

City of Peachtree City

Comprehensive Plan (2007 – 2027)

Partial Plan update

March 29, 2007

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1.0 Synopsis of 1992 Comprehensive Plan

Work on the city's current Comprehensive Plan began in June of 1991. The city's Planning Department began assembling necessary data and prepared a population and housing report to serve as a catalyst in the comprehensive planning process. The plan was prepared with the input of the Planning Commission and numerous public workshops. Citizen concerns consisted of the pace of growth within the city, the density of future housing and the development within the SR 74 and SR 54 corridors.

During the early 1990's, Peachtree City was one of the fastest growing communities in the nation, and the metro-Atlanta region was beginning to analyze methods to overcome the many stresses that come with rapid growth. Peachtree City had also undergone substantial growth within the previous twenty years, but offered a significant advantage available in only a few other places in the country – planned and controlled development. Industrial, commercial and residential areas were located so as to assure maximum efficiency and compatibility with one another. All municipal and community facilities were planned and available when and where required. Stability in the tax structure was built into the staged development of the industrial park and commercial areas. As a result of this careful planning, the city offered a better quality of life for its residents.

The Georgia Planning Act of 1989 established a statewide comprehensive planning process. In order to maintain their "Qualified Local Government" status, this act required local governments to complete their plans consistent with the Minimum Planning Standards and Procedures established under the Act. These minimum standards also identified six (6) topical areas or elements to be considered in the preparation of local plans. These elements included, but were not limited to, the following: Population, Housing, Economic Development, Natural and Historic Resources, Community Facilities and Land Use.

After carefully analyzing each of these elements, the city adopted the following goals and policies as a part of the 1992 Comprehensive Plan:

1.1 Housing

Goal:

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to satisfy the needs of new and future residents while ensuring natural pleasing surroundings.

Policies:

- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.
- Develop subdivisions linked to the main cart path system where the homes are serviced by an entrance road, and the entrances open onto collector roads which then feed arterials.

- Provide a variety of housing prices by encouraging innovative residential developments and housing types in accordance with the existing Land Use Plan.
- Offset dense residential developments with greenbelts and natural areas within the subdivision. 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 and lower density as you move away from center.
- Encourage a variety of architectural styles and different sizes to accommodate the Individual buyers and better establish the unique character of the community.
- Ensure that adequate infrastructure is in place prior to any development, including transportation links, water and sewer, police, fire, schools and cart path connections.
- Impacts on natural conditions in general, as well as wetlands, floodplains, and watersheds should be evaluated before the environment is disturbed.
- Design Subdivisions that highlight the layout of the land, and are screened from the major roadways with natural buffers or geographical features.
- Promote the availability of senior living accommodations in order to keep up with the changing demographics of our society.

1.2 Commercial

Goal:

Provide commercial facilities concentrated in the four village centers already established that serve the needs of the residents of that Village. Ensure that these facilities do not adversely affect the adjoining residential areas, the environment, or existing traffic patterns.

Policies:

- Promote the compatibility of commercial areas to the surrounding environment by advocating landscaping, signage, and design that not only buffers, but softens the effects of large commercial centers and parking lots.
- Discourage any “strip-type” commercial development. Commercial areas should be located only in village centers on major thoroughfares with limited curb cuts and access roads providing “free-flowing” circulation within a group of sites, and significant buffers to separate adjacent land uses.
- Village centers should not only be commercial centers, but also neighborhood activity centers that encourage family recreation and neighborhood gathering.
- Before any major commercial developments occur, the following needs to be assessed: marketability, infrastructure capabilities, traffic, environment, and needs of the residents.
- All commercial facilities should be linked to the cart path system upon development.

- Parking lots should be designed to insure safe passage of traffic, and screened with landscaping and buffers so that the business can be seen from the street, not the cars in the parking lot.
- Alternative lighting ideas should be investigated so that the brightness of the lights does not create adverse effects on the surrounding areas.

1.3 Economic development

Goal:

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

Policies:

- Encourage development of local jobs suitable for residents.
- Continue development of the industrial park in such a way that it is separate from residential areas, but appears to be just as aesthetically pleasing as the rest of the city.
- Work closely with the local chamber of commerce, the citizens, and the developers in promoting the park as an attractive area for international and high tech corporations to locate.
- Encourage incentives and amenity packages that entice research and development firms to establish offices in town.
- Ensure adequate infrastructure is in place that can accommodate these new businesses, as well as provide access to the labor pool and city residents.
- Work closely with the county and other local organizations, so that the entire county can be marketed in such a way as to benefit all of the residents of Fayette County.
- Work towards reducing the tax burden on the residents, shifting more towards the industrial and commercial base.
- Encourage the development of sources of higher education in the area like a technical school or satellite branch of a state university.
- Continue to look towards the developers for the construction of the infrastructure.

1.4 Transportation

Goal:

Establish and maintain a comprehensive system of transportation that provides safe and convenient circulation through and around the city including roads, cart paths, and rideshare services.

Objectives

- Continue to develop adequate linkages between other cities and downtown Atlanta with commuter bus services, Falcon Field improvements, high occupancy vehicle lanes, and park and ride lots.

- Discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities. Develop bridges and underpasses for the cart-paths where needed to alleviate traffic and safety problems.
- Follow the existing hierarchy of street classification system in the development of new roadways.
- Allow a minimal amount of curb cuts along major thoroughfares like Peachtree Parkway, State Routes 54, 74, and Crosstown Road.
- Peachtree City should initiate a State Route 74 inter-governmental plan to limit access (curb and median cuts), as well as apply other transportation management programs in order to ensure a quick safe route to Downtown Atlanta.
- Study high traffic intersections to determine the need for signalization, turning lanes, and widening improvements. As new signals are put in place they should be synchronized with existing lights to ensure the free flow of traffic.
- Promote the development of streets and highways for transportation, not economic development. When additional capacity is needed explore alternatives instead of just widening the roads.
- Continue the expansion of the cart-path system and require access to all commercial, residential, school, and recreational facilities.
- Develop major roads around not through the City in such a way that the existing environment is left as natural as possible.
- Develop a transportation plan that will be included in the Atlanta Regional Commission's (ARC) Transportation Improvement Program (TIP) so the improvement can be considered for State and Federal funding.
- Work closely with the county on transportation issues, and follow suggestions made in Fayette County's Road Improvement Program (RIP).
- Anticipate future problem areas and prepare in advance to satisfy transportation needs so there is never a deficiency.
- Allow commercial and through traffic trucks only on designated routes.
- Develop ordinances regulating the transportation of hazardous materials through the City.
- Encourage the use of electric golf-carts over gasoline powered to help maintain the environment and noise pollution in the natural areas.

1.5 Recreation

Goal:

Continue to provide a full range of recreational facilities and programs which serves to satisfy the needs of individual neighborhoods and the community as a whole.

Objectives:

- Ensure proper location and adequate access to all facilities so that every resident has the opportunity to make use of a facility near their home.
- Accommodate the needs of residents of all ages including toddlers, school age children, adults and senior citizens.

- Make sure that there is adequate supply of land that can be used in the future for all kinds of facilities both passive and active.
- Investigate the development of an all weather recreation facility containing a swimming pool and gym that can be used all year long.
- Develop a nature center and boardwalk trail through the area of Flat Creek's wetlands that will help educate the children on current our environmental concerns.
- Encourage citizen input in the development of new recreational facilities and services.
- When new recreational facilities are developed, insure minimal impact on the environment. Proper buffer zones, and screening also should be used to lessen the impacts on adjoining neighborhoods.

1.6 Land use

Goal:

Establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics.

Policies:

- Follow the village concept adopted by the city.
- Keep a proper balance of different land uses promoting industry in the industrial park, commercial areas in the village centers, and residential developments that become less dense as you move away from the village center.
- Provide adequate buffers and screening between different land uses, even different housing densities by utilizing natural features such as lakes, streams and ridges to accomplish this as much as possible.
- 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.
- Continue to pursue the purchase of a Geographic Information System (GIS) that will aid in the collection and monitoring of all available data.

1.7 Natural resources

Goal:

Protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to expand city greenbelts and open space areas.

Policies

- Protect all of the lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.

- Protect the quality of the water in the lakes and streams and prevent periodic flooding by developing stormwater management systems which will prevent increased runoff by the least environmentally damaging method.
- Enhance the natural environment by encouraging major tree planting programs, ensure close following of the landscape ordinance, encourage median plantings, and limiting the use of preserved open spaces.
- Monitor site preparations and grading to ensure proper erosion control methods are in place, and that limits of construction and tree clearance areas are distinguished.
- The removal of any tree should be limited to those that are absolutely necessary, no specimen tree over 6 inches in diameter should be removed without approval.
- During any kind of development, steps should be taken to limit the impact on existing trees by keeping heavy equipment away from areas within the drip line.
- Develop a waste reduction program and a citywide recycling program that requires the businesses, industries, and the residents to participate.
- Encourage the development of non-polluting industries that would not endanger the delicate balance of the ecosystem.
- Enforce all State, County, and Federal laws regarding watershed protection wetlands, and floodplain management, and update city ordinances as new regulations are put in place.
- Require environmental impact studies for projects that have the potential to disrupt or change the environment.

1.8 Community services and facilities

Goal:

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

Policies:

- Ensure that the level of service corresponds with the growth of the community Plans should be in place before the need exists so that facilities are ready as they are needed.
- Explore the option of more private services providing some of the necessary public services.
- 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.
- Allocate and purchase land for services like schools, fire stations, and recreation before development in the area occurs which drives up the price of the land.
- Provide a wide range of educational opportunities for all residents of the community from quality day-care and pre-school facilities to adequate schools, adult education and college.
- Continue to encourage the county to provide a curriculum that changes with the times and the needs of the students.

- Encourage the coordination of the school district and city recreation department to provide programs for children after school until their parents get home from work.
- Any new facilities developed should have the potential to be expanded if it is desired in the future.
- Promote the availability of a full range of high quality health maintenance and medical treatment services to all members of the community.
- Development of a regional hospital is essential for the community. Sources of funding should be investigated that would help in the establishment of such a facility.
- Invest in continuing education, professional training, and regionally competitive salaries & benefits for City employees to retain and attract quality employees.

1.9 Community aesthetics

Goal:

To preserve and enhance the visual image and appearance of the community.

Policies:

- Maintain and beautify all entrances of the city with wooded areas, trees, and natural landscapes, creating a visible impact for all residents and visitors.
- Encourage and support the planting of trees and flowers in all parts of the city.
- Require that all future utilities are located underground.
- Keep the impacts of traffic and construction to a minimum at all times.
- Encourage public participation in cleanup programs and specially sponsored events.
- Eliminate all litter from public and private lands, roads, streams and construction sites.
- Continue to reduce the effects of improper and unnecessary signage by adhering to the city's existing sign ordinance.
- Not only Concentrate on visual aesthetics but work towards eliminating noise and air pollution as well.

1.10 Planning

Goal:

To continue to provide the city with a planning process that encourages citizen participation in every decision.

Policies:

- Encourage the residents to attend all Planning Commission and other public meetings. Generate a strong belief that people can make a difference.

