



COMPREHENSIVE PLAN

Adopted August 2022

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PEACHTREE CITY ADOPTING THE
2022 COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Peachtree City has completed an update to the city's Comprehensive Plan in accordance with the Georgia Planning Act and its associated Minimum Standards and Procedures for Local Comprehensive Planning;

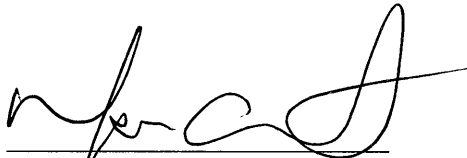
WHEREAS, the required public hearings for the plan update were conducted by the City Council on February 3, 2022 and July 12, 2022; and

WHEREAS, the 2022 Comprehensive Plan Update was reviewed and approved by the Georgia Department of Community Affairs (DCA).

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2022 Comprehensive Plan Update in accordance with the requirements of the Georgia Planning Act

SO RESOLVED this 18th day of August, 2022.

Attest:



City Clerk



Kim Learnard, Mayor

Phil Prebor, Post 1

~~~~

~~Mike King, Post 2~~



Gretchen Caola, Post 3



Frank Destadio, Post 4



City Hall

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
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July 13, 2022

Mr. Donald Shockey, Plan Review Manager
Atlanta Regional Commission
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey,

On behalf of the City Council, I am pleased to forward you Peachtree City's draft Comprehensive Plan for regional and state review. As you are aware, the city utilized an extensive public participation program that involved the appointment of a Comprehensive Plan Steering Committee, a project website with two online surveys, plus a series of public workshops and open houses.

As required by the Minimum Standards and Procedures for Local Comprehensive Planning, two public hearings were conducted during the planning process. The initial public hearing was conducted on February 3, 2022 prior to beginning the process. A second public hearing was conducted on July 12, 2022, prior to forwarding the draft plan for regional and state review.

The Comprehensive Plan update process was guided by a Steering Committee comprised of a cross-section of Peachtree City residents, local economic development practitioners, and community leaders. The Committee held regular meetings and provided valuable input as the plan was developed. As required, the Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) were considered as part of our planning process.

If you have any questions or need additional information, please contact Robin Cailloux, our Planning and Development Director, at (770) 487-5731 extension 1106. As always, it is a pleasure working with you and the Atlanta Regional Commission.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Learnard".

Kim Learnard
Mayor

Cc Bernard McMullen, Interim City Manager
Cc Robin Bechtel Cailloux, Planning and Development Director

ACKNOWLEDGEMENTS

CITY COUNCIL

Kim Learnard, Mayor

Phil Prebor, Post 1 Council Member

Mike King, Post 2 Council Member

Gretchen Caola, Post 3 Council Member

Frank Destadio, Post 4 Council Member

STEERING COMMITTEE

Victoria Cooley

Eric Dewyngaert

Chad Floyd*

Jim Forestal

Clint Holland

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Shannon McBroom

Chuck Ogletree*

Jerry Peterson

Emily Winkle*

* economic development professional

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Bernard McMullen, Interim City Manager

Justin Strickland, Assistant City Manager

Robin Bechtel Cailloux, AICP, Director of Planning & Community Development

Lora Hooks, Senior Planner

Megan Baker, President of Fayette County Development Authority

Quinn Bledsoe, Director of Parks & Special Events

David Borkowski, City Engineer

Kelly Bush, Assistant Director of Finance

Janet Moon, Chief of Police

Clint Murphy, Chief of Fire and Rescue

Matt Myers, Assistant Chief of Police

Paul Salvatore, Director of Finance

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Greetings from
PEAL

The word 'PEAL' is rendered in large, 3D block letters with a white outline and a red-to-orange gradient. Each letter contains a different scenic image from Georgia: 'P' shows a cabin and a boat; 'E' shows a lake; 'A' shows a woman in a cowboy hat on a red truck; 'L' shows a basket of fruit.

GEORGIA ON M



INTRODUCTION



INTRODUCTION

The founders of Peachtree City recognized the social and economic value of thoughtful planning, and today we enjoy the high quality of life attributable to their planning. More than just a State-mandated requirement, Peachtree City presents this Comprehensive Plan Update as a commitment to our status as a preeminent planned community. Beyond state requirements, the public planning process provides an invaluable opportunity for our community to look inward and assess our existing situation, review and revise our goals, and chart a general plan on how to reach those goals and be the community that we hope to be.

Plan Purpose

The Georgia Planning Act requires that each local government create and maintain a Comprehensive Plan, which should define how a community plans to protect its natural resources while providing an attractive place to invest, conduct businesses, and raise a family.

The Department of Community Affairs (DCA) is the executive arm of the State that ensures local governments are meeting the minimum planning standards required. The DCA also requires that the Comprehensive Plan be kept up to date with an update occurring at least every five years. This document serves as Peachtree City's Comprehensive Plan Update.

Document Guide

The development of this Comprehensive Plan Update was based on extensive research into Peachtree City's current state and needs, combined with a robust community engagement strategy. Part 2 of the document, *Community Vision*, summarizes the public participation program and the results from the public regarding the City's needs, opportunities, issues and priorities.

Part 3 of the document, *Plan Elements*, is organized around the many topics that local governments are tasked with managing. These include topics such as transportation systems, public safety, the environment and our natural

resources, financial resiliency, and economic development. Although these topics are categorized in separate chapters, it is important to note that many of the city's goals and strategies touch on multiple topics, and have overlapping impacts and sometimes competing interests.

Part 4, *Implementation*, includes the Community Work Program, The Report of Accomplishments and the Capital Improvement Element.

Understanding this interwoven matrix of completing and conflicting interests can help decision makers adopt balanced programs with the least amount of long-term negative impacts on the City. It is this understanding of interrelated consequences that the Peachtree City Comprehensive Plan Update 2022 presents the community goals and implementation strategies.



Greetings from
PEAL

The word 'PEAL' is rendered in large, 3D block letters with a white outline and a red-to-orange gradient. Each letter contains a different scenic image from Georgia: 'P' shows a white van with people inside; 'E' shows a blue lake with a boat; 'A' shows a woman in a cowboy hat sitting on a red pickup truck; 'L' shows a basket of fresh produce like oranges and apples.

GEORGIA ON M



TY MIND!

2

COMMUNITY VISION



COMMUNITY VISION

We strive to enhance the quality of life for our residents, enrich our educational, recreational and cultural resources for citizens of all ages; and provide the technical and physical resources for our businesses and industries. We will do this while preserving greenspace, promoting quality aesthetics, and maintaining the overall character of our planned community.

Peachtree City has a rich heritage of community planning. We will promote our status as a preeminent planned community by continually implementing, enhancing and strengthening our Comprehensive Plan.

Public Engagement

Public participation is the foundation on which the Comprehensive Plan Update 2022 is based. Our efforts of engaging the community in thoughtful and meaningful ways were designed in such a way as to:

1. Inform participants on past planning efforts and demonstrate how community voices have been heard and implemented in the Plan;
2. Encourage participants to validate previous long-range planning concepts so as not to recreate the wheel or unnecessarily unravel current efforts;
3. Encourage participants to re-examine previous priorities and policies based on changing market dynamics or community preferences;
4. Allow participants to suggest new planning concepts that have not been considered or reflect the changing conditions of modern life in Peachtree City; and
5. Expand traditional forms of public engagement to allow for citizen input from people who may not have the resources or ability to attend in-person meetings.

