Completed: 3/4/2006

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FAYETTE COUNTY
TOWN OF WOOLSEY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF FAYETTEVILLE
TOWN OF BROOKS

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
TOWN OF TYRONE
COWETA COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by , we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Peachtree City	Date Received:	1/3/2006
Local Contact:	David Rast, City Planner City of Peachtree City	Public Hearing Date and Time:	2006-01-17 8:30am
Phone:	770-482-8136	E-Mail:	
Fax:		Website:	
Street	151 Willowbend Road	City State, Zip:	Peachtree City, Georgia 30269

Department of Community Affairs Review Required

Review Title:	City of Peachtree City CIE and STWP 2006-2010
Description:	Annual update to the Capital Improvements Element and Short Term Work Program for the period 2006-2010 for the City of Peachtree City. Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of Peachtree City.

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
REGARDING UPDATES TO THE SHORT TERM WORK
PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT**

WHEREAS, the City of Peachtree City has completed an annual update to the Short Term Work Program and Capital Improvements Element for the period 2006 – 2010; and

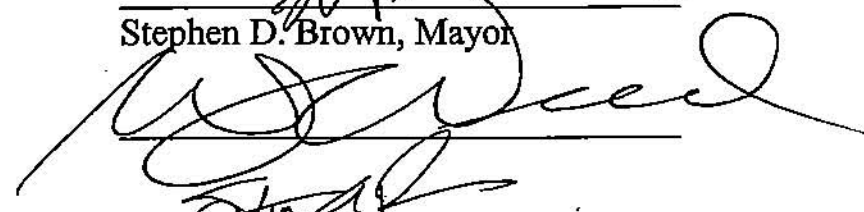
WHEREAS, the annual update to the Short Term Work Program was prepared in accordance with the Minimum Planning Standards and the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Annual Update to the Short Term Work Program and the Capital Improvements Element covering the period 2006 - 2010 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 15 day of December, 2005.

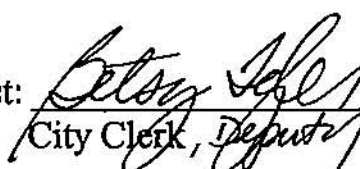


Stephen D. Brown, Mayor



Judi Rutherford

Attest:



City Clerk, Deputy

**Peachtree City: Short Term Work Program Update
2006 - 2010**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Organize and budget for long-term sustainability of all City facilities.	2006, 2007, 2008, 2009, 2010	City (Finance)	Staff time	General funds
Implement recommendations of GA 54 West corridor study.	2006, 2007	City (Planning, Public Works)	Staff time	City/ grant funding
Develop plans and acquire land for comprehensive recycling center.	2006	City (Engineering, Public Works)	Staff time	City
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Engineering, Recreation)	Staff time	City
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Recreation)	Staff time	City
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning, Engineering)	Staff time	City
Create Community Facilities Plan (e.g., Police, Fire, Library, non-recreational activities, etc.) and include in Comprehensive Plan update (2007).	2006	City (Administration)	Staff time	City

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning improvements throughout the City.	2006, 2007, 2008, 2009, 2010	City (Planning)	Staff time	General funds/ SPLOST/ grant opportunities
Continue to work with GA DOT on the widening of GA 54 West to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all homeowners.	2006, 2007	City (Planning, Engineering)	Staff time	City/ grant funding
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all landowners.	2006, 2007, 2008	City Staff (Planning, Engineering)	Staff time	City/ grant funding
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	2006, 2007, 2008, 2009	City/ Task Force (Planning)	Staff time	City/ grant funding
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	2006, 2007	City (Planning, Public Works)	Staff time	City/ grant funding

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).	2006	City Staff	Staff time	General funds

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	2006, 2007, 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	2006, 2007, 2008, 2009, 2010	City (Engineering, Public Works)	Staff time	City
Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites. Implementing architectural standards, etc.	2006	City/ Task Force (Planning)	Staff time	City
Secure zoning changes as appropriate to complement changes to Land Use Plan.	2006	City (Planning, Engineering)	Staff time	City
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	2006	City (Planning)	Staff time	City

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	2006	City (Engineering)	Staff time	City

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	2006, 2007, 2008, 2009, 2010	City (Planning, Finance)	Staff time	City
Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	2006	City (Planning, Engineering, Finance)	Staff time	City
Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff input to upgrade City services.	2006, 2007, 2008, 2009, 2010	City (Administrative Services)	Staff time	City
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	2006, 2007, 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City
Continue coordination with ARC Bicycle and Pedestrian Task Force and seek grant funding for a variety of bicycle and pedestrian oriented projects.	2006, 2007, 2008, 2009, 2010	City (Planning)	Staff time	City/ SPLOST
Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	2006, 2007, 2008, 2009, 2010	City (Planning, Engineering)	Staff time	City

Peachtree City: Report of Accomplishments 2006 - 2010

Activity	Community Facilities	Explanation
Organize and budget for long-term sustainability of all City facilities.	Status	
Implement recommendations of GA 54 West corridor study.	Underway	
Develop plans and acquire land for comprehensive recycling center.	Underway	
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	Underway	
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	Completed	
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	Completed	
Create Community Facilities Plan (e.g., Police, Fire, Library, non-recreational activities, etc.) and include in Comprehensive Plan update (2007).	Underway	
Assist in establishing Administrative Budget for Southern Conservation Trust and define natural areas for acquisition	Underway	
	Postponed	Project placed on hold due to budget constraints.