- Provide a strong level of communication between the residents and the City government to keep residents aware of current events and developments.
- Continue providing a capital improvements program that is based on future needs, not on current problems.
- Update and revise the city's Land Use Plan every 3 to 5 years in order to conform to changing trends and demographics.
- Strongly encourage close ties with Fayette and surrounding county's planning departments in order to ensure the proper handling of extra territorial problems and possible annexations.
- Work towards integrating Fayette County's Comprehensive Growth Management Plan with our own Comprehensive Plan.
- Protect and enhance the existing quality of life in Peachtree City without disturbing the natural environment.

2.0 Partial plan update

In May of 2005, City Staff began compiling data to assist in preparing an update to the 1992 Comprehensive Plan, with the anticipation of completing and adopting this plan by the re-certification date of February 28, 2007. A citizen advisory board was appointed by Council to assist staff in this effort.

The new plan would be prepared under the new State Minimum Planning Standards adopted by the Georgia Department of Community Affairs in May of 2005, and would include a Community Assessment, a Community Participation Program and a Community Agenda.

The Community Assessment and Community Participation Program were submitted to ARC and DCA for review on June 15, 2006. In August of 2006, DCA indicated they were changing the date of the full plan submittal until February of 2014. The city was notified of this change in November of 2006. That notice stated that in lieu of a Full Plan Update, a Partial Update of the comprehensive plan would be required and would need to meet the following requirements:

For local governments with a comprehensive plan prepared under the 2004 and prior Minimum Standards a Partial Update will require:

1. A Quality Community Objectives (QCO) assessment and an assessment of areas needing special attention.
2. Identification of issues and opportunities associated with this QCO assessment.
3. An updated Short Term Work Program (STWP) to address the identified issues, opportunities and areas needing special attention. The STWP update should identify and distinguish between:
 - Goals (desired end-states)
 - Long-range objectives that measure progress
 - Policies that will guide local decision making
 - Specific activities addressing issues and opportunities and/ or areas requiring special attention

3.0 Analysis of consistency with Quality Community Objectives

The Quality Community Objectives were adopted by DCA as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The following assessment was modeled on the Quality Community Objectives Assessment tool created by the Office of Planning and Quality Growth, and illustrates the City's strengths and needs as they relate to local zoning, ordinances, and policies. In most cases, Peachtree City surpasses the established Quality Community Objectives, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

3.1 Traditional neighborhoods

"Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity."



North Cove

The City's Limited Use Residential (LUR) and Limited Use Commercial (LUC) zoning districts were designed specifically to allow the implementation of "site-specific" zoning for a tract of land. To date, the LUR zoning classification includes 12 districts and the LUC zoning classification includes 20 specific districts, each with their own specific zoning criteria and mix of uses. Many of these zoning districts include a mix of retail, commercial and residential and encourage pedestrian activity between uses.

Strengths

- Our Zoning Ordinance does not separate commercial, residential and retail uses in every district.
- Our community has ordinances in place that allow neo-traditional development "by-right" so that developers do not have to go through a long variance process.
- Our Vegetation Protection and Landscape Ordinance requires new development to plant shade-bearing trees appropriate to our climate.
- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its multi-use path system and vegetation well so that walking is an option some would choose.
- In some areas, several errands can be made on foot, if so desired.
- Many of our children can and do walk to school safely.

- Each of the schools within our community is located within or near neighborhoods.

3.2 Infill development

“Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.”



301 Dividend Drive office/ warehouse

Peachtree City was initially envisioned as a city with four distinct villages, each with a village retail center. As development occurred away from the village center, the density would decrease. Each village was planned to accommodate 10-12,000 residents, and would include all of the retail, commercial, civic and recreational facilities necessary to accommodate the residents of the village. As the city has developed, the initial vision has been maintained.

Strengths

- While the city does not actively market individual properties, the Planning Department does maintain a list of each parcel within the city and its current zoning and land use designation. This inventory was used to update the city's Land Use Plan. Having this type of parcel-based information readily available, the city is able to identify vacant sites and buildings that are available for redevelopment and/ or infill development.
- As opposed to actively working to promote brownfield and greyfield redevelopment, the city does work with individual land owners and developers to identify specific issues with an individual piece of property and then to develop solutions to resolve these issues as a part of the site plan review process.
- The city's master plan and village center development concept have been used to plan for nodal development at major intersections and within each village.
- The city's land use plan and zoning ordinance allow a variety of lot sizes including small, cluster subdivisions with lot sizes of 5,000 SF and less.

3.3 Sense of place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.”



The Avenue Peachtree City

As opposed to a centralized “downtown” area, Peachtree City’s master plan identified a series of villages with distinct village retail centers. These areas were planned to meet the needs of the residents of a particular village, and include gathering spaces, outdoor dining areas and other amenities. Each of the village retail centers is accessible by the city’s innovative multi-use path system, which allows the use of golf carts or other forms of alternate transportation to reach a variety of areas throughout the city.

Strengths

- Because the city was developed utilizing the village concept, it has distinct characteristics and make it unique in comparison to a community with traditional sprawl development. Additionally, there are a number of unique characteristics, such as the 90-mile multi-use path system, the greenbelts and buffers, open space, architectural controls, signage regulations, etc. that make our community distinct in comparison with other communities.
- The city contains numerous cemeteries, which have all been preserved as the city has developed. Many of these are family plots dating back to early 1800’s, while others are actual slave cemeteries with nothing more than simple stone placed on end to denote individual graves. The city has worked closely with the Fayette County Historic Society to identify these gravesites and to preserve them prior to, during and following construction activities.
- The city established the city’s first Corridor Overlay District for the SR 54 West Corridor, and is actively pursuing the development of design guidelines for other major corridors throughout the community.
- The city recently enhanced and amended ordinances dealing with site planning, building design, landscaping, tree preservation, signage and site lighting in an effort to minimize adverse impacts of new development.
- The city is known for our stringent signage regulations and recently adopted a new ordinance to replace the existing sign ordinance.
- While the city does not contain any active farmland, there are residential zoning classifications that allow residents to maintain horses and other livestock.