PLANNING TIMELINE

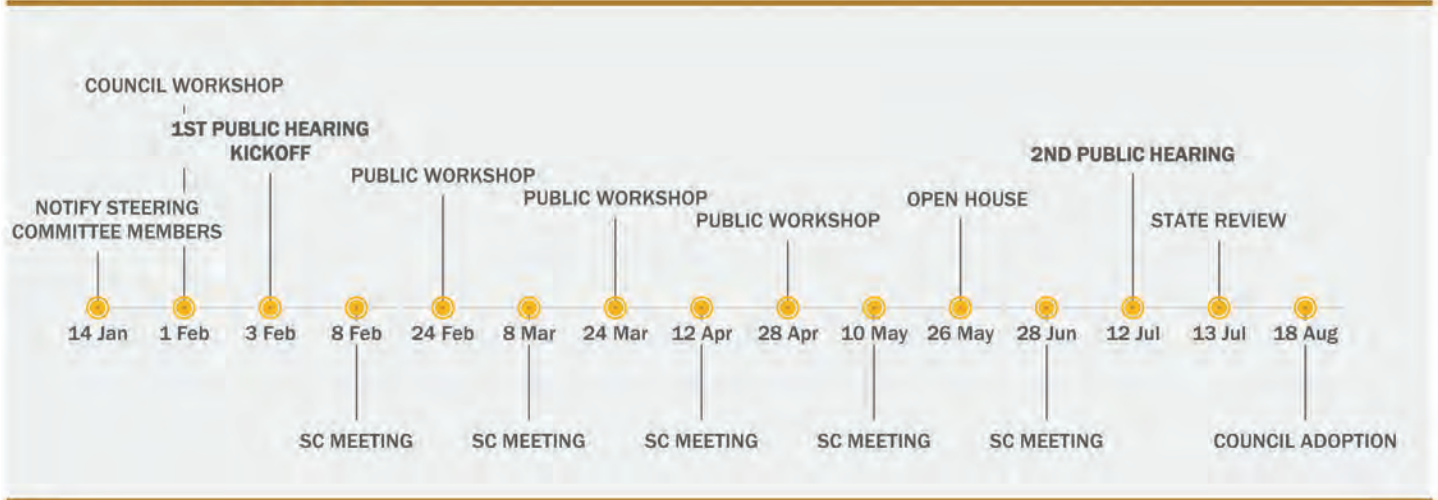


Figure 1: Timeline of Comprehensive Plan process

Figure 1 depicts the timeline of the project, listing all the dates of the public meetings and Steering Committee meetings, which were open to the public and live-streamed on the City website.

Detailed documentation of all meetings, meeting materials, and public comments is provided in Appendix A.



Public participation efforts expanded beyond the required two public hearings to include:

- 4 public open houses and workshops
- Posted on the City's front page for 5 months
- Planning website
- 5 Steering Committee meetings open to the public
- Interviews with all City Department Directors and Chiefs
- Newspaper ads
- 12 notices to the City's 7,000+ member Weekly Updates email list serve
- 13 posts to the City's Facebook page
- 2 paid Facebook ads
- Digital display in the City Hall/ Municipal Court lobby
- Staff presentation to local book club (with 200+ members)
- 2 on-line surveys
- Live-streaming of all meetings and presentations, and
- Postings of all materials, videos and survey results on the city website
- Informational fliers posted in City library

Peachtree City

By the Numbers

To understand where we are today, this section provides a brief summary of pertinent facts about Peachtree City.

PLANNING HISTORY

Peachtree City is unique in the State of Georgia as it was planned and developed mostly by a private development corporation from the very beginning of its existence. Chartered in 1959, the original 15,000 acres has grown to about 25 square miles today. The first Master Plan of the City was published in 1972 and was created by the development corporation as a tool for securing financial backing and Federal funds. The development was then sold to a different corporation in the late 1970s. The 1985 Comprehensive Plan reflects a very different vision for the City by the new development corporation.

Shortly after Georgia passed the 1989 Planning Act, Peachtree City created its first Comprehensive Plan to include public input. The policies and development maps of that plan guided the development of the City during boom years between 1985 and 2005.

Annexation has also been a part of the City's growth, particularly with the 2001 and 2007 annexation of the area now known as Wilksmoor Village. Mostly consisting of residential uses, the village is approaching completion, which is estimated to be in 2023.

As part of the Comprehensive Plan public engagement process, citizens are asked to consider *how* they want Peachtree City to

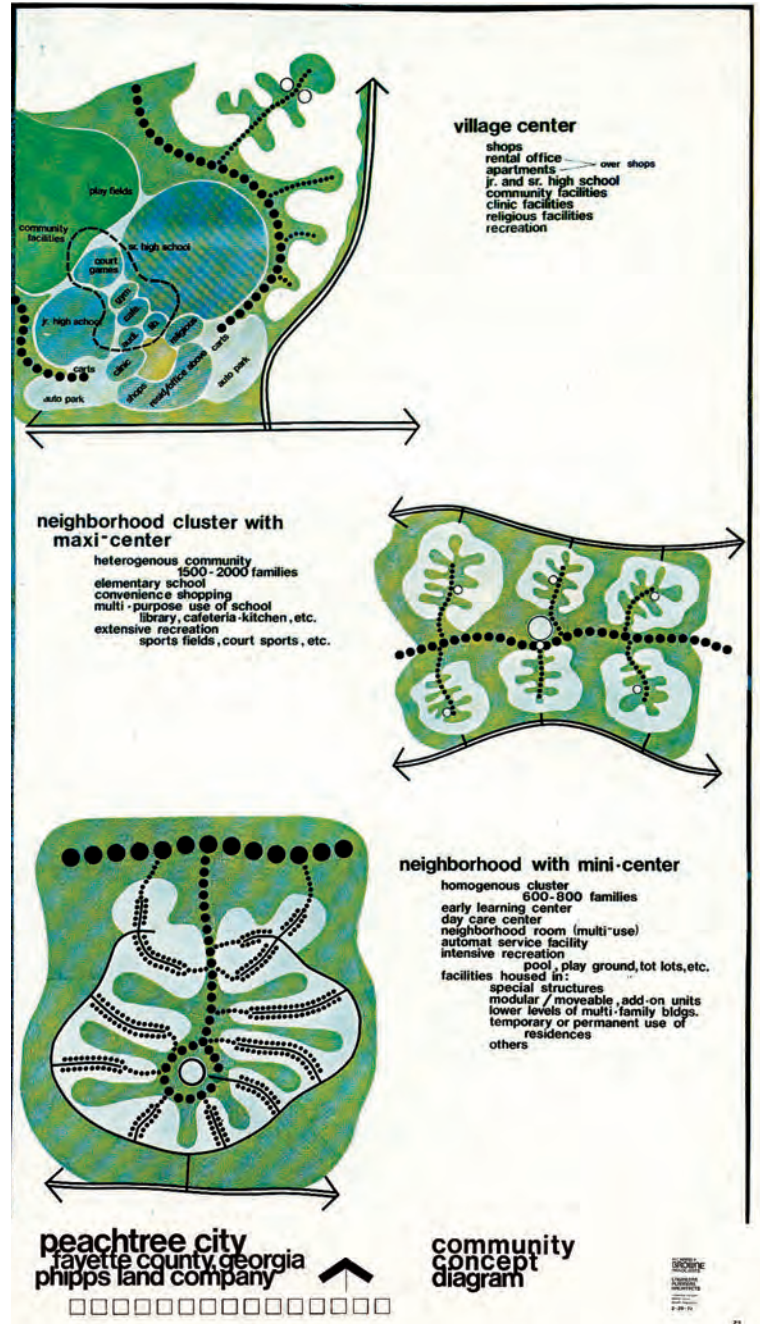


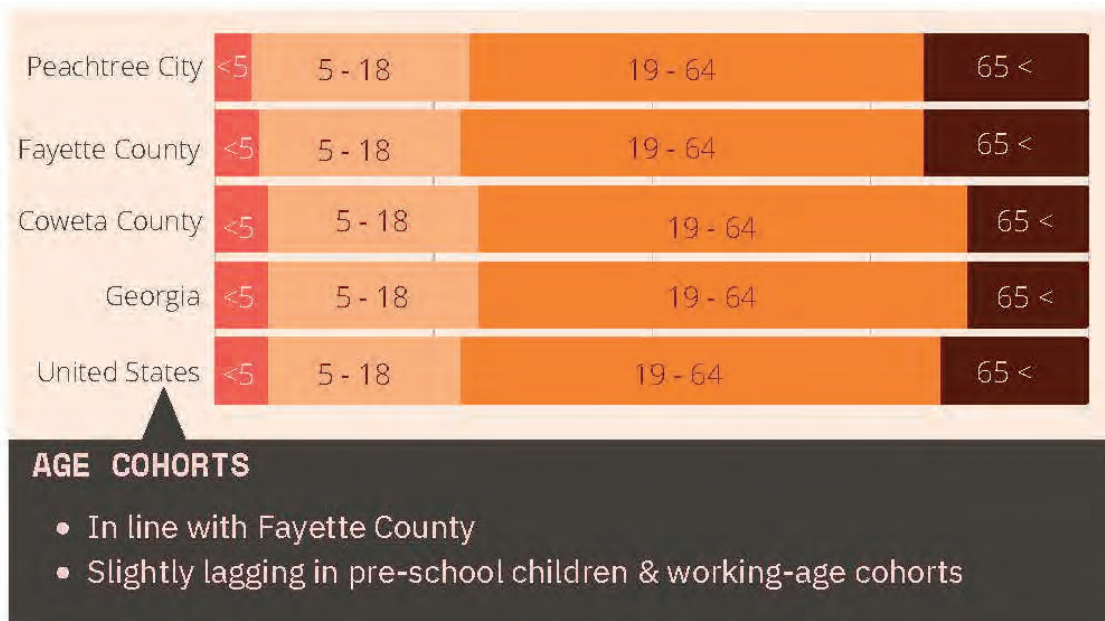
Figure 2: Community Concept Diagram from 1972 Plan

grow. Like the original planners for the City, we envision a place that adds value to our lives today and for generations to come. Whether through annexation or redevelopment, we must consider the type of growth that is both appropriate for Peachtree City today and in the future.

