

City of Peachtree City

Comprehensive Plan (2007 – 2027)

Community Participation Program

June 15, 2006

Mission statement:

“To promote our status as a pre-eminent planned community by enhancing and strengthening our comprehensive plan to enrich and improve the quality of life for our residents; the educational, recreational and cultural resources for citizens of all ages; and, the technical and physical resources for our businesses and industries, while embracing and preserving greenspace, aesthetics and the overall character of the community.”

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1.0 Introduction

The City of Peachtree City is comprised of an active population dedicated to maintaining our quality of life, the aesthetics of our community and interaction with local government officials and city staff. Through the years, the local government has actively solicited citizen input on local planning issues by forming and managing various planning committees, task forces and advisory boards.

It is our belief that one of the best ways to enhance and strengthen the city's comprehensive plan is to create opportunities for citizens to work collaboratively on the challenges that shape their community, and to then ensure that realistic goals and objectives are adopted to address these challenges. Accomplishing this requires political leadership, the dedication of city staff, citizen education, and active public involvement. A successful comprehensive plan begins with a process of thinking about and visualizing the future. This Community Participation Program was crafted with these principles in mind and establishes a two-way communication between local citizens and their government officials, with the overall goal of better decisions supported by the public.

1.1 Scope

The City of Peachtree City is required by state law to complete the Comprehensive Plan Update (2007-2027) no later than October 31, 2006, and then forward this document to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review and approval. The plan itself must then be adopted by the city no later than February 28, 2007 in order to maintain our status as a Qualified Local Government (QLG).

The DCA requires that a Community Participation Program be implemented as part of the comprehensive planning process as outlined in the Rules for Comprehensive Planning, Section 110-12-1-.04. According to this Section:

“The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.”

The DCA also requires that the Community Participation Program be developed and submitted for approval prior to the start of the public involvement process. This document outlines our strategy to develop and implement an innovative and effective Public participation Program for the city's Comprehensive Plan Update (2007-2027).

1.2 Review process

After holding an initial Public Hearing on June 15, 2006, it is our intent to submit the Community Participation Program to the ARC for review. Within seven (7)

days of receipt, the ARC will determine whether the Community Assessment and the Community Participation Program meet the standards of completeness as determined by the DCA. Upon determination of completeness, the ARC will transmit the Community Participation Program to the DCA, who will then review the document for its adequacy in identifying specific mechanisms to ensure meaningful involvement of the community in the development of the Community Agenda. The DCA will then transmit a complete report of its findings and recommendations for addressing such findings to the ARC for inclusion in its Report of Findings.

Once reviewed, the Community Assessment and the Community Participation Program must be publicized by the local government for public information. This requirement may be met by providing notice in a local paper of general circulation identifying where complete copies of the Community Assessment and the Community Participation Program may be reviewed.

2.0 Identification of stakeholders

Defined broadly, a stakeholder is anyone who has an interest in the outcome of the comprehensive planning process. For that reason, every citizen, property owner and business owner within Peachtree City is being considered a stakeholder and our intent is to solicit and encourage their involvement in the development of this plan.

The Mayor and City Council are stakeholders not only because they represent the citizens of Peachtree City, but because they have the authority to ultimately adopt (or not adopt) the comprehensive plan. City Staff is also considered a stakeholder in this process, as it will be their responsibility to ensure the goals, objectives and policies ultimately adopted as a part of the comprehensive plan are administered in city policy and budget decisions.

2.1 Staff Advisory Board

The Peachtree City Comprehensive Plan Update (2007-2027) is being developed primarily by the City’s Planning Department. Assisting in this effort is a Staff Advisory Board (SAB) who will be used to provide technical information and support to the City Planner as well as feedback to ensure the Comprehensive Plan accurately represents the City’s vision for the future.