3.4 Transportation alternatives

“Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.”



Multi-use path system

Two major state highways bisect Peachtree City. SR 74 travels north and south and connects SR 85 in unincorporated Fayette County to Interstate 85. SR 54 travels east and west, and interconnects Coweta County to the west with unincorporated Fayette County and the City of Fayetteville to the east. Each of these road segments is heavily traveled and intersect each other at the heavily congested SR 74/ 54 intersection in the center of Peachtree City.

Currently, there are no mass transit opportunities available within Fayette County other than Georgia Regional Transportation Authority (GRTA) vanpools. In addition to these vanpools, many of our residents use car pools or other forms of transportation to reach employment centers in the Atlanta region. The closest MARTA rail station is in College Park adjacent to Hartsfield-Jackson International Airport; and GRTA has a commuter bus route with a designated stop in Newnan, Georgia.

Strengths

- There is no designated form of public transportation in Peachtree City. The city maintains approximately 90 miles of multi-use paths which interconnect most developments within the city and provide an opportunity for residents to reach a variety of destinations without the use of the automobile.
- Each new development within the city is required to provide a connection to the multi-use path system, which increases the overall length of this system by several miles each year.
- As a part of the overall multi-use path system, the city owns and maintains 2 multi-use bridges spanning state highways, a new multi-use bridge spanning the CSX rail line, and 17 tunnels underneath state highways and most major thoroughfares to provide safe and efficient links to most developments within the city. The city actively funds improvements to the overall multi-use path system through the annual budget, SPLOST and grant opportunities.
- The city recently amended our multi-use path ordinance to require that all new paths be constructed at a minimum of ten (10) feet in width with a

two-foot grass shoulder on either side. The city is signing all intersections along the path system in accordance with MUTCD standards. The multi-use path system is typically used instead of a standard sidewalk and is designed for shared use including golf carts, pedestrians, bicyclists, wheelchairs, etc.

- The city's Transportation Plan recommends the installation of designated bicycle routes on various streets within the community.
- The city encourages shared parking arrangements for all development, including cross access easements and shared detention.

3.5 Regional identity

"Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics."



SR 54 West Corridor Overlay District

Peachtree City is unique in a number of ways and strives to maintain its own identity and sense of place. The city encourages good development and works closely with individual developers to ensure their projects blend in with the Peachtree City "style." This type of proactive relationship has allowed us to create unique and site-specific developments as opposed to standard "cookie cutter" developments found in most communities.

Strengths

- The architectural style of buildings within Peachtree City is not unique to our community alone. However, the use of the village form of development and other innovative planning efforts has certainly helped to create a sense of place and an identity specific to our community.
- The city discourages the use of "franchise architecture."
- The city's industrial park is the largest employment center in Fayette County and provides jobs for residents of surrounding communities. Although there are no businesses that process local agricultural products, there are a number of high tech and manufacturing facilities as well as a tremendous number of international companies within our industrial park.
- The city does not currently have any businesses creating products that draw on our regional heritage. However, the Development Authority of Peachtree City and the Fayette County Development Authority work closely with a variety of trade organizations to encourage new development within the city's industrial park.

- The Development Authority of Peachtree City and the Fayette County Development Authority work closely with the Georgia Department of Economic Development's regional tourism partnership and other ventures to promote the city and the our industrial park.
- The Peachtree City Tourism Association actively promotes tourism opportunities within the city based on the unique characteristics of the community. The Tourism Association also manages the Peachtree City Tennis Center and the Frederick Brown Amphitheatre and uses these facilities to promote the city.
- Peachtree City contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.

3.6 Resource conservation - heritage preservation

"The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character."



Line Creek Cemetery – SR 54 West Corridor

Because Peachtree City is a relatively new city and was developed primarily on what was previously timber and farmland, there are few historic structures within the city. The early developers of the community worked very closely with the local historic society to identify locations of family gravesites and slave burial plots, which have all been preserved and incorporated into various areas of the city. The early developers also took advantage of some of the names of the original property owners, and incorporated them into various street names, development names and other areas of the city.

Strengths

- Other than designated burial plots, there are no designated historic districts within our community.
- The city does not have an active historic preservation commission; therefore City Staff coordinates with the Fayette County Historic Society as necessary when developments are adjacent to existing cemeteries to determine if family members should be contacted to notify them of the pending development.
- Most, if not all of the historic structures within Peachtree City (cemeteries, mills, rock outcroppings, etc.) have been preserved through the use of greenbelts or designated open space and cannot be developed.

3.7 Resource conservation - open space preservation

“New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/ wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.”



Nature trails within Line Creek Nature Area – SR 54 West Corridor

The city owns and maintains approximately 30% of the total acreage of the community as dedicated greenbelts and open space. The majority of this property was dedicated to the city by the major developer of the community and is protected by deed restrictions or covenants. The city has also purchased various parcels utilizing the State of Georgia Greenspace Fund and other funding sources.

Strengths

- As a part of the Governor’s Greenspace Program, the city adopted a Greenspace Plan and utilized greenspace funding to purchase various tracts of land.
- The city actively pursues the preservation of greenspace, either through direct contribution from developers or through purchase. The city’s zoning ordinance also allows developers to cluster residential development to preserve open space within particular subdivisions.
- The city works with the Southern Conservation Trust (SCT), a local land trust whose purpose is to acquire and manage open space. The city has partnered with SCT to manage the 50-acre Line Creek Nature Area, which is one of the more environmentally sensitive areas of the community.
- The city has not adopted a Conservation Subdivision ordinance.