POPULATION & INCOME

The 2020 Census reports that Peachtree City is now home to over 38,000 residents. 29% of residents are under 18, and 52% are between 19 and 65. Peachtree City and Fayette County have a higher portion of retirees than the surrounding metropolitan area with about 19%. For comparison, Georgia’s population is comprised of about 14% retirees, and the United States as a whole is comprised of about 17% retirees.

Fayette County is projected to grow at a slower rate than all of the surrounding counties, at a rate of 33% by the year 2050. By this time, an additional 36,000 residents will call Fayette County home, with a total population over 147,000. Where these new residents will be located will be driven by how the communities within Fayette County make their land use decisions.



In addition, Peachtree City and Fayette County also differ from the greater Atlanta metropolitan in terms of median household income. The median household income for Peachtree City is \$101,121. Fayette County’s median household income is \$93,777; and the 10-county Atlanta metropolitan area is \$72,917. Regardless of Peachtree City’s average wealth, 5% of the City’s residents live in poverty, and over 7% under the age of 65 do not have health insurance coverage.

MEDIAN HOUSEHOLD INCOME
\$101,121

EMPLOYMENT

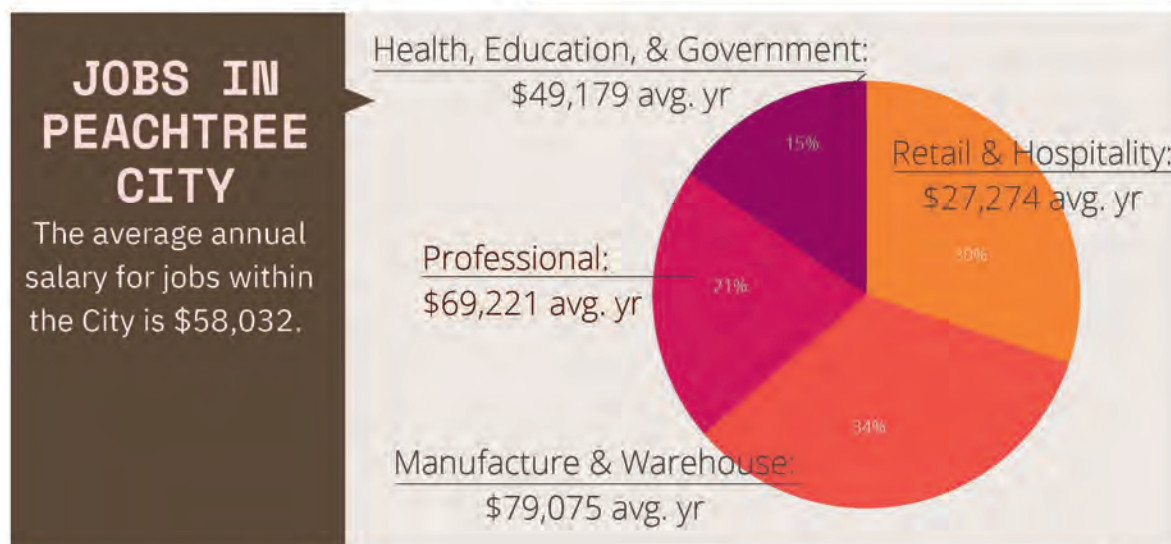
The employment projections for Fayette County by 2050 are for 18,606 new jobs to be located within the County. What type and how many of these jobs come to Peachtree City depends on a complex formula that is different for each employer.

Gone are the days when cities could simply provide land and infrastructure to attract quality companies to relocate. Today cities must address economic development from many facets, particularly by providing a high quality of life attractive to a well-educated work force. Labor force availability continues to be one of the strongest driving factors in corporate site locations.

JOBS

While the average household income may be over \$100,000, the average job within the City pays about \$58,000 annually. 34% of jobs in the City are in manufacturing and warehouse, and 30% are in retail and hospitality.

The balance between job location and housing location in a city is commonly called the jobs-housing balance. The jobs-housing imbalance is evident in the commuting patterns in Peachtree City, where an equal number of people commute into the city for work as those who commute out of the city for work. The jobs-housing imbalance is a significant contributor to the City's traffic congestion.



HOUSING

83% of the housing stock in Peachtree City is single-family homes. 11% are apartments, 3% are condominiums and 3% are townhomes.

The average age of a single family home in the City is 33 years. The average age of a townhome is 30 years, an apartment is 32 years, and a condominium is 43 years.

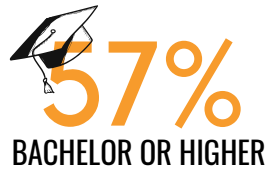
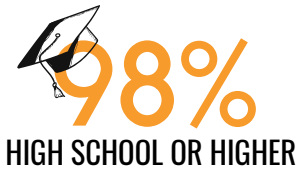
Peachtree City home values are not growing as fast as the surrounding communities:

Median Home Value Growth Since 2016

Peachtree City	53%
Fayette County	58%
Fayetteville	65%
Coweta County	68%

EDUCATION

Over 98% of Peachtree City residents have a high school degree or higher; and over 57% have a Bachelor degree or higher.



The local public school system is ranked by Niche as having the 6th best district in Georgia, the 5th best schools to teach in the Atlanta area, and the 4th safest schools in the Atlanta area.

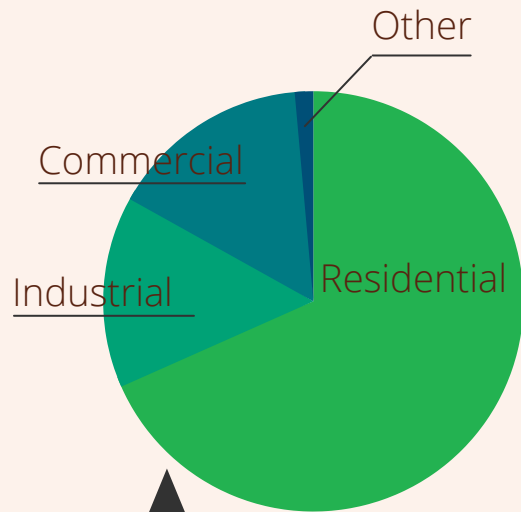
LAND USE

Cities in the Atlanta region are not limited by natural barriers such as an ocean or a mountain range. Short of bumping into the borders of neighboring cities, it may seem that land is limitless for municipal growth. However, in cities land is tied irrevocably to services and therefor the cost of providing those services.

Whether it's the cost of maintaining fixed infrastructure like a road or a water pipe, or the cost of providing a service such as police or emergency response, how a city allows its land to be used directly impacts its ability to continue to provide a high quality of life to its citizens.

Revenue from property taxes account for 40% of the City's annual revenue. 48% of the City's land area is dedicated to residential uses. 31% is preserved greenspace, and 10% is dedicated to industrial uses. 4% of land area is used for governmental and other non-tax paying uses, whereas a little over 3% of land is dedicated to retail uses, which contribute both property taxes and sales taxes to the City's revenue.

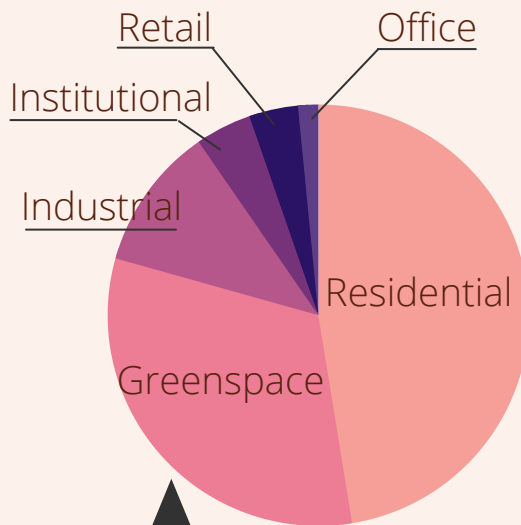
PROPERTY TAX REVENUE



AD VALORUM REVENUE

Ad Valorem make up about 40% of the City's annual revenue.

LAND USES



LAND CONSUMPTION

48% of the City is dedicated to residential uses. 31% is greenspace. 11% is dedicated to Industrial uses.

