



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** Jan 29 2007

**ARC REVIEW CODE:** P701291

**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:** Peachtree City CIE and STWP Update  
**Review Type:** Local Comprehensive Plan

**Description:** Annual Impact Fee Financial Report for 2006 for the City of Peachtree City.

**Submitting Local Government:** City of Peachtree City

**Action Under Consideration:** Approval

**Date Opened:** Jan 29 2007

**Deadline for Comments:** Feb 12 2007

**Earliest the Regional Review can be Completed:** Mar 30 2007

## 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  
CITY OF FAYETTEVILLE

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
TOWN OF BROOKS  
COWETA COUNTY

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
TOWN OF WOOLSEY  
FAYETTE COUNTY SCHOOLS

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Feb 12 2007, 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/landuse> .



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

## **NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	City of Peachtree City	<b>Date Received:</b>	Jan 29 2007
<b>Local Contact:</b>	David Rast, City Planner City of Peachtree City	<b>Public Hearing Date and Time:</b>	2007-02-12 9:00 AM
<b>Phone:</b>	770-487-5731	<b>E-Mail:</b>	
<b>Fax:</b>		<b>Website:</b>	
<b>Street</b>	153 Willowbend Road	<b>City State, Zip:</b>	Peachtree City, Georgia 30269
<b>Department of Community Affairs Review Required</b>			
<b>Review Title:</b>	Peachtree City CIE and STWP Update		
<b>Description:</b>	Annual Impact Fee Financial Report for 2006 for the City of Peachtree City.  Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.com/landuse">http://www.atlantaregional.com/landuse</a> Under Plan Review, search for the City of Peachtree City.		
<b>The submitted documents are available for review at the City and at ARC.</b>			
<b>Reviewing Regional Development Center:</b>			
Atlanta Regional Commission 40 Courtland Street, NE Atlanta, GA. 30303 Phone 404.463.3302 FAX 404.463.3254			
<b>Contact Person:</b>	Haley Fleming, Review Coordinator		
<b>E-Mail</b>	<a href="mailto:hffleming@atlantaregional.com">hffleming@atlantaregional.com</a>		

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF PEACHTREE CITY  
REGARDING UPDATES TO THE  
ANNUAL IMPACT FEE FINANCIAL REPORT FOR FY 2006**

WHEREAS, the City of Peachtree City is working on a partial update to the city's Comprehensive Plan and associated Short Term Work Program (STWP) in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

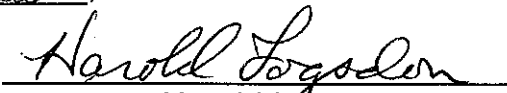
WHEREAS, the City of Peachtree City is also working on an update to the Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and


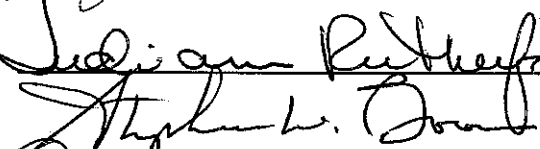
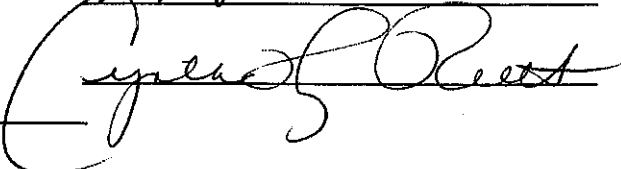
WHEREAS, the city plans to submit these documents for review and approval by the amended June 30, 2007 re-certification date; and

WHEREAS, the City of Peachtree City must continue to submit the Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

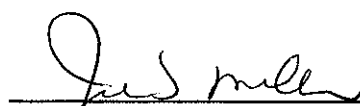
BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Annual Impact Fee Financial Report for FY 2006 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 7<sup>th</sup> day of December, 2006.

  
Harold Logsdon, Mayor

Attest:

  
City Clerk

City of Peachtree City							
Annual Impact Fee Financial Report - Fiscal Year 2006							
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL	
Service Area							
Impact Fee Fund Balance at September 30, 2005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Collected in Fiscal Year 2006	16,170	73,570	1,750	490	22,610	114,590	
Accrued Interest	-	-	-	-	-	-	-
(Administrative/Other Costs)	-	-	-	-	-	-	-
(Impact Fee Refunds)	-	-	-	-	-	-	-
(Project Expenditures)	(16,170)	(73,570)	(1,750)	(490)	(22,610)	(114,590)	
Impact Fee Fund Balance at September 30, 2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Encumbered	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## City of Peachtree City