The SAB consists of the following individuals:

Bernard McMullen	City Manager
Colin Halterman	Assistant City Manager/ Developmental Services Director
David Rast, ASLA	City Planner
Daniel Norris	Planning Assistant
Dave Borkowski, P.E.	City Engineer
Matthew Robinson	Systems Administrator
Joel Logan	GIS
Betsy Tyler	Public Information Officer

The SAB has met with Planning Department Staff on a regular basis to oversee the development of the Community Assessment and Community Participation Program. To date, the following activities have occurred:

- *Completed inventory and created database of each parcel within the city limits to determine acreage, size of existing development, zoning, land use and other information. This information was used to update the City's Land Use Map to provide an accurate "parcel-based" Land Use Map for the first time in the history of the city.*
- *Created database of all developed lots within the city, those that have been platted and not yet developed, and those left to be developed to determine accurate population projections.*
- *Coordinated with Fayette County Tax Assessor to determine ownership of various parcels currently shown with no ownership, zoning and land use classification and to determine accurate boundaries of the city.*
- *Identified potential character areas and presented these to City Council for their input prior to identifying on map.*
- *Reviewed State Planning Recommendations to create a comprehensive list of issues and opportunities specific to Peachtree City that need to be incorporated into the overall Comprehensive Plan.*
- *Compiled and developed a comparative analysis of a variety of demographic trends that need to be considered in the scope of long-term planning. The analysis included comparing information from the U.S. Census Bureau to that obtained by Staff reports. Other factors analyzed include income, employment, housing, economic trends, utilities, education, natural resources, and coordination between governments.*

It is our intent to meet on a regular basis with Staff to update our findings based on feedback generated during the public involvement process.

2.2 Technical Advisory Board

In addition to the SAC, Staff is coordinating with various organizations on individual components of the plan. While not included in a regular meeting schedule, the following individuals have and will play an integral role in the development of the overall plan:

Mayor and Council

Harold Logsdon	Mayor
Judi Anne Rutherford	City Council
Stuart Kourajian	City Council
Steve Boone	City Council
Cindy Plunkett	City Council

City Staff

Paul Salvatore	Financial Services Director
Janet Camburn	Assistant Finance Director
Randy Gaddo	Leisure Services Director
Tom Corbett	Public Services Director
Tom Carty	Building Official

Tami Babb	Senior Code Enforcement Officer
Stony Lohr	Fire Chief
James Murray	Police Chief

Authority/ other governmental agencies

Dennis Payton	Peachtree City Planning Commission
Marty Mullin	Peachtree City Planning Commission
Tyler Duffy	Development Authority of Peachtree City
Lauryn Yawn	Peachtree City Tourism Association
Larry Turner	Peachtree City Water and Sewerage Authority
John Crosby	Peachtree City Falcon Field Airport Manager
Robert Kurbes	Fayette County Health Department
	Fayette County Development Authority
Pete Frisina	Fayette County Planning Director
Eldridge Gunn	City of Fayetteville Planning Director

Developers/ property owners

Doug Mitchell	Pathway Communities
Scott Bradshaw	The Bradshaw Group
Dan Fields	John Wieland Homes

Consultants

Matt Houser, ASLA	Qk4	Transportation Plan
Dr. Larry Keating, PhD.	Keating & Associates	Housing Study

2.3 Comprehensive Plan Advisory Board

Because of the scope of this project and the intent to involve the citizens of our community throughout this process, City Staff requested that City Council allow us to formulate a citizen advisory board early in the process to assist us with compiling and reviewing data, and to solicit feedback as to how the Community Assessment and Community Participation Program should be prepared. Again, the city prides itself on involving our citizens in critical planning issues and we felt this would create a tremendous opportunity for us to gain support of our planning efforts and to develop a plan “by the citizens for the citizens.”

As a part of this process, a questionnaire was published requesting information from those interested in assisting us with this effort and 45 applications were received. One of our goals was to solicit representation from each “village” as well as from the local business and industrial community, the Planning Commission, the Recreation Commission and other aspects of the community. After careful evaluation, the following members of the community were appointed to assist Staff as a part of the Comprehensive Plan Advisory Board (CPAB):

Aberdeen Village

George Martin has been a resident for 7 years and serves on the Peachtree City Recreation Commission, the Board of Directors of the Peachtree City Rotary Club, the Board of Directors for Promise Place and is President of the Peachtree City Running Club. He is concerned with recreation, quality of life, and maintaining a strong, clean tax base.