Needs & Issues

For the first time in the City's Comprehensive Plan, citizens had an opportunity to provide feedback and input through an online survey in addition to the traditional in-person workshops. Over 560 individuals responded to the survey and in-person workshop, and the results are summarized here.

Citizens responded to two questions that are aimed at identifying local issues and potential threats or opportunities for the community as a whole. The top three reoccurring responses to the question, **"What I Would Change About Peachtree City"** were:

01 **Traffic Congestion**
Highway 54 West corridor
and at the intersection of
Highway 54 & Highway 74

02 **Development Policies**
Equally split public opinion of
speed and type of growth

03 **Special Events**
Desire for more special
events and opportunities for
unique community gatherings

The most received comment was about **traffic congestion** on Highway 54 West, which was mentioned two times more than the second-most common response. This is no surprise to anyone who lives in Peachtree City or who knows of Peachtree City- this complaint has been a regular one for decades. Although these are State Routes and not controlled by the City, the residents will continue to make it a priority for their elected officials and city employees.

The second-most common response is not actually one single response, but a collection of responses dealing with **development policies**. Comments covered the spectrum of opinions regarding the community's growth, such as:

More housing options

More walkable mixed-use developments

Slow or stop all growth

No new apartments

More family friendly entertainment venues

Collectively, these comments identify the desire from the community to address changes in how the City has developed or is developing. While some residents want more and different types of housing options, others expressed a conflicting opinion. In the same vein, while some residents wanted all growth to stop completely, others expressed a desire for walkable mixed-use centers with places for families to gather.

Given the conflicting opinions about growth expressed by the residents, this will be a challenging topic to address in a single response that balances their conflicting interests.

The third-top response is primarily for more **special events**. Specific responders requested special events serving age-specific groups, but overall the responders are collectively requesting more opportunities to gather as a community and enjoy unique events. This also relates back to the desire expressed above for more family-friendly entertainment venues.



During the first Public Workshop, attendees were asked to identify what they love most about Peachtree City. The first online survey also included an open-form question that allowed responders to provide any response to the question, “**What Do You Love Most About Peachtree City?**” This question gets to the heart of what residents value most about their home town.

1

Path System

This singularly unique amenity is highly treasured by Peachtree City citizens. Policies to maintain, enhance and expand the system are included in the Comprehensive Plan

2

Greenspace

Citizens love the greenbelt, trees, the nature preserves, the Drake Field lawn, the many neighborhood parks, nature paths and our ponds and lakes

3

Sense of Security

Feeling safe in the community is very important, and responders expressed their gratitude and support for the public safety responders. They feel safe in public spaces and raising their family here.

Other responses that did not make the top three, but occurred frequently included the love for the local schools, their support of the Village Concept, and the family-friendly small-town feel that Peachtree City has.

Opportunities & Threats

To help identify potential threats and opportunities, we asked residents, **“What is changing that Peachtree City should think about?”** The most reoccurring responses are:

WHAT IS CHANGING?

DEMOGRAPHICS

Particularly age. Peachtree City is relatively older than the greater metropolitan area.

HOW WE USE OUR HOMES

Many are working from home now. Some are looking to combine into multi-generational homes, and others are looking to age in place.

GROWTH IN NEIGHBORING COMMUNITIES

As the location of the only major east-west corridor on the south side of Atlanta, growth in traffic from Coweta and Fayetteville is impacting traffic in Peachtree City

It is important to note the context in which the survey was taken. Just two years after the global pandemic shut down the world's economy, people are adjusting to changes in their jobs. Some of these are permanent while others will likely shift back to pre-pandemic standards. This is an example of why it is so valuable for a community to regularly evaluate their current conditions.

Priorities

When asked what progress can we make in the next five years, it's no surprise that the top response was to fix the traffic on Highway 54 West.

The second most common response is related to the community's value for its greenspace and one of the top three issues identified: more special events and maintaining recreational facilities.

The third priority is to update development standards. Again, this is a divisive issue in the community, and one that will not likely result in a single response that addresses everyone's personal opinion.

- 1st** Hwy 54 West congestion and 54/74 intersection
- 2nd** Special events & maintain recreational facilities
- 3rd** Update development policies and standards

Greetings from
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TY MIND!

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PLAN ELEMENTS



ECONOMIC DEVELOPMENT

Goal

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

Policies

- Reduce economic leakage out of the City by encouraging growth of high paying jobs in the City whose employees also live in Peachtree City
- Support the retention and growth of the industrial sector, retain existing businesses, and attract new businesses to balance the tax base
- Become a local leader in talent attraction by continuing to provide a high quality of life that is attractive to young professionals as well as corporate executives
- Continue partnering with Fayette County Development Authority, the Fayette Chamber of Commerce, Peachtree City Convention and Visitors Bureau and others in their efforts to promote and strengthen the Peachtree City business climate
- Balance the use of appropriate tax incentives for economic development and the long term impacts on the City's financial liability
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses

Policies, continued

- Continue partnering with the Fayette County Board of Education, the University System of Georgia, the Technical College System of Georgia, and other private education providers to provide high quality education, vocational and apprentice programs, and continuing adult education services in the City. Support the presence of higher education institutions in the City
- Encourage industries that maintain, protect, and improve the City’s water and air quality

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Economic Development										
ED1	Consider establishing a Development Authority for Peachtree City or a City Department responsible for tracking economic indicators in the City and coordinating Economic Development strategies	■						\$150,000	GF	City Council
ED2	Consider creating an Economic Development Plan for Peachtree City to incorporate into future Comprehensive Plans		■					\$150,000	GF	City Council, Planning, Economic Development
ED3	Consider creating and/or supporting a local business incubator and small business resource assistance			■				Staff Time	GF, TBD	FCDA, Chamber of Commerce, City Council
ED4	Explore options for funding broker / marketer to recruit brands and restaurants appropriate for PTC				■			Staff Time	GF, TPD	CVB, Economic Development
ED5	Continue partnering with CVB and Fayette County Development Authority	■	■	■	■	■	■	Staff Time & Annual	GF	City Council
ED6	Explore a public art program					■		Staff Time	GF	City Council, CVB, Planning



HOUSING

Goal

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

Policies

- Protect the neighborhood character of single-family subdivisions
- Encourage housing options that accommodate aging in place, working from home, and multi-generational families while protecting the residential character of established neighborhoods
- Promote the availability of senior living accommodations in order to keep up with changing demographics
- Encourage investment in homes and property. Promote maintenance of and improvements to existing homes to ensure stable, safe, and healthy neighborhood
- Encourage housing to include 'aging in place' elements such as accessible design, bedroom suites on ground levels, and caretaker suites.
- Offset dense residential developments with greenbelts, parks, and civic plazas
- Encourage the use of high quality building materials to reduce long-term maintenance liability

Policies, continued

- Continue to monitor the housing needs of our residents as well as the housing needs for local businesses and major employers

Implementation Strategies

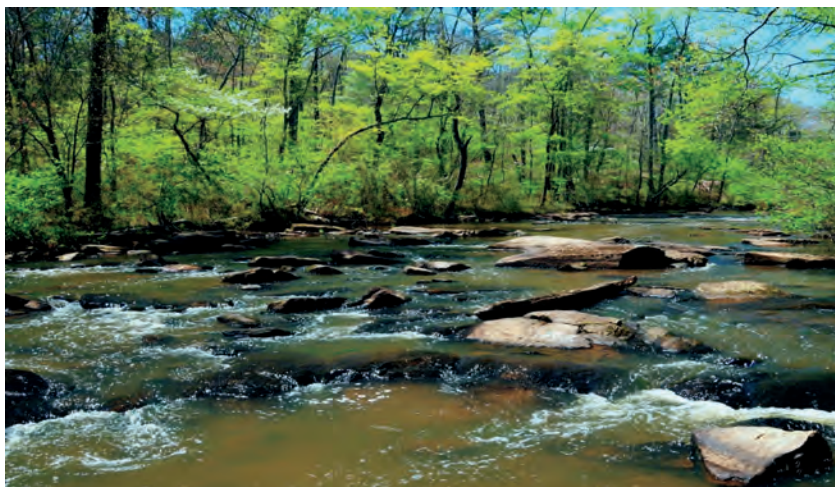
Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Housing										
H1	Continue to enforce property maintenance code. Consider additional standards	■	■	■	■	■	■	Staff Time	GF	Code Enforcement
H2	Integrate GIS into Code Enforcement case management software. Identify and monitor for concentrations of property rehabilitation cases.	■						\$30,000	GF	Code Enforcement, GIS, I.T.