3.8 Resource conservation - environmental protection

“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

The city has adopted stringent ordinances protecting our watersheds, existing vegetation, buffers and other natural features in an effort to promote the character of our community. The city’s site plan review process is used to identify areas of a site that should not be disturbed and to encourage

development that will have a minimal impact on the natural environment as well as surrounding developments.

Strengths

- The city maintains a database of significant natural resources including floodplains, wetlands, soils, streams and other items that would have an impact on existing and proposed development. This inventory is used to assist staff in analyzing proposed developments and how they might impact these natural resources.
- The majority of the significant natural resources within Peachtree City have been identified and are being protected through dedicated open space or greenbelts.
- The city has adopted and enforces all Part V Environmental Planning Criteria.
- The city recently amended our tree protection ordinance and enforces this through the site plan review process and routine site inspections.
- The city's Landscape Ordinance requires the replacement of vegetation on each development site and bases these replacement requirements on the amount of impervious surface on the overall site. Each development site is inspected on an annual basis.
- The City's Engineering Department reviews and enforces Best Management Practices (BMP's) for all developments as a part of the city's Post Construction Stormwater ordinance. The Engineering Department also enforces the requirements of the Georgia Stormwater Management Manual (GSMM).
- The city has adopted ordinances that will protect the natural resources within our community, including but not limited to, steep slope regulations, floodplain protection, stream bank protection, etc.

3.9 Social and economic development - growth preparedness

"Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs."

Peachtree City is somewhat unique in that the majority of the infrastructure has been funded and installed by primarily one development company. Based on the adopted master plan, the city worked closely with the development community to identify areas where growth would occur and to ensure that roads, storm drainage systems, streetlights, multi-use paths, recreation facilities, etc. were designed and installed to support the community. The city does not develop public improvements to solicit growth. Rather, these public improvements are the requirement of the individual developer and are then deeded to the city for maintenance.

Strengths

- The city maintains an accurate population projection based on the total number of residential lots that are left to be developed. Because the remaining land designated for residential growth is scarce, we have been

able to project that our “build-out” population will be approximately 37,500 residents and are using this figure to develop the Recreation Master Plan and growth projections for the police and fire departments.

- We actively coordinate with the local governments in Fayette County, the local Board of Education and other decision-making entities to ensure that each entity is using the same population projections for Peachtree City.
- As a part of the annual budget process, the city prepares a Public Improvement Program that supports current and future growth projections.
- The city’s Land Use Plan is used to show where specific types of growth may occur within the city. Because the city’s boundaries are fixed, these are the only areas where growth is anticipated. The city rarely approves changes to the Land Use Plan, which has allowed us to provide an accurate population projection and to plan and fund services accordingly.

3.10 Social and economic development - appropriate businesses

“The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.”

The Development Authority of Peachtree City and the Fayette County Development Authority actively recruit businesses for the city’s industrial park, as well as businesses for the various office parks within the city. The industrial park is home to a number of manufacturing and distribution facilities as well as corporate headquarters.

Strengths

- The Development Authority of Peachtree City and the Fayette County Development Authority work closely with state agencies to actively recruit industries for Peachtree City. Their recruitment strategies identify the community’s strengths, assets and weaknesses and how they may or may not have an impact on a prospective business.
- The Development Authority of Peachtree City and the Fayette County Development Authority recruits businesses and industry that will be compatible with the existing businesses within the community.
- Businesses that provide or create sustainable products are recruited to locate in our community.
- The city’s industrial park maintains a diverse job base, so one employer leaving our community would not have a detrimental impact on the existing job base.

3.11 Social and economic development - employment options

“A range of job types should be provided in each community to meet the diverse needs of the local workforce.”

Businesses within the city offer a diverse range of professional, managerial, service, retail, government, and skilled and unskilled labor positions. The city is

also home to a number of small business owners, who operate their business out of their homes.

Strengths

- The city's economic development program has an entrepreneur support program.
- Businesses within the city offer positions for skilled and unskilled labor, as well as positions for professional and managerial jobs.

3.12 Social and economic development - housing choices

"A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs."

Peachtree City offers a variety of housing options based on size, location and price. The city allows increased density in certain areas as a part of the zoning process to encourage "live/ work" types of developments. The city also encourages the development of senior housing to provide housing options for our aging population. Many of these dense residential developments are close to shopping so that residents can utilize the multi-use path system to reach their destination without traveling by automobile.

Strengths

- The city allows accessory units like garage apartments or mother-in-law units in certain zoning districts.
- There is a range of housing options in our community so people who work in the community can live here as well.
- There is a sufficient amount of housing in our community to provide housing for low, moderate and above-average income levels.
- Because there was no "original town" to emulate, new residential development follows existing land use and zoning patterns to form a consistent blend of subdivision design throughout the community. The city utilizes the "step-down" theory of zoning, which is used to guide the development of new subdivisions.
- In various areas of the city, zoning has been implemented to permit residential loft units and neo-traditional development. This type of development is typically found within our Limited Use Residential developments where we can adopt site-specific zoning criteria to allow this type of development.
- The city's housing inventory includes a sufficient amount of multi-family housing. Because of this and the fact there is little or no land left for residential development, the city adopted a moratorium on multi-family development. Multi-family is defined as apartments, townhomes, condominiums, assisted living and similar types of developments.
- The city has worked with various organizations to construct housing for low to moderate income families in our community.
- The city does not maintain active housing programs that focus on households with special needs. However, the city's Code Enforcement

and Building Departments routinely work with local builders to solicit their services to make improvements to these homes.

- Where zoning permits, the city allows homes to be built on small lots of less than 5,000 SF.

3.13 Social and economic development - educational opportunities

“Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.”