James Schultz has been a resident for 6 years and is interested in maintaining the quality of life in Peachtree City and preserving the best of what the City offers.

Wes Saunders has been a resident for 10 years and served on the Peachtree City Planning Commission for 8 years and the Decatur Planning Commission for 7 years. He is interested in how Peachtree City will and should handle redevelopment, transportation and capital improvements.

Braelinn Village

Elizabeth Carroll has been a resident for 11 ½ years and is an experienced recreation user, and her concerns are the travel time to I-85 and sustaining property values throughout the City.

Tom McBrayer has been a resident since June 2004, and recently retired after 34 years of working for the state in a variety of capacities. He has been a planner and researcher for two state agencies evaluating needs, assessing effectiveness and developing statewide programs. He is also a Licensed Professional Counselor. His concerns are that Peachtree City maintain quality residential standards and that the community maintains its “unique-blending” of residential and commercial properties, and that the city resists the temptation to overdevelop. He is also concerned with the needs of our senior residents, that redevelopment is accomplished to maintain community integrity without being too restrictive on the individual property owners, and preservation of open spaces.

V.J. Abdoo has been a resident for 10 years, and is retired from the Military and operates his own environmental consulting business. He serves on the City’s Stormwater Advisory Committee.

Bob Lenox has been a resident for 23 years and served as Mayor of Peachtree City for 10 years through a tremendous growth period for the city. He owns his own printing company and has a significant knowledge of city history, planning and development. He is concerned about infill development, redevelopment opportunities, planning and development of the west village and transportation enhancements.

Frederick Brown, Jr. has been a resident for 33 years. He was a Little League baseball coach. A City Council member for 3 years, served on the Peachtree City Development Authority on two separate occasions, and was the Mayor of Peachtree City from January 1982 – January 1992. He is currently a Board Member of the Fayette County Chamber of Commerce.

Jim Finney has been a resident for 8 years and served on the City’s Planning Commission for 3 years. He has practiced architecture for 25 years, is registered in 35 states and currently practices architecture in Peachtree City. He is concerned with maintaining and promoting planned development and the impacts uncontrolled development can have on a community and its impact on existing infrastructure.

Glenloch Village

Charles Micallef has been a resident for 12 years and is currently President of CJM Consulting, Inc., and worked for Yokogawa in Newnan for twenty years, most recently as Vice-President of Marketing. He is concerned with redevelopment and future needs of the city, and developing creative solutions to assist with planning the city in future years.

Steve McWilliams has been a resident for 12 years and is experienced in architectural construction and recreation. He is concerned with preserving the quality of life for residents of the community.

Jeffrey Gevertz has been a resident for one year and works as a developer for Portman Holdings in Atlanta, and has extensive experience in financial analysis. He is concerned with the rapid sprawl the city is beginning to experience.

Kedron Village

Brad Jubin has been a resident for 8 years and currently owns his own commercial real estate firm. He owned and operated a high tech manufacturing company in Peachtree City for 10 years and has extensive international business experience. He is concerned with the development and redevelopment of commercial and industrial areas, and the expansion and creative development of residential communities.

Jason Grimes has been a resident of Peachtree City for 22 years. He is completing his Masters Degree at Georgia Tech in Building Construction and Integrated Facility Management. He has studied development, construction, architecture, planning, contract writing, LEED issues, real estate development and financing and land use planning. He currently works for the Federal Government in Facility Management. He does not want Peachtree City to begin looking like Riverdale, Fayetteville or Newnan. He is concerned with poor planning on the boundaries of the City and its impact on residents of our community. He wants to make sure the investments, both personal and financial, that Peachtree City residents have made in their community continue to provide the returns that have made this a model community.