H3	Consider updating accessory dwelling ordinance	■						Staff Time	GF	Planning
H4	Consider undertaking a Housing Study to assess housing stock, market conditions, and demands; and to provide suggestions for a wide variety of tools to meet community's housing needs		■	■				\$75,000	GF	Planning, City Council

NATURAL RESOURCES & GREENSPACE



Residents of Peachtree City recognize the health and social advantages that a healthy environment provides for them and future generations. There are also positive economic impacts and meaningful savings to taxpayers when our natural resources are used in a way that meets our present needs without compromising the ability of future generations to meet their needs.

The Regional Water Plan and the Rules for Environmental Planning Criteria (established and administered by the Department of Natural Resources) were considered in the development of this plan.



Goal

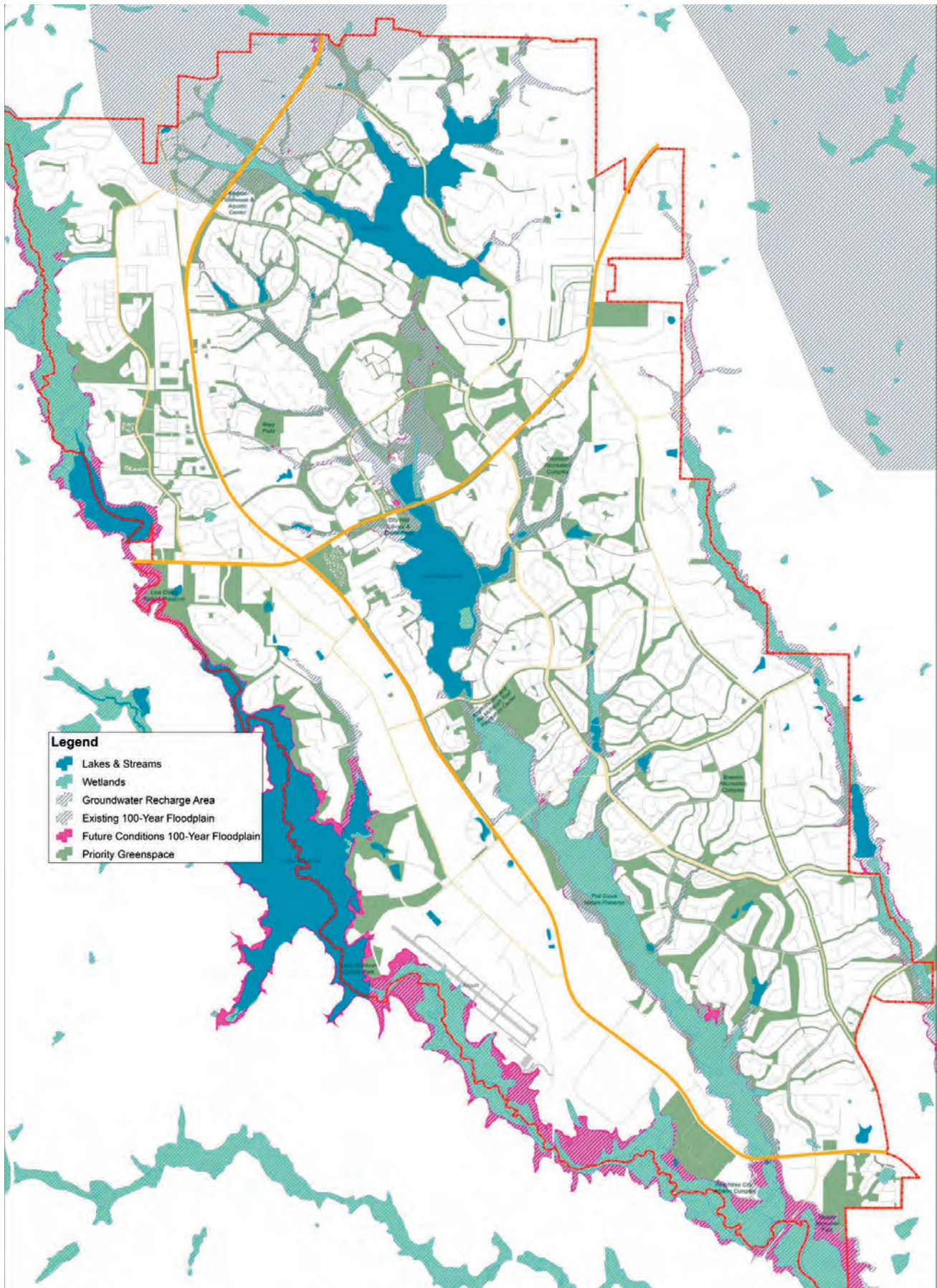
Protect environmentally sensitive land and preserve the City's greenbelts and natural areas.

Policies

- Protect the water quality in lakes, creeks, and streams
- Preserve lakes, wetlands, floodplains, major streams and minor drainage systems in permanent open spaces owned by the City
- Enforce all State and Federal laws regarding watershed protection, wetlands, and floodplain management. Update city ordinances as new regulations are put in place
- Encourage new developments to use plants, soil, permeable pavement, stormwater harvest and reuse, and landscaping to reduce volume and speed of surface water into stormwater pipes
- Encourage the preservation of existing trees through ordinances and incentives
- Require new tree plantings and tree replacement plantings on new developments, particularly native tree species that have long life spans
- Encourage waste reduction at government offices and private businesses
- Encourage use of alternative energy sources, recycling, and waste reduction in residences, businesses, and public facilities
- Encourage the preservation of naturally occurring wildlife routes in continuous and unbroken corridors
- Adopt policies to protect the naturally occurring and state-designated Groundwater Recharge Area located on the north side of Peachtree City

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Natural Resources & Greenspace										
N1	Review City grounds and landscaping practices to encourage native, low-maintenance plants and designs	■						Staff Time	GF	Planning, Grounds
N2	Consider establishing policies for cost effective management of public preservation lands	■						Staff Time	GF	City Manager & environmental partners
N3	Dredge Lake Peachtree as scheduled		■				■	\$6 M	GF, ARPA, County	Public Works & County Water Department
N4	Consider updating Groundwater Recharge Area Protection ordinance			■				Staff Time	GF	Planning, Engineering
N5	Consider updating City policies to include environmental stewardship initiatives			■				Staff Time	GF	Public Works, Finance
N6	Consider adding additional environmental stewardship ordinances				■			Staff Time	GF	Planning
N7	Explore TMDL impaired stream monitoring efforts and the creation of a Watershed Improvement Program					■		Staff Time	GF	Engineering, Stormwater
N8	Continue to identify appropriate areas on public property to plant trees using Tree Fund. Consider utilizing native species	■	■	■	■	■	■	Staff Time	GF & Tree Fund	Planning, Grounds
N9	Explore grant options for streambank stabilization and restoration projects on threatened or steep banks	■	■	■	■	■	■	Staff Time	SW	Stormwater
N10	Annually program and implement improvements needed to maintain the stormwater management system in compliance with the MS4 and NPDES permit	■	■	■	■	■	■	Staff Time	SW	Stormwater
N11	Explore applying for Tree City USA designation						■	Staff Time	GF	Planning



NATURAL RESOURCES MAP



COMMUNITY FACILITIES

Peachtree City is renown for its parks and other Community Facilities. Although not a comprehensive list, these facilities include the Peachtree City Library, Drake Field, the Kedron Fieldhouse and Aquatic Center, the Peachtree City Tennis Center, Peachtree City Athletic Complex, the William Davis BMX Track, The Gathering Place, Flat Creek Nature Preserve, the Glenloch Recreation Complex, and the Frederick Brown Jr. Amphitheater.

Goal **Promote a sense of community by providing family oriented activities and quality community facilities**

Policies

- Maintain all parks and recreational facilities at the same high standards that exist today
- Provide quality programs and facilities while continuing to be stewards of public taxpayer funds. Consider long-term financial responsibilities of all new facilities and programs
- Provide a broad range of programs and facilities to meet the demands or our diverse population. Monitor changing demands and uses of facilities
- Encourage citizen participation and input in the development of new or changing facilities and programs

Policies, continued

- Provide a high quality public library with a robust catalog of media materials, community events and programs, internet access, and online resources
- Maintain municipal buildings and grounds at the same high standards as exists today. Continue to budget for the long-term maintenance and liability of all existing and new City facilities
- Continue to monitor the service needs for residents regarding waste pickup, yard debris, and recycling as they arise. Continue to support the partnership with Keep Peachtree City Beautiful

Implementation Strategies

Item	Project	Fiscal Year(s)						Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27	Long Range			
Community Facilities										
C1	Consider updating the Recreation Master Plan	■						\$50,000	GF	Recreation, Planning
C2	Consider re-establishing the Citizen Recreation Advisory Group	■	■	■	■	■	■	Staff Time	GF	Recreation
C3	Collect data on all facilities usage. Consider consolidating under-used or redundant facilities, or converting to different sports	■	■	■	■	■	■	\$50,000	GF	Recreation, I.T.
