



REGIONAL REVIEW NOTIFICATION

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

DATE: 1/11/2005

ARC REVIEW CODE: P501111

TO: Mayor Stephen D. Brown
ATTN TO: David E. Rast, City Planner
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

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

Name of Proposal: City of Peachtree City CIE & STWP Annual Update
Review Type: Local Comprehensive Plan

Description: Update to the City of Peachtree City Capital Improvements Element and Short Term Work Program 2005-2009.

Submitting Local Government: City of Peachtree City

Action Under Consideration: Approval

Date Opened: 1/11/2005

Deadline for Comments: 1/25/2005

Earliest the Regional Review can be Completed: 3/14/2005

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 WOOLSEY
COWETA COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF TYRONE
CITY OF BROOKS

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY FAYETTEVILLE
FAYETTE COUNTY SCHOOLS

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 1/25/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Peachtree City	Date Received:	1/11/2005
Local Contact:	David E. Rast, City Planner City of Peachtree City	Public Hearing Date and Time:	1/25/2005 8:30am
Phone:	770-487-5731	E-Mail:	
Fax:	770-631-2552	Website:	http://www.peachtree-city.org
Street	153 Willowbend Road	City State, Zip:	Peachtree City, Georgia 30269

Department of Community Affairs Review Required

Review Title:	City of Peachtree City CIE & STWP Annual Update
Description:	Update to the City of Peachtree City Capital Improvements Element and Short Term Work Program 2005-2009. Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of Peachtree City.

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

Reviewing Regional Development Center:

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

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

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


WHEREAS, the City of Peachtree City has completed an annual update to the Short Term Work Program and Capital Improvements Element for the period 2005 – 2009; and

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

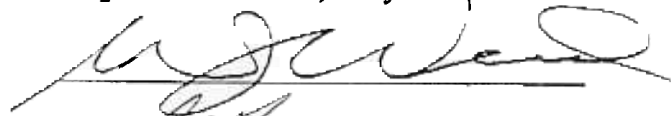
WHEREAS, a Public Hearing was held on December 13, 2004, at 7:00PM at City Hall in Peachtree City, GA.


BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Annual Update to the Short Term Work Program and the Capital Improvements Element covering the period 2005 - 2009 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

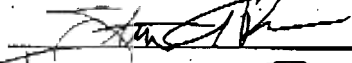
SO RESOLVED, this 6th day of January, 2005

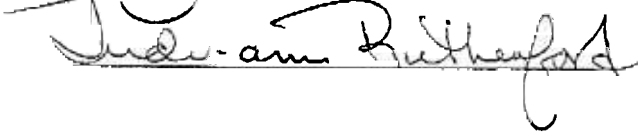


Stephen D. Brown, Mayor

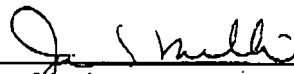








Attest: _____



City Clerk

8.4.0.0: STWP Update (05-09)

Peachtree City: Short Term Work Program Update

2005 - 2009

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Organize and budget for long-term sustainability of all City facilities.	2005, 2006, 2007, 2008, 2009	City (Finance)	Staff time	General funds
Implement recommendations of GA 54 West corridor study.	2005, 2006, 2007, 2008, 2009	City (Planning, Public Works)	Staff time	City/ grant funding
Develop plans and acquire land for comprehensive recycling center.	2003, 2004	City (Engineering, Public Works)	Staff time	City
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	2005, 2006, 2007	City (Planning, Engineering, Recreation)	Staff time	City
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	2005, 2006, 2007	City (Planning, Recreation)	Staff time	City
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	2005, 2006, 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).	2005, 2006, 2007	City (Administration)	Staff time	City

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning improvements throughout the City.	2005, 2006, 2007, 2008, 2009	City (Planning)	Staff time	General funds/ SPLOST/ grant opportunities

Continue to work with GA DOT on the widening of GA 54 West to ensure integrated cart paths and landscaping is provided. Ensure proper consideration is given to all homeowners.	2005, 2006, 2007	City (Planning, Engineering)	Staff time	City/ grant funding
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	2005, 2006, 2007, 2008	City Staff (Planning, Engineering)	Staff time	City/ grant funding
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	2005, 2006, 2007, 2008, 2009	City/ Task Force (Planning)	Staff time	City/ grant funding
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	2005, 2006, 2007, 2008, 2009	City (Planning, Public Works)	Staff time	City/ grant funding

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Prepare Housing Study and include recommendations in Comprehensive Plan update (2007).	2005, 2006, 2007	City Staff	Staff time	General funds

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	2005, 2006, 2007, 2008, 2009	City (Planning, Engineering)	Staff time	City
Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	2005, 2006, 2007, 2008, 2009	City (Engineering, Public Works)	Staff time	City
Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	2005, 2006, 2007	City/ Task Force (Planning)	Staff time	City
Secure zoning changes as appropriate to complement changes to Land Use Plan.	2005, 2006, 2007	City (Planning, Engineering)	Staff time	City
Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	2005, 2006, 2007	City (Planning)	Staff time	City

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	2005, 2006, 2007	City (Engineering)	Staff time	City