Elizabeth Keysar has been a resident for 7 years and received a Bachelor of Science in Public Policy from Georgia Tech with a concentration in environmental policy. She is currently working on a doctorate in City and Regional Planning at Georgia Tech. She has extensive experience in land use planning at Army installations. She is concerned with how Peachtree City will continue to accommodate more residents; how to guide redevelopment toward increased density with adequate provision for low income housing; and, the appearance of future development. She would also like to see enhancements to the multi-use path system.

Joseph Hall has been a resident for 5 years, and worked 31 ½ years with AT&T and was involved with short and long-range market and technical planning. He is concerned with how we manage growth and provide services and facilities in tune with today's needs as well as future needs of the community. He is also

concerned with traffic planning and budgeting upgrades to the city's infrastructure.

Phyllis Aguayo has been a resident for 21 years, has an MS Degree in Education and worked for many years in the education field. She currently serves on the Board of Directors and as Secretary of the Southern Conservation Trust and is a member of the Line Creek Association. She is a concerned citizen and, through the years, has served on various committees charged with updating the county's Growth Management Plan. She has been appointed to serve on various city committees to update the Watershed Protection Ordinance, the Land Use Plan, the Thoroughfare Plan, and the Erosion Control ordinance. She has also participated on the Comprehensive Water Management Advisory Board, the Annexation Task Force and the GA 54 West Advisory Board. She is very concerned about protecting, enhancing and enforcing the essence of the Land Use and Comprehensive Plans and maintaining zoning and land use designations that have made Peachtree City such a special place. She is especially concerned about zoning issues, buffers, air and water quality, traffic and redevelopment.

Stan Phillips is a native Atlantan and has been a resident for 11 years. He is employed in the Tradeshow/ Convention industry and serves on the Peachtree City Tourism Association. He is excited at the prospect of assembling input from the citizen's concerning the growth and development of the community and working with the Advisory Board to assemble these comments into an updated comprehensive plan.

Pat Murphy has been a resident for 6 years and works with Pathway Communities as a Vice President of office and industrial development. He serves on the Board of Directors for the Fayette County Chamber of Commerce, and is a member of the American Economic Development Council and the Georgia Society of Professional Engineers. His desire to be a part of this planning effort is to provide productive insight into the industrial development portion of the plan as well as maintaining the original development concept of the city. He is concerned about the re-development of the older sections of the industrial park and how this redevelopment might impact the overall appearance and tenant mix within the industrial park.

West Village

Marilyn Weigle has been a resident of Peachtree City for 5 years. She has taught art for 20 years and has experience in working and cooperating with the public and looking out for the best interests of other people's children. She would like to keep Peachtree City a safe place to live and to raise a family; to provide a variety of high quality recreational opportunities for all ages; and, to retain the greenspace. She would like to see controlled and high-quality development, improvements to high traffic areas, maintaining high standards within our schools, and encourage improvements to public buildings and landscaping. She would also like to see the aesthetic qualities of Peachtree City maintained to assist in maintaining or enhancing property values.

Patrick Staples has been a resident for the past year. He has served as a senior vice-president of a mid-sized multi-bank holding company overseeing municipal investments, mergers and acquisitions, market expansion and branch development. He is currently an owning partner and President/ COO of a multi-state physical therapy and wellness company that will be locating a clinic and a portion of their corporate operations to Peachtree City. He would like to make certain Peachtree City continues to be an attractive option for businesses and individuals that will add value to the greater community. He would like the city to maintain its uniqueness in look and feel, and is concerned with managing optimal traffic flow, maintaining superior educational systems, developing a technological infrastructure for the city and maintaining a proper geographic balance of retail and residential areas.

Steve Bradley has been a resident of Peachtree City for 8 years. He has a BS in Civil Engineering and an MBA in Finance and was Chairman of an agency in Cincinnati running their Head Start program. He has extensive financial and strategic planning experience and is currently the Treasurer of the Peachtree City Water and Sewerage Authority. He is concerned with maintaining infrastructure following residential build-out, addressing growth within the GA 74 corridor both north and south of Peachtree City, and preserving a low crime rate.