C4	Continue to support efforts of Keep Peachtree City Beautiful. Continue to monitor needs for yard debris service	■	■	■	■	■	■	Annual \$7,000	GF	Finance, Public Works
C5	Continue to monitor needs for providing municipal waste collection services	■	■	■	■	■	■	Staff Time	GF	City Clerk, Public Works, City Council
C6	Continue to support Fayette Senior Services	■	■	■	■	■	■	Annual \$15,000		City Council
C7	Continue to support and fund the Peachtree City Library	■	■	■	■	■	■	Annual \$1,000,000		Library
C8	Continue to budget for the long-range maintenance of all City facilities. Integrate facility maintenance and budgeting into GIS and Elements	■	■	■	■	■	■	\$100,000	GF	Finance, Public Works, Recreation, GIS, I.T.



TRANSPORTATION PLANNING

Peachtree City participated in the 2019 Fayette County Comprehensive Transportation Plan (CTP) and relies on that document for securing funds for city projects. All projects listed in the CTP, except for those relating to the specific extension of TDK Boulevard into Coweta County, are explicitly incorporated into this Update. The goals of the CTP that apply to Peachtree City are also incorporated into this document.

Goal Establish and maintain a comprehensive transportation system that provides safe and convenient circulation within the City.

Policies

- Participate in the planning process for the Fayette County Comprehensive Transportation Plan
- Continue to develop regional transportation solutions with surrounding cities, counties, Georgia Department of Transportation, and regional commissions
- Promote transportation solutions that equitably distribute the negative impacts of regional traffic flow and protect the character of Peachtree City
- Whereas arterial and collector roads are designed to prioritize regional mobility, continue to limit driveway access to these roads and encouraging inter-parcel access
- Whereas local streets are designed to access property and serve local trips, local streets should be designed to discourage regional cut-through traffic

Policies, continued

- Require developments of regional impact to conduct traffic studies and construct the required roadway network and improvements necessary for the development
- Require the construction of planned paths and roads in new developments and redevelopments
- Encourage alternative modes such as walking, bicycling, and low-speed carts by providing a comprehensive system of multi-use paths and facilities connection all the villages and residential areas in the City

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Transportation Planning										
T1	Develop SPLOST 23 project list to include roadway and path projects	■						Staff Time	GF	City Council & City Manager
T2	Perform a gap analysis on parcels without access to current of planned path system. Update Master Path Plan	■						Staff Time	GF	GIS, Planning
T3	Partner with GDOT on a northern bypass study		■					Staff Time	GF	City Council & City Manager
T4	Continue to participate in the Fayette County Comprehensive Transportation Plan			■		■		Staff Time	GF	Engineering, Planning
T5	Explore traffic calming solutions on neighborhood streets. Integrate traffic calming projects into the Capital Improvement Plan, where appropriate				■			Staff Time	GF	Engineering
T6	Perform an alternative options study for the SR 54/ SR 74 interchange with specific goals to minimize impacts on the immediate area in Peachtree City						■	\$80,000	GF	Engineering, Planning
T7	Continue to engage, support, and encourage regional efforts to address the SR 54 West congestion	■	■	■	■	■	■	Staff Time	GF	City Council & City Manager

INFRASTRUCTURE & BROADBAND



Infrastructure is vital to our economy and supports our daily lives. Our roads, drinking water system, stormwater pipes, waste facilities, and energy sources are all considered infrastructure. Most people don't think about infrastructure, unless of course, it's not working.

Infrastructure assets come at a high cost, but they provide an even higher return in terms of economic growth, ability to provide emergency response, and improving our everyday quality of life.

The City of Peachtree City provides roads, paths, and stormwater infrastructure. The drinking water system is provided by the Fayette County Water Department. Electricity is provided either by Georgia Power or Coweta-Fayette Electric Membership Cooperative (EMC). Natural gas is deregulated in Georgia and sold through certified marketers.

Internet access has become a modern necessity, and access to high speed internet is vital to a robust local economy. Peachtree City does not provide internet or other telecommunication services. The Georgia Broadband Program defines an area as being served by broadband if at least 80% of locations in a census block have access to a fixed, terrestrial broadband provider with at least 25 megabits per second (Mbps) download speeds and 3 Mbps upload speeds. According to the Georgia Broadband Program data for year 2021, all of Peachtree City is considered to be served by broadband.

Goal Maintain high quality infrastructure in good condition to serve City residents and businesses.

Policies

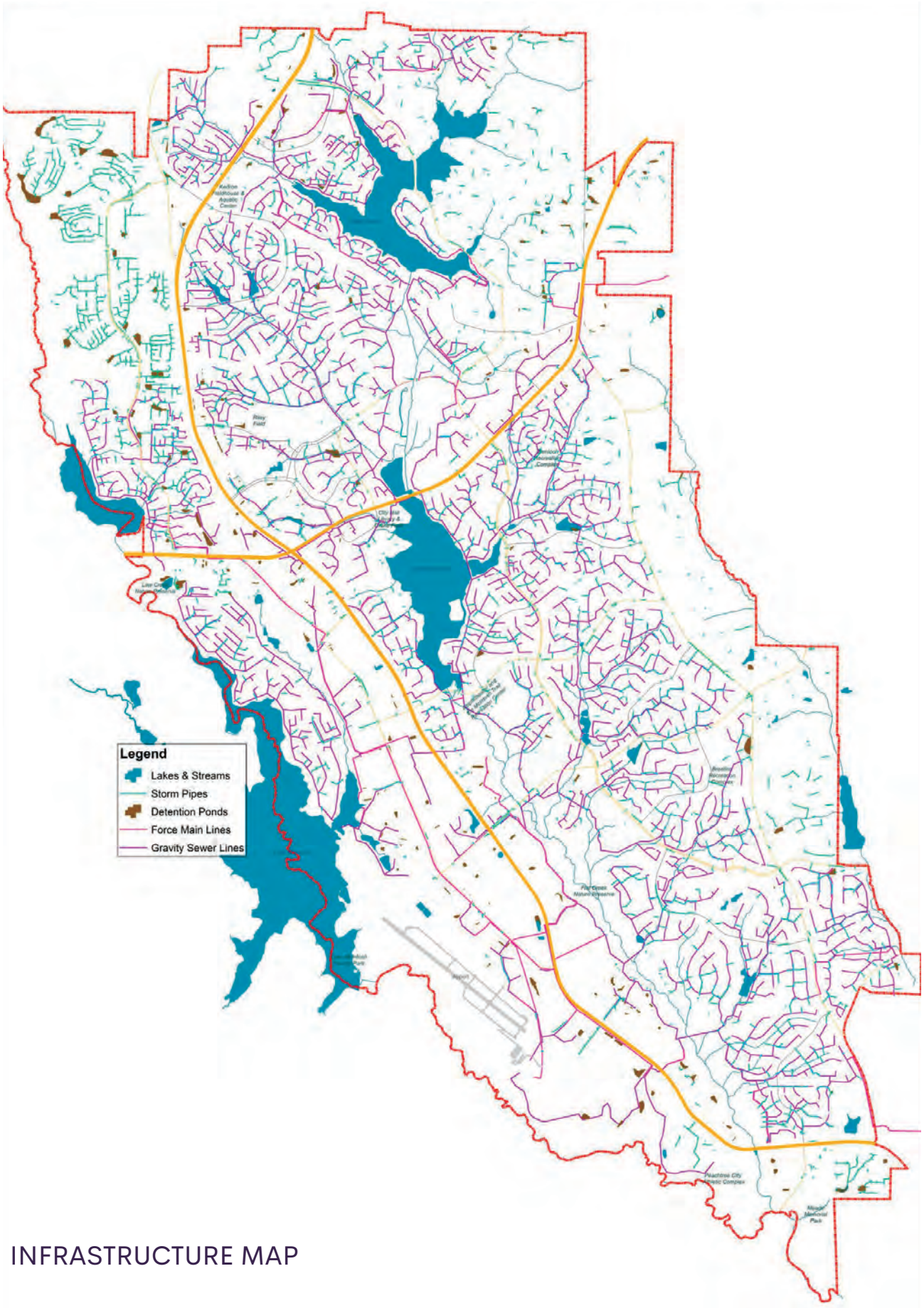
- Adequately fund the annual maintenance of the City's infrastructure to meet established service benchmarks.