Clayton State University offers continuing education and degree-related courses within Peachtree City. Additionally, the Fayette County Board of Education offers classes at the local high schools and other venues. Local universities within the metropolitan Atlanta region offer classes as well.

Strengths

- There are a number of options for work-force training options for our citizens, which provides citizens with skills for jobs that are available within the community.
- There are classes offered locally and regionally that offer higher education opportunities for our residents.
- There are a number of businesses and industries within the community that offer job opportunities for college graduates so that the children of the community can live and work here if they choose.

3.14 Governmental relations - local self-determination

“Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.”

The City of Peachtree City actively encourages citizen participation in all levels of government. Through various task forces, advisory boards or discussion panels, the city solicits feedback from its citizens on a variety of issues to encourage open government at all levels. City Staff also works closely with local municipalities, GDOT, ARC, DCA, GRTA and other state agencies to ensure their understanding of local, state and federal governmental regulations that may have an impact on the local community. Through these avenues, the city is able to develop strategies to maintain and enhance the quality of life of our community.

Strengths

- The city has an active citizen-education campaign to allow all interested parties to learn about development processes in our community.
- The city maintains an interactive website, a channel on the local cable station and a monthly newsletter, among other avenues, to inform the public on current events within the city.

- The city's Planning Department maintains a page on the city's website with all new development plans as well as a Development Status Report showing the status of each development within the city. Additionally, each new development site is posted so that the public will know when a site plan has been submitted for a particular development on that site.
- A detailed and effective public-awareness element has been included in our comprehensive planning process.
- City Staff continues to update the city's Land Development Ordinance to strengthen and better define guidelines for new development.
- City Staff recently completed a "General Development Standards and Design Guidelines" section within the Land Development ordinance that identifies the type of development we would like to see within the community.
- City Staff routinely reviews our development and zoning regulations to ensure these ordinances will help us to achieve our Quality Community Objective goals.
- The city includes funding within the annual budget to train Planning Commission members as well as city staff.
- City Staff works closely with elected officials to ensure their understanding of the site plan review process as well as other review procedures in our community.

3.15 Governmental relations - regional cooperation

"Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network."

The City of Peachtree City maintains a close working relationship with staff and elected officials from surrounding jurisdictions as well as those from ARC, DCA, GRTA and GDOT. It is our belief that maintaining such relationships will allow us to better serve the residents of our community and provide a cooperative approach to problem-solving.

Strengths

- The city works closely with local jurisdictions for comprehensive planning purposes, especially transportation, population, land use and recreation planning.
- The city will continue to work with surrounding jurisdictions as our Service Delivery Strategy document is updated.
- The city works with other local government agencies to provide or share services, including, but not limited to, E911, schools, water, parks and recreation, etc.
- Various elected officials, Board members and City Staff are active members of local, regional and state professional and technical organizations

4.0 Areas requiring special attention

It is anticipated the continued growth and ultimate build-out of Peachtree City will have significant impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. The rate of population growth continues to decline and will stabilize once build-out of residentially-zoned property occurs in the next few years. It is anticipated the city will see a decrease in the average household size and an increase in residents over the age of 45. As a result, it is important for the City to address and plan for these changing demographics in order to efficiently manage community resources.

This section discusses how these changes will affect natural and cultural resources and the potential for infill development and re-development opportunities throughout the City. Also included in this section are the areas where development should be directed as well as areas where development should be avoided.

4.1 Areas where development or change of land use is likely to occur

The city is likely to see its population stabilize over the next 5-10 years as the land designated for residential use is developed. Based on current Planning and Building Department growth projections, it is estimated there are approximately 450 lots that are either platted but not yet built upon or are undeveloped and have yet to be subdivided before the city reaches “build-out” of residential property.

Because the city has developed through the years based on an adopted master plan and associated land use plan, it is unlikely that drastic changes will be made to either of these documents to encourage additional residential growth. It is anticipated that the development of new residential lots will occur primarily within older neighborhoods where existing homes will be bought and either remodeled or torn down and the property redeveloped. As a result, the city must develop ordinances to protect the character of our older neighborhoods while still allowing redevelopment to occur.

The city is also experiencing the build-out of the land designated for retail and commercial use. Many of the older retail and commercial centers were built prior to current ordinances and design standards, and are somewhat dated in their appearance. Although many of these centers maintain high occupancy rates, it is believed there are some that are prime candidates for redevelopment. The city recently adopted ordinances to guide the development and/ or re-development of these and other retail and commercial centers throughout the city.

Likewise, the city is experiencing growth along its major arterials, SR 54 and SR 74. Ordinances have been adopted to enhance the aesthetic appeal of these corridors and to create a cohesive appearance as you travel through the city. The Livable Centers Initiative (LCI) study of the SR 54 West Corridor allowed the city to create a master plan for this emerging activity center and to adopt its first Overlay District. This type of proactive planning should be explored for the remaining corridors throughout the city.

4.2 Significant natural resources

The protection, preservation and enhancement of natural resources within Peachtree City is vital to our community. The city is home to Lake Peachtree and Lake Kedron, both of which serve as water supply reservoirs for Fayette County. The proposed Lake McIntosh, which will be approximately 650-acres in size and will provide drinking water for Fayette and Coweta County, will straddle the city's western boundary with Coweta County.

The city has been progressive in adopting stringent watershed protection ordinances to protect streams, lakes, groundwater recharge zones, water supply watersheds, and floodplains. Additionally, the city owns and maintains approximately 3,669-acres of greenbelts and natural areas throughout the city.