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Short Term Work program and Capital Improvements Element to ensure conformance with stated goals and objectives.	2005, 2006, 2007, 2008, 2009	City (Planning, Finance)	Staff time	City
Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	2005, 2006, 2007, 2008, 2009	City (Planning, Engineering, Finance)	Staff time	City
Evaluate and encourage improvements to existing Quality Improvement Program, which seeks Staff input to upgrade City services.	2005, 2006, 2007, 2008, 2009	City (Administrative Services)	Staff time	City
Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	2005, 2006, 2007, 2008, 2009	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.	2005, 2006, 2007, 2008, 2009	City (Planning)	Staff time	City/ SPLOST
Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	2005, 2006, 2007, 2008, 2009	City (Planning, Engineering)	Staff time	City

Peachtree City: Report of Accomplishments

2005 - 2009

Community Facilities		
Activity	Status	Explanation
Organize and budget for long-term sustainability of all City facilities.	Underway	
Implement recommendations of GA 54 West corridor study.	Underway	
Develop plans and acquire land for comprehensive recycling center.	Underway	
Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	Underway	
Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	Completed	
Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	Underway	
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.

Economic Development		
Activity	Status	Explanation
Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning	Underway	

Continue to work with GA DOT on the widening of GA 54 West to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all homeowners.	Underway		
Continue to work with GA DOT on the widening of GA 74 South to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	Underway		
Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	Underway		
Develop corridor and entry landscape plans for all major thoroughfares throughout the City	Underway		

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

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

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

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

City of Peachtree City								Annual Impact Fee Financial Report - Fiscal Year 2004							
Public Facility	Roads/Bridges	Parks/Recreation	Library	Police	Fire	TOTAL									
Service Area															
Impact Fee Fund Balance at September 30, 2003	\$ 31,163	\$ 316,126	\$ -	\$ -	\$ -	\$	347,289								
Impact Fees Collected in Fiscal Year 2004	36,441	165,858	3,945	1,104	39,687		247,035								
Accrued Interest	232	567	14	4	136		953								
(Administrative/Other Costs)	-	-	-	-	-		-								
(Impact Fee Refunds)	-	-	-	-	-		-								
(Project Expenditures)	(36,673)	(482,551)	(3,959)	(1,108)	(39,823)		(564,114)								
Impact Fee Fund Balance at September 30, 2004	\$ 31,163	\$ -	\$ -	\$ -	\$ -	\$	31,163								
Impact Fees Encumbered	\$ 31,163	\$ -	\$ -	\$ -	\$ -	\$	31,163								

City of Peachtree City

Capital Improvements Project Update for FY 2004

Public Facility: Service Area:	Roads/Bridges							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2004	Impact Fees Encumbered through FY 2004	Status/ Remarks
Project Description								
Pedestrian Paths & Bridges	1993	2004	\$ 196,152	48.61%	City	\$ 576	\$ -	Reimburse Expenditures
Brown Road Improvement	1993	2004	218,315	34.04%	City	458	-	Reimburse Expenditures
Highway 54 Underpass	1993	2008	246,000	41.70%	City	-	31,163	On-going
Highway 74 Bike Path Bridge	1993	2004	354,048	61.97%	City	33,199	-	Reimburse Expenditures
Crabapple Lane West	1997	2004	571,307	19.53%	City	2,440	-	Reimburse Expenditures
Sumner Road	1998	2004	251,199	2.70%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 1,837,021			\$ 36,673	\$ 31,163	

City of Peachtree City

Capital Improvements Project Update for FY 2004

Public Facility: Service Area:	Parks/Recreation							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2004	Impact Fees Encumbered through FY 2004	Status/ Remarks
Recreation Land	1993	2004	\$ 1,332,413	94.15%	City	\$ 79,175	\$ -	Reimburse Expenditures
Recreation Facilities	1993	2012	3,089,333	89.72%	City	401,634	-	Reimburse Expenditures
Recreation Administration Building	1993	2004	362,425	15.58%	City	1,742	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 4,784,171			\$ 482,551	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2004

Public Facility: Service Area:	Library							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2004	Impact Fees Encumbered through FY 2004	Status/ Remarks
Project Description								
Library Expansion	1993	2004	\$ 564,283	22.74%	City	\$ 3,959	\$ -	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 564,283			\$ 3,959	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2004

Public Facility: Service Area:	Police							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2004	Impact Fees Encumbered through FY 2004	Status/ Remarks
Project Description								
Police Expansion I	1993	2004	\$ 57,259	26.89%	City	\$ 475	\$ -	Reimburse Expenditures
Police Expansion II	1993	2004	34,090	60.23%	City	633	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 91,349			\$ 1,108	\$ -	

City of Peachtree City

Capital Improvements Project Update for FY 2004

Public Facility: Service Area:	Fire							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2004	Impact Fees Encumbered through FY 2004	Status/ Remarks
Project Description								
Kedron Fire Station & Equipment	1993	2004	\$ 497,754	59.91%	City	\$ 39,823	\$ -	Reimburse Expenditures
Leach Fire Station	2000	2004	1,731,333	7.39%	City	-	-	Reimburse Expenditures
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 2,229,087			\$ 39,823	\$ -	