- Coordinate with partnering utility providers in order to reduce duplicative repair work.
- Encourage private corporation investment in top quality internet and telecommunication facilities and to provide world class service levels to Peachtree City residents and businesses.
- Consider inter-generational equity in all financial decisions regarding infrastructure investments.
- Continue to invest in new technologies that increase efficiency, streamline government processes, and improve public transparency in planning, budgeting, and maintaining infrastructure assets.



The Peachtree City Spillway is a significant infrastructure investment

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Infrastructure & Broadband										
I1	Consider establishing a Pavement Condition Index goal for City.	■						Staff Time	GF	Public Works
I2	Continue road repaving program of at least 8 miles per year	■	■	■	■	■	■	Annual \$3 M	SPLOST, GF	Public Works
I3	Continue path repaving program of at least 3 miles per year	■	■	■	■	■	■	Annual \$1 M	SPLOST, GF	Public Works
I4	Continue to execute SPLOST 17 projects	■	■	■	■	■	■	Staff Time	SPLOST	Public Works
I5	Continue to expand multi-use path system as outlined in the Master Path Plan	■	■	■	■	■	■	Staff Time	SPLOST, Impact Fees, GF	Public Works
I6	Consider partnering with WASA board to fund sewer to un-sewered portions of the City	■						One-time \$5 M	ARPA, WASA	WASA, City Council
I7	Consider initiating an annual or quarterly update to City Council on Water Board activities within Peachtree City	■	■	■	■	■	■	Staff Time	GF	City Council
I8	Continue to fund and implement the management of stormwater ponds in residential subdivisions	■	■	■	■	■	■	Staff Time	SW	Stormwater
I9	Maintain stormwater infrastructure in good condition	■	■	■	■	■	■	Annual \$700,000	SW	Stormwater
I10	Continue to apply for funding through ARC, GDOT, and others to implement transportation planning & projects	■	■	■	■	■	■	Staff Time	SW	Engineering



INFRASTRUCTURE MAP



PUBLIC SAFETY & EMERGENCY RESPONSE

Goal Support a safe and healthy community by providing high quality public safety and emergency response services.

Policies

- Continually strive to build trust and protect the rights of our citizens while reducing all types of crime within the City
- Provide quality emergency services through community education, prevention, and effective emergency response
- Maintain a staff of certified professionals through continuing education opportunities and career development programs
- Use best practices and national standards to ensure our citizens continue to receive high quality services

Implementation Strategies

Item	Project	Fiscal Year(s)						Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27	Long Range			
Public Safety										
PS1	Develop fire station deployment strategy for underserved areas of the City	■						Staff Time	GF	Fire EMS, Planning
PS2	Construct new fire station on west side of City		■					\$3,000,000	Impact Fees, Bonds, GF	City Council, Finance, Planning, Engineering, Fire EMS
PS3	Identify property for east SR 54 fire station or station 82 relocation					■		Staff Time	GF	City Council, Finance, Planning, Engineering, Fire EMS
PS4	Reconstruct Station 82						■	\$2,600,000	Bonds, GF, TBD	City Council, Finance, Engineering, Fire EMS
PS5	Create strategy to construct permanent south side fire station				■			\$2,500,000	TBD	City Council, Finance, Engineering, Fire EMS
PS6	Update Fire Dept. reporting software to integrate into GIS	■						\$20,000	GF	Fire EMS, I.T., GIS
PS7	Obtain Fire Accreditation Institute certification					■		\$100,000	GF	Fire EMS
PS8	Maintain ISO 1 classification	■	■	■	■	■	■	Staff Time	GF	Fire EMS
PS9	Update and expand storage capacity for Police evidence room	■						\$100,000	SPLOST	Engineering, Police
PS10	Expand K9 program from 2 to 4 K9's	■						\$55,000	SPLOST	Police
PS11	Modernize sidearm equipment		■					\$100,000	GF	Police
PS12	Establish Polygraph Program		■					\$8,500	GF	Police
PS13	Acquire all-terrain rescue vehicle			■				\$350,000	CIP	Police, Finance
PS14	Consider updating Police reporting software to integrate into GIS			■				\$500,000	GF	Police, I.T., GIS
PS15	Build expansion to store investigations and evidence processing with portable vehicle lift						■	\$1,500,000	CIP	Police, Finance
PS16	Maintain the Gold Standard CALEA Accreditation and Georgia's State Law Enforcement Certification	■	■	■	■	■	■	Staff Time	GF	Police
PS17	Participate in regional police taskforce opportunities	■	■	■	■	■	■	Staff Time	GF	Police
PS18	Continue expanding camera surveillance at city facilities and along major thoroughfares	■	■	■	■	■	■	\$50,000	GF	I.T., Police



GOVERNMENT & PUBLIC COMMUNICATIONS

Goal Strengthen our City through shared values in civic engagement, mutual trust, and the highest standards of openness and participation

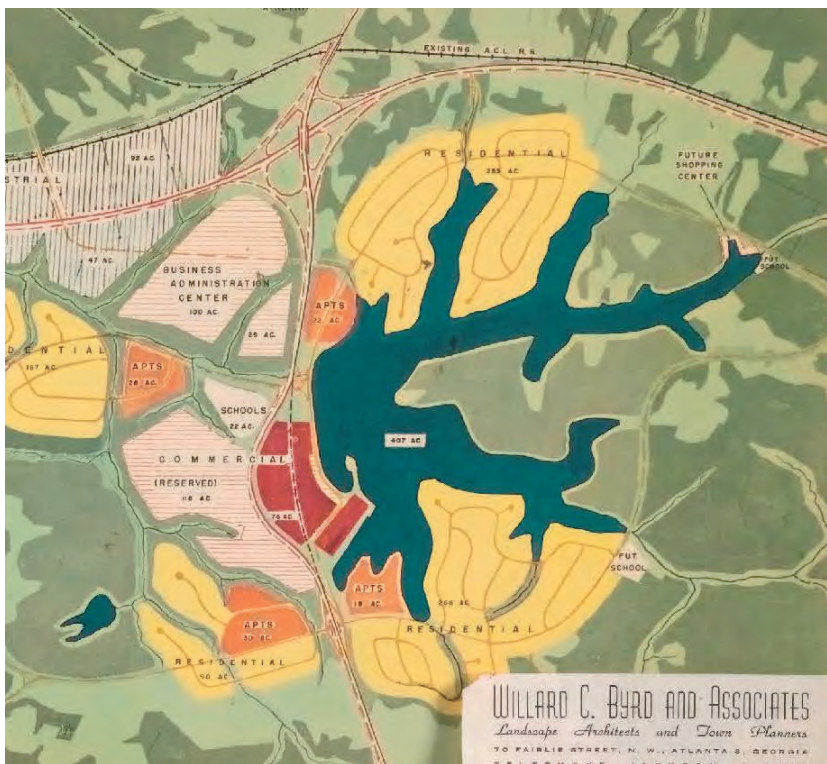
Policies

- City government will act with integrity in an open process, and will provide timely access to trustworthy information in a professional and friendly manner
- The City and the citizens are mutually accountable for engaging in fact-based discussions, where participants demonstrate respect in words and actions, and where everyone feels comfortable expressing their opinion regardless of differences
- The City constantly endeavors to improve communications and actively encourages participation from citizens of all ages, ethnic backgrounds, and abilities
- Recognizing the long-term relationship between the City government and our citizens, community organizations, schools, and other local, county, regional and state governments, Peachtree City will only engage in trustworthy, transparent, and open minded communications
- Utilize technologies that improve operational efficiencies and provide public transparency

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Government & Public Communications										
G1	Consider continuing regular Town Hall meetings, Special Called Work sessions, and Community Meet-and-Greets	■	■	■	■	■	■	Staff Time	GF	City Council
G2	Update City website	■						Staff Time	GF	City Clerk
G3	Explore online dashboard options to track implementation of City policies/ projects		■					TBD	GF	I.T., City Clerk
G4	Explore options to measure and track levels of citizen engagement with an effort to expand reach to all ages, ethnicities, working families, and other populations typically under-represented in in-person meetings.	■	■	■	■	■	■	Staff Time	GF	City Clerk, Planning, City Council
G5	Consider re-establishing a "Peachtree City 101" class. Provide free regularly scheduled workshops about local government operations and how to get involved	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments
G6	Explore funding Volunteer Coordinator position to organize network of citizen volunteers	■	■	■	■	■	■	Annual \$50,000	GF	Human Resources, City Clerk
G7	Establish an annual review and status report of the Comprehensive Plan implementation progress to City Council	■	■	■	■	■	■	Staff Time	GF	Planning
G8	Coordinate with local technical schools to establish internship program with Public Works	■	■	■	■	■	■	Staff Time	GF	Human Resources, Public Works
G9	Continue to explore and implement technology that reduces paper, improves efficiencies, and integrates with GIS	■	■	■	■	■	■	Staff Time	GF	Human Resources, City Clerk
G10	Consider re-establishing a Peachtree City presence in regional government and committees	■	■	■	■	■	■	Staff Time	GF	City Council
G11	Continue coordinating and engaging with Fayette County Board of Education, Fayette County, Coweta County and other neighboring communities	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments

LAND USE & DEVELOPMENT PATTERNS



The 1957 Prospectus for the yet-to-be-chartered Peachtree City.