Peachtree City lies within the Flint River Basin of the Apalachicola drainage system. Primary drainage ways within the city include Line Creek, Flat Creek and Camp Creek. Line Creek, which forms the western city boundary, is one of the major tributaries of the Upper Flint River. Peachtree City is upstream of the confluence of Line Creek and the Flint River, which forms the intersection of Spalding, Pike and Meriwether counties. Line Creek drains approximately 248 square miles at its mouth. Impoundments in Line Creek include Wynn's Pond, north of SR 54 and the proposed Lake McIntosh, south of SR 54.

Flat Creek bisects the city from north to south. Its confluence with Line Creek is south of SR 74 on the line with Coweta County. Impoundments on Flat Creek include Lake Kedron and Lake Peachtree.

Camp Creek forms the eastern boundary of Peachtree City and flows into Whitewater Creek in Fayette County east of Peachtree City. There are no major impoundments on Camp Creek in Peachtree City.

4.3 Significant cultural resources

Since Peachtree City is a relatively new city, there are no major cultural resources within the community. There are, however, 25 cemeteries throughout the city dating back to the early 1800's, many of which are still owned and maintained by family descendants. The city maintains a database of these cemeteries.

4.4 Areas with significant infill development opportunities

Because the city has developed based on an adopted master plan, there are few areas that can be classified as true infill development sites. Current trends are to utilize older buildings within the industrial park for a variety of uses, mainly taking a large warehouse building and subdividing the overall building into various storage spaces or smaller spaces for individual businesses. This type of activity will continue as many of our older industrial tenants are disposing of excess property or relocating to other areas. Additionally, several of our major industrial tenants have closed, leaving large buildings customized to their particular use.

4.5 Brownfield redevelopment sites

At present, the only site within the city that could be classified as a potential brownfield redevelopment site is the former “Peach Pit”, located on SR 74 North across from Kedron Drive South. This area is approximately 6 acres in size and was used for many years as a landfill by the former developer of Peachtree City and by residents of the city. This particular site is included within a large tract of land owned by John Wieland Homes and currently being considered for development. Schematic site plans have indicated the property will be utilized for active recreation.

4.6 Areas of disinvestment, needing redevelopment, or improvements to aesthetics or attractiveness

Several areas have been identified as potential locations for redevelopment or in need of aesthetic enhancements. Potentially, redevelopment could occur within the following existing retail centers or residential areas:

4.7 Retail

(a) Braelinn Village retail center

The Braelinn Village retail center was developed in 1988 as the retail center for the emerging Braelinn Village. The overall project consists of approximately 287,199 SF of retail, commercial and restaurant space on 69.45 acres, and is anchored by a Kroger and K-Mart. During the past few years, the retail center has experienced numerous changes in ownership groups, leasing directors and management companies. Traditionally, there has been a steady turnover in retail tenants and restaurants. It is anticipated the extension of TDK Boulevard into Coweta County will increase retail activity within the overall center.



(b) Peachtree Crossing retail center

Developed in 1977 as the village retail center for Glenloch Village, the 15.7-acre Peachtree Crossing development is located at the intersection of SR 54 and Peachtree Parkway. The property was developed in several phases and has been anchored by a variety of grocery stores through the years. While many of the tenant spaces have remained leased, it is envisioned the prime location of this retail center will one day result in the redevelopment of the property.



(c) Aberdeen Village retail center

Developed in the mid 1970's as the first village retail center in Peachtree City, the 8.215-acre Aberdeen Village retail center sits at the intersection of SR 54 and Northlake Drive. The retail center was home to the city's first grocery store (Hudson's Market). The original retail center included offices and an information center for the initial developer of Peachtree City as well as the city's Library.



(d) Willowbend Center

Sitting on 3.1 acres at the intersection of SR 54 and Willowbend Road, the Willowbend retail center is a multi-building complex consisting of smaller retail and commercial uses. While maintaining a high occupancy rate, the center's prime location on SR 54 makes it a prime candidate for redevelopment.



(e) Westpark Walk retail center

Developed in the mid 1980's, the multi-building Westpark Walk retail center has already seen the redevelopment of the former Westpark Walk Theatre, which was torn down to accommodate a new restaurant and additional retail space. The overall development includes a variety of retail, office and restaurants and has experienced resurgence in occupancy since the completion of The Avenue retail center across



SR 54 and 74. As the existing retail and commercial sites continue to dwindle, it is envisioned the prime location of this retail center will spur interest in a mixed-use redevelopment, potentially including a mix of residential, retail and office use.

4.8 Residential

(a) Wynnmeade



The Wynnmeade subdivision began developing in the early 1970's prior to the incorporation of Peachtree City. The layout of the subdivision includes meandering roads with large lots and modest-sized homes. Many of the lots have a significant number of trees and several of the lots have views of Wynn's Pond. Many of the homes are currently owned by absentee owners and are used as rental property. With the pending

completion of the SR 54 West road-widening project and the retail and commercial improvements planned within the SR 54 West corridor, it is anticipated that redevelopment will occur within this subdivision.

(b) Lake Peachtree



The Lake Peachtree subdivision also began developing in the early 1970's as one of the first subdivisions within Peachtree City. Many of the homes are still owned by the original owners or their family members, and the lots are large and contain a significant tree cover. Several lots offer lake frontage or views, and these are the only lots within Peachtree City that offer boating rights to Lake Peachtree. The majority of the

subdivision is still owner-occupied, with very little influx of rental property. Because of the size of these lots and the fact that many of the lots have direct or indirect access to Lake Peachtree, it is anticipated the lots within this subdivision will continue to be sold at higher than market rates and will potentially be redeveloped with larger homes.

(c) Steven's Entry



Development within the Steven's Entry area of Glenloch Village began in the mid 1970's. Many of the city's first cluster residential subdivisions are located within this area and contain duplex and triplex units on small lots. Through the years, many of the initial residents have moved and the area has become popular as a rental community. While the homes are still in good condition, it is anticipated that the proximity to SR 54 will warrant redevelopment

opportunities for other residential uses.