Activity	Economic Development	Explanation
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning	Status	
Continue to work with GA DOT on the widening of GA 54 West to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all homeowners.	Underway	
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated multi-use paths and landscaping are provided. Ensure proper consideration is given to all landowners.	Underway	
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	Underway	
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	Underway	

Activity	Housing	Explanation
Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).	Status	
	Underway	

Activity	Land Use	
	Status	Explanation
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	Underway	
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	Underway	
Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	Underway	
Secure zoning changes as appropriate to complement changes to Land Use Plan.	Underway	
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	Underway	

Natural and Historic Resources		
Activity	Status	
	Status	Explanation
Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	Completed	

General Planning		
Activity	Status	
	Status	Explanation
Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	Underway	
Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	Underway	
Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff Input to upgrade City services.	Underway	
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	Underway	
Continue coordination with ARC Bicycle and Pedestrian Task Force and seek grant funding for a variety of bicycle and pedestrian oriented projects.	Underway	
Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	Underway	

City of Peachtree City		Annual Impact Fee Financial Report - Fiscal Year 2005						
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL		
Service Area								
Impact Fee Fund Balance at September 30, 2004	\$ 31,163	\$ -	\$ -	\$ -	\$ -	\$ 31,163		
Impact Fees Collected in Fiscal Year 2005	27,498	75,672	1,800	501	18,168	123,639		
Accrued Interest	-	-	-	-	-	-		
(Administrative/Other Costs)	-	-	-	-	-	-		
(Impact Fee Refunds)	-	-	-	-	-	-		
(Project Expenditures)	(58,661)	(75,672)	(1,800)	(501)	(18,168)	(154,802)		
Impact Fee Fund Balance at September 30, 2005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

City of Peachtree City Capital Improvements Project Update for FY 2005											
Project Description	Public Facility: Service Area:		Roads/Bridges		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks	
	Project Start Date	Project End Date	Project Start Date	Project End Date							
Pedestrian Paths & Bridges	1993	1998			\$ 175,888	48.61%	City	\$ 12,738	-	Reimburse Expenditures	
Brown Road Improvement	1993	1993			218,315	34.04%	City	210	-	Reimburse Expenditures	
Highway 54 Underpass	1992	1992			246,000	41.70%	City	31,163	-	Reimburse Expenditures	
Highway 74 Bike Path Bridge	1993	1996			354,048	61.97%	City	-	-	Reimburse Expenditures	
Crabapple Lane West	1997	1998			571,307	19.53%	City	14,550	-	Reimburse Expenditures	
Sumner Road	1998	2001			251,199	2.70%	City	-	-	Reimburse Expenditures	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED					\$ 1,816,757			\$ 58,661	\$ -		

City of Peachtree City		Capital Improvements Project Update for FY 2005									
Project Description	Public Facility: Service Area:	Parks/Recreation		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks		
		Project Start Date	Project End Date								
Recreation Land		1993	1994	\$ 1,332,413	94.15%	City	\$ 36,000	\$ -	Reimburse Expenditures		
Recreation Facilities		1993	1995	3,089,333	89.72%	City	38,880	-	Reimburse Expenditures		
Recreation Administration Building		1993	1996	362,425	15.58%	City	792	-	Reimburse Expenditures		
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 4,784,171			\$ 75,672	\$ -			

City of Peachtree City											Capital Improvements Project Update for FY 2005										
Public Facility: Service Area:											Library			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks			
											Project Start Date	Project End Date	Estimated Cost of Project								
Project Description											1993	1995	\$ 564,283	22.74%	City	\$ 1,800	\$ -	Reimburse Expenditures			
Library Expansion																					
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED													\$ 564,283			\$ 1,800	\$ -				

City of Peachtree City											Capital Improvements Project Update for FY 2005										
Public Facility: Service Area:		Police				Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks										
		Project Start Date	Project End Date																		
Police Expansion I		1993	1993	\$	57,259	26.89%	City	\$	216	\$	-	Reimburse Expenditures									
Police Expansion II		1993	1993		34,090	60.23%	City		285		-	Reimburse Expenditures									
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$	91,349			\$	501	\$	-										

City of Peachtree City										
Capital Improvements Project Update for FY 2005										
Project Description	Public Facility: Service Area:	Fire		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2005	Impact Fees Encumbered through FY 2005	Status/ Remarks	
		Project Start Date	Project End Date							
Kedron Fire Station & Equipment		1993	1994	\$ 497,754	59.91%	City	\$ 726	\$ -	Reimburse Expenditures	
Leach Fire Station		2000	2001	1,731,333	7.39%	City	17,442	-	Reimburse Expenditures	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 2,229,087			\$ 18,168	\$ -		