The Village Concept development pattern has been with Peachtree City since its inception in the late 1950s.

Over the decades, the clarity with which the City's plans articulated the Village Concept definition waned. So much so that the 2017 Comprehensive Plan stated that a large portion of the community could no longer express what the Village Concept meant.

Therefore, a significant portion of the planning efforts of the 2022 Comprehensive Plan Update revolved around asking the community to restate their support of and define the Village Concept.

The Village Concept

The Village Concept combines residential villages with Village Centers to create a vibrant community where health and social interactions are prioritized. There are two pieces to the Village Concept: the Villages and the Village Centers. These are described on the following pages.

Villages

A Village is the residential area surrounding a Village Center. It consists of a variety of neighborhoods with varying home types and lot sizes, all with easy access to greenspace and the multi-use path system.

While there are five (5) named Villages, they are all the same type of Character Area. *These village names are historically important to Peachtree City*, and residents often identify their home location by their Village name rather than by a subdivision name.

Today, the Villages are mostly established. Public comments expressed a strong community desire to protect the character of existing single-family neighborhoods, which has become a guiding principle for this Comprehensive Plan Update. Any existing commercial, office, or industrial use that is located outside of a Village Center should not be permitted to expand or encroach into neighborhoods and greenspaces.

Recognizing that people's housing needs differ and evolve during our life stages, it is expected that some modifications and residential infill development will occur in Villages. However, these changes should be done in a way that respects the character of surrounding neighborhoods and homes.

Major new residential developments with 200 or more units should consist of varying housing types and lot sizes intermingled so that monolithic spans of any single density are avoided.

VILLAGES POLICIES & STRATEGIES

Policies and Implementation strategies are summarized for all Character Areas at the end of this chapter. Those Implementation Strategies that directly relate to Villages are strategies L1 and L8. Policies that apply to Villages are:

- PLU 1
- PLU 2
- PLU 3
- PLU 7
- PLU 8
- PLU 9



Photographs of existing and appropriate development patterns in Villages

VILLAGES POLICIES

- PLU 1** Protect the residential character of established neighborhoods
- PLU 2** Locate commercial uses within a Village Center. Discourage expansion of commercial uses outside of Village Centers
- PLU3** Protect environmentally sensitive lands in permanently protected greenspaces
- PLU 7** Utilize step down residential density so that higher density is located within and next to Village Centers, then stepping down to medium density, and finally stepping down to low density furthest from the Village Center
- PLU 8** Maximize utilization of existing infrastructure, reduce the service-delivery impacts created by suburban sprawl, and practice sound financial stewardship of tax revenue by encouraging redevelopment of property
- PLU 9** Continue using enhanced landscape standards throughout the City

APPROPRIATE ZONING DISTRICTS & LAND USE IN VILLAGES

The table to the right lists the appropriate zoning districts within a Village. The table below lists the appropriate land uses within a Village. Please refer to the end of this chapter for a full definition and description of each land use category.

	VILLAGE
Single Family Low	✓
Single Family Medium	✓
Single Family Cluster	✓
Multi-Family	✓
Open Space	✓
Community Services	✓
Office	✗
Mixed-Use	✗
Commercial	✗
Industrial	✗
Transportation/ Utility	✗

Table 1: Appropriate Land Uses in a Village

	VILLAGE
ER	✓
R districts	✓
GR districts	✓
LUR	✓
OS	✓
OI	✗
GC	✗
LUC	✗
LI	✗
GI	✗
LUI	✗

Table 2: Appropriate Zoning in a Village



VILLAGE CHARACTER AREA MAP

*Aberdeen, Braelinn, Glenloch, Kedron, and Wilksmoor are Village Character Areas.

*The Industrial Village is a separate Character Area.

The Industrial Village

The Industrial Village is one of the oldest Villages in the City and is an economic driver for the City and the County as a whole. The purpose of the Industrial Village is to provide a location where industrial uses are protected from encroachment by incompatible uses.

Today, the Industrial Village has a few undeveloped parcels remaining. There are about 243 acres of undeveloped industrial land. However, only 12 lots exist that are 5 acres or greater. The largest undeveloped lot, consisting of 41 acres, is owned by the SANY corporation.

The second largest parcel does not have public road access, but is closest to Southpark Drive. This parcel is encumbered by the Federal Aviation Administration (FAA) protected airspaces around the Peachtree City Regional Airport, thereby limiting the maximum heights of potential buildings. Combined with slopes between 8% and 12%, this 38-acre parcel will be a challenge to develop. Regardless, its location in the Industrial Park makes the property best suited for industrial and industrial-compatible uses.

Expansion of established businesses has been the majority of industrial development in the City over the past few years. Rather than undertaking major relocations, companies are choosing to maximize their property to grow their businesses. This will likely be a continuing trend over the next decade.

Future development and expansions should be done in a way that protects existing industrial users from encroachment by commercial and residential uses. Developments for manufacturing, assembly, distribution, and associated offices will ensure the vitality of the Industrial Village.

APPROPRIATE LAND USE IN THE INDUSTRIAL VILLAGE

The table below lists the appropriate land uses within the Industrial Village. Please refer to the end of this chapter for a full definition and description of each land use category.

	INDUSTRIAL VILLAGE
Single Family Low	✗
Single Family Medium	✗
Single Family Cluster	✗
Multi-Family	✗
Open Space	☑
Community Services	✗
Office	☑
Mixed-Use	✗
Commercial	✗
Industrial	☑
Transportation/ Utility	☑

Table 3: Appropriate Land Uses in the Industrial Village

APPROPRIATE ZONING DISTRICTS IN THE INDUSTRIAL VILLAGE

The table to the right lists the appropriate zoning districts within the Industrial Village. These are restricted to industrial zoning districts, office zoning, and open space.

INDUSTRIAL VILLAGE POLICIES & STRATEGIES

Policies and Implementation strategies are summarized for all Character Areas at the end of this chapter. Those Implementation Strategies that directly relate to the Industrial Village are strategies L1, L5, and L8. Policies that apply to the Industrial Village are:

	INDUSTRIAL VILLAGE
ER	✗
R districts	✗
GR districts	✗
LUR	✗
OS	✓
OI	✓
GC	✗
LUC	✗
LI	✓
GI	✓
LUI	✓

Table 4: Appropriate Zoning in the Industrial Village

THE INDUSTRIAL VILLAGE POLICIES

- PLU 3** Protect environmentally sensitive lands in permanently protected greenspaces
- PLU 4** Encourage the location of industrial uses in the Industrial Park. Protect industries from adverse effects resulting from encroaching residential and commercial uses
- PLU 8** Maximize utilization of existing infrastructure, reduce the service-delivery impacts created by suburban sprawl, and practice sound financial stewardship of tax revenue by encouraging redevelopment of property
- PLU 9** Continue using enhanced landscape standards throughout the City



Photographs of existing and appropriate development patterns in the Industrial Village

Village Centers

The Village Center is a place of high pedestrian activity where a diversity of land uses are located near one another so that a person may reach all their daily needs within a 15-minute walk. Uses include shopping, employment, living, education, healthcare, worship, entertainment, parks and greenspace - all connected via a network of local streets and the multi-use path system.

The different- colored areas on the map depict Village Centers. They are located within a 15-minute walk radius, shown as a pink circle. Any commercial or office property located outside of the walk radius should not be expanded in the future.

While there are seven (7) named Village Centers, they are all the same type of Character Area. Village Centers are located at places that were historically designated as Village Centers, or where commercial and institutional uses have developed. All Village Centers are existing, no future Village Centers are being designated.

STEP DOWN LAND USE MODEL

The land uses within a Village Center should follow the 'step-down' land use model shown in the graphic below. Vertical mixed-use and commercial (shown in pink and red) should be centrally located. The intensity of land use would then step down to office and attached multi-family residential (shown in blue and dark brown). Outside of the Village Center, residential densities continue to decrease from Single-Family Cluster