Fred Bryant has been a resident for 9 years. He is currently working as the Deputy Executive Director of the Georgia Military Affairs Committee and will assume the new responsibilities as the Executive Director of the Forest Park/ Fort Gillem Redevelopment Authority in June of this year. He is a member of the Georgia State Bar as well as a member of the Atlanta Bar Association, and is an attorney volunteer with the Fulton County Juvenile Court Truancy Intervention Project. He was a volunteer Firefighter and HAZMAT technician with the Peachtree City Fire and Rescue for over five years and still serves as a volunteer Divemaster. He was also the Past President of the Peachtree City Dog Park Association, and has previously served on the Planterra Ridge Homeowner's Association. He is interested in zoning and other land use planning tools that can facilitate achieving the city's vision for creating an enduring, viable community that meets the needs of all citizens and groups.

Karen Dembsky has been a resident for 12 years. She is a Realtor specializing in residential home sales and is active on the Homeowner's Associations within the Planterra Ridge subdivision. She is concerned with the anticipated growth and expansion within the city and wants to make sure the city maintains its character and quality of life as development continues.

The CPAB has met on the fourth Monday of each month since June 27, 2005, and has proved to be an invaluable resource to Staff as we work through the various components of our plan. To date, the following activities have been completed:

- *Developed Mission Statement for Comprehensive Planning effort*
- *Identification of areas for potential redevelopment*
- *Overview of City's Housing Rehabilitation Program*

- *Inventory of each parcel within the city and incorporation into updated Land Use Map*
- *Inventory of existing industrial tenants within the city's industrial park*
- *Overview of ordinance amendments addressing large-scale commercial development*
- *Overview of status of GIS mapping of land use plan and other items*
- *Evaluated Issues and Opportunities as provided within the State Planning Recommendations for incorporation into Community Assessment*
- *Reviewed recommendations of Transportation Plan and provided feedback to consultant*
- *Reviewed Housing Study and provided feedback to consultant*
- *Reviewed recommendations of Recreation Master Plan*

3.0 Identification of participation techniques

3.1 Public Hearings

In conjunction with the recommendations for the CPAB, an initial Public Hearing was held at the April 21, 2005 City Council meeting. Staff used this opportunity to present an overview of the comprehensive planning requirements and to present a draft project schedule to City Council. This Public Hearing also provided an opportunity to inform the public that the planning process for updating the comprehensive plan was underway.

A second Public Hearing is scheduled for the June 15, 2006 City Council meeting, where the Community Assessment and Community Participation Program will be presented for Council review and approval. As a part of this presentation, the following items will be presented to City Council for their review and endorsement prior to submitting this information to ARC and DCA:

- *Existing land use map*
- *Community Character and areas that require special attention map*
- *Issues and Opportunities*
- *Data Assessment*
- *Quality Community Objectives Assessment*
- *Public Participation Program*
- *Project Schedule*

3.2 Citizen survey

One of the components that will be used to solicit input from our citizens is a survey asking both general and specific questions about how they feel about current and proposed issues that may impact the community. The survey was prepared by a special task force from the CPAB and will be mailed to a minimum of 500 residential addresses to solicit a random response to the survey. An initial letter will be mailed out to these individuals notifying them of the pending survey, and a reminder will be sent requesting that the survey be returned.

The survey will also be available at various locations throughout the community and in the local newspapers as well as an electronic version that will be made available through the city's website.

3.3 Monthly updates at City Council meetings

In an effort to keep City Staff and City Council members up-to-date on the progress of the comprehensive planning efforts, monthly updates are being provided at City Council meetings. Likewise, monthly meetings are being held with the Mayor to identify concerns or issues that may warrant Council input.

3.4 Community meetings

As the plan progresses, we anticipate holding community meetings in each of the city's villages as well as the industrial park and business community to present the plan and to solicit feedback. These presentations will serve to ensure that all land development and land use issues have been identified and that the input received during the process has been reflected in the draft plan. This will also promote interaction and participation to engage participants in a comfortable, two-way dialogue. Our intent is to keep the public informed of our efforts to minimize concern once the plan is written and submitted for approval.

A key component of this effort will be the preparation of easily understood and visually pleasing information. Attendees will be invited to view presentation graphics in detail and hold one-on-one discussions with CPAB members and City Staff. These meetings will be publicized through a local media campaign, which will include advertisements on the city's website and cable access channel and the local newspapers. Formal written comments, collected at the conclusion of the meetings, will be summarized and responded to on the city's website.

3.5 Open house

Near the end of the planning process, a draft of the Comprehensive Plan Update (2007 – 2027) will be presented to the public at an open house at City Hall. Staff representatives and members of the CPAB will be in attendance to answer questions about specific components of the plan prior to presenting this plan to City Council for adoption. The intent of this meeting will be to garner public support for the plan and to provide an opportunity for questions and comments.

3.6 Speaker's bureau

To solicit additional feedback, members of the CPAB will be forming a speaker's bureau to present the plan at various civic, business, community and/ or special interest groups and homeowner association meetings. Peachtree City maintains a variety of civic clubs and associations that meet on a weekly or bi-weekly basis and this will provide an opportunity to introduce the planning process, listen to concerns, answer questions, and seek continued participation and support throughout the plan development process. The presentations and talking points may also be used by community leaders at local meetings and events to provide project updates and findings. By involving local groups on their own terms, the use of a speaker's bureau will leverage existing meeting opportunities, expand

opportunities for community participation, and establish closer relationships with various organizations.

3.7 Project website

Since the inception of the CPAB, the city has established a special link on the city's website to highlight the progress of our planning efforts. This website contains agendas and minutes of CPAB meetings, copies of handouts and other literatures and a variety of information that has been used to prepare the Community Assessment and the Community participation Program. A dedicated e-mail address has been added to this website and will be managed by City Staff.

3.8 Public information outreach plan

As the planning process progresses, the city's Public Information Officer will coordinate the development of an effective media plan to publicize information on the planning process. This effort will include the development of creative press briefings, feature stories and informative columns in the local newspaper to better inform the public.

Additionally, Staff will work with the Public Information Officer to create outreach materials to help the public better understand the planning process. These materials will be distributed at public meetings and other geographical locations to educate the public and to solicit feedback.

3.9 Required Public Hearings

City Staff will advertise all public hearings in compliance with adopted guidelines for public information for initiation of the planning process, review and adoption of the Community participation Program, and the ultimate review and adoption of the Comprehensive Plan. Review of these documents will involve input from various groups within the city and county, including but not limited to, the Planning Commission, applicable staff, development professionals, general public, Planning Commission and City Council.

4.0 Schedule

The following information identifies the anticipated schedule for completing the Community Agenda portion of the comprehensive plan. Major milestones in this schedule include:

June 15, 2006	Public Hearing Present Community Assessment and Community Participation Program to City Council
June 16, 2006	Transmittal of information to ARC/ DCA for review
June 26, 2006	CPAB meeting Finalize survey and set dates for visioning meetings
July – August	Mail and tabulate survey results Place survey on website and tabulate results Begin community meetings, speakers bureau and open house

August – September	Tabulate results of survey/ public meetings Prepare Community Agenda
October 5, 2005	Prior to City Council meeting to present plan and to answer questions Open House
October 19, 2006	Present Community Agenda to City Council for approval Public Hearing
October 20, 2006	Transmit Community Agenda to ARC/ DCA for review
February 28, 2007	Deadline to adopt update to Comprehensive Plan (2007 – 2027)

4.1 Adoption process

City Staff and the CPAB will present the draft Community Agenda during a regularly scheduled City Council meeting before transmittal to the ARC for regional and state review. After ARC and DCA review this document, the final draft will be presented to City Council and the public for adoption at a regularly scheduled City Council meeting. Public comments will be received at both City Council hearings.