4.9 Mixed-use developments

In addition to areas envisioned for redevelopment, there are a number of areas within the city that will see continued development. Left alone, these areas will more than likely develop in a haphazard manner with no aesthetic standards, design guidelines or overall master plan. The city should work proactively with individual property owners to establish a uniform plan for the area and to establish overlay districts, zoning regulations or other forms of aesthetic control to assist in guiding these areas as they develop and/ or re-develop.

Following is a summary of the areas where this type of planning exercise could prove to be beneficial:

(a) Lexington Circle



The Lexington Circle mixed-use development was initially rezoned in the late 1980's for a mixture of retail and commercial uses. Several property owners and development plans later, the 60-acre mixed-use development is beginning to experience a variety of construction activity. Envisioned as a mix of residential, retail, commercial and loft developments, the overall development is now home to the Governor's Row and Lexington

Park subdivisions, the Village at Lexington Circle live-work townhomes, and a variety of smaller outparcel retail developments. The "main street" commercial corridor has yet to develop, and it may be prudent for the city to take a proactive role in the overall development and work closely with the developers and property owners to help guide the overall development.

(b) Peachtree Colony

One of the earlier residential subdivisions within the city, Peachtree Colony sits at the corner of SR 54 East and Robinson Road and is home to a cluster of small homes on small lots. Combined, the Peachtree Colony area could provide significant acreage for a larger development. The city's Land Use Plan designates these and the surrounding parcels as office use. Through the years, several



developers have tried to assemble the parcels for potential developments. While none of these attempts has materialized, it is likely the parcels will one day be combined for a larger retail and/ or commercial development.

(c) Huddleston Road



The Huddleston Road corridor serves as one of the primary entrances into the city's industrial park. The overall corridor consists of a variety of retail, commercial and light industrial uses, which is reflected in both the zoning and the land use designations. Each of the developments within the corridor is served by individual septic systems, as sanitary sewer is not available within this portion of the industrial park. It is

envisioned the corridor will at some point begin to redevelop. The installation of sanitary sewer and the development of an overlay district and/ or design guidelines will assist in enhancing the overall corridor.

4.10 Transportation corridors

Finally, the city's major transportation corridors will continue to play an important role in setting the initial impression of the community and to provide a pleasing experience for the traveling public. One of the recommendations of the 1995 Land Use Plan update was the establishment of buffer standards along the city's major thoroughfares. The city adopted its Buffer Ordinance in 1997 to assist in protecting these corridors.

The city has also written and strengthened ordinances addressing the site plan review process, tree save and vegetation protection, signage, lighting, landscape and tree replacement requirements, watershed protection, and established minimum design standards for retail, commercial and industrial developments.

The city must be proactive and develop and adopt corridor overlay districts and/ or specific design standards for each of the major transportation corridors. It should be noted the city has already established the SR 54 West Corridor Overlay District as a part of the Livable Centers Initiative study of this emerging transportation corridor, which has played an integral role in the development of this corridor.

Similar studies should be undertaken and guidelines established for the following transportation corridors:

(a) SR 54 East



The character of SR 54 East has emerged as Peachtree City as developed. Once a 2-lane highway connecting Newnan and Fayetteville, the corridor has emerged into a 4-lane divided highway carrying an estimated 26,000 vehicles per day. Many of the buildings adjacent to the highway are original or remodeled structures. A significant amount of the property adjacent to SR 54

was dedicated to the city as greenbelt and is maintained in its natural state, providing a natural buffer between many of the buildings and the highway.

(b) SR 74 North



As the primary connection between Fayette County and Interstate 85, traffic volumes on SR 74 north are anticipated to increase significantly. Retail and commercial development within the corridor is reaching build-out which may spur redevelopment of existing parcels within the corridor.

(c) SR 74 South



The long-anticipated SR 74 south road-widening project began in 2007. The Georgia Department of Transportation (GDOT) has designed the section of road between SR 54 and Crosstown Drive as a 6-lane divided highway to handle future road projections. This road section and associated right-of-way will create a significant change to the appearance of the highway as much of the existing natural buffer

will be removed to accommodate construction.

(d) Crosstown Drive



It is anticipated the TDK Boulevard extension into Coweta County will provide a significant increase in traffic to the existing businesses within the Crosstown Drive corridor, especially the revitalization of the Braelinn Village retail center. Intersection improvements at the Peachtree Parkway and Crosstown Drive intersection are being designed and constructed utilizing Q23 funding.

4.11 Large abandoned structures or sites

Most of the larger structures within the city are located primarily within the industrial park. Several of the larger tenants (TDK Components, Photocircuits, etc.) have either downsized or relocated from Peachtree City, leaving large, customized buildings behind. While the city does not actively recruit new businesses or industries to the city, the design of these buildings could pose some difficulty in securing lease agreements or in selling the buildings.

5.0 Short Term Work Program/ Capital Improvements Element

In order to maintain Qualified Local Government (QLG) status under the Georgia Planning Act, local governments must have an approved and adopted Short Term Work Program (STWP) for implementation of their comprehensive plan. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period.

A STWP must consist of the following:

1. Major actions to be undertaken by a municipality or county to implement plan recommendations. These actions can include a description of community and economic development initiatives or programs (public or private); major capital improvements or infrastructure expansions; and administrative systems, regulatory measures or land development regulations to be adopted or amended;
2. Timeframes for implementing each of the major recommendations;
3. Responsible party for implementing each of the major recommendations; and,
4. Estimated cost (if any), and alternate funding sources (if applicable) for implementing major plan recommendations.

Local governments that charge impact fees must update both the STWP and the Capital Improvements Element (CIE) of their plan annually.