## Capital Improvements Project Update for FY 2006

Public Facility: Service Area:	Roads/Bridges		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2006	Impact Fees Encumbered through FY 2006	Status/ Remarks
	Project Start Date	Project End Date						
Project Description								
Pedestrian Paths & Bridges	1993	1998	\$ 175,888	52.81%	City	\$ -	\$ -	Reimburse Expenditures
Brown Road Improvement	1993	1993	218,315	33.84%	City	-	-	Reimburse Expenditures
Highway 54 Underpass	1992	1992	246,000	41.70%	City	-	-	Reimburse Expenditures
Highway 74 Bike Path Bridge	1993	1996	354,048	61.84%	City	16,170	-	Reimburse Expenditures
Crabapple Lane West	1997	1998	571,307	22.07%	City	-	-	Reimburse Expenditures
Sumner Road	1998	2001	251,199	2.70%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,816,757			\$ 16,170	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2006

Public Facility/ Service Area:	Parks/Recreation		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2006	Impact Fees Encumbered through FY 2006	Status/ Remarks
	Project Start Date	Project End Date						
Recreation Land	1993	1994	\$ 1,332,413	94.08%	City	\$ 35,000	\$ -	Reimburse Expenditures
Recreation Facilities	1993	1995	3,089,333	89.69%	City	37,800	-	Reimburse Expenditures
Recreation Administration Building	1993	1996	362,425	15.57%	City	770	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 4,784,171			\$ 73,570	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2006

Public Facility: Service Area:	Library		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2006	Impact Fees Encumbered through FY 2006	Status/ Remarks
	Project Start Date	Project End Date						
Library Expansion	1993	1995	\$ 564,283	22.73%	City	\$ 1,750	\$ -	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 564,283			\$ 1,750	\$ -	

## **Capital Improvements Project Update for FY 2006**

Public Facility: Service Area:	Police			Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2006	Impact Fees Encumbered through FY 2006	Status/ Remarks
	Project Start Date	Project End Date	Estimated Cost of Project					
Police Expansion I	1993	1993	\$ 57,259	26.88%	City	\$ 210	\$ -	Reimburse Expenditures
Police Expansion II	1993	1993	34,090	60.20%	City	280	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 91,349			\$ 490	\$ -	



## Capital Improvements Project Update for FY 2006

Public Facility/ Service Area:	Fire			Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2006	Impact Fees Encumbered through FY 2006	Status/ Remarks
	Project Start Date	Project End Date							
Kedron Fire Station & Equipment	1993	1994	\$ 497,754	51.96%	City	\$ -	\$ -	Reimburse Expenditures	
Leach Fire Station	2000	2001	1,731,333	9.55%	City	22,610	-	Reimburse Expenditures	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 2,229,087			\$ 22,610	\$ -		

# Peachtree City: Short Term Work Program Update 2007 - 2011

Organize and budget for long-term sustainability of all City facilities.	2007, 2008, 2009, 2010, 2011	City (Finance)	Staff time		General funds	
Develop plans and acquire land for comprehensive recycling center.	2007, 2008	City (Engineering, Public Works)	Staff time		City	
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	2007	City (Planning, Engineering, Recreation)	Staff time		City	
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	2007	City (Planning, Recreation)	Staff time		City	
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	2007	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).	2007	City (Administration)	Staff time		City	

Continue to research and apply for funding through ARC, GDOT, GRTA, DCA and other agencies to implement transportation and planning improvements throughout the City.	2007, 2008, 2009, 2010, 2011	City (Planning)	Staff time		General funds/ SPLOST/ grant opportunities	
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.	2007, 2008	City Staff (Planning, Engineering)	Staff time		City/ grant funding	
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	2007	City (Planning, Public Works)	Staff time		City/ grant funding	

Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	2007, 2008, 2009, 2010, 2011	City (Planning, Engineering)	Staff time		City	
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate	2007, 2008, 2009, 2010, 2011	City (Engineering, Public Works)	Staff time		City	

transportation, etc.				
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.	2007	City/ Task Force (Planning)	Staff time	City
Secure zoning changes as appropriate to complement changes to Land Use Plan.	2007	City (Planning, Engineering)	Staff time	City
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	2007	City (Planning)	Staff time	City


Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	2007, 2008, 2009, 2010, 2011	City (Planning, Finance)	Staff time	City
Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff input to upgrade City services.	2007, 2008, 2009, 2010, 2011	City (Administrative Services)	Staff time	City
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	2007, 2008, 2009, 2010, 2011	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.	2007, 2008, 2009, 2010, 2011	City (Planning)	Staff time	City/ SPLOST
Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	2007, 2008, 2009, 2010, 2011	City (Planning, Engineering)	Staff time	City

# **Peachtree City: Report of Accomplishments 2007 - 2011**

Organize and budget for long-term sustainability of all City facilities.	Ongoing	
Implement recommendations of GA 54 West corridor study.	Complete	
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).	Complete	
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	Complete	
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	Complete	
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	Postponed	Project placed on hold due to budget constraints.

Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning	Ongoing	
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.	Complete	
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	Complete	
Develop corridor and entry/landscape plans for all major thoroughfares throughout the City	Underway	

Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).	Complete	
--	----------	--

Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	Ongoing		
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	Ongoing		
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		

Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	Complete		
---	----------	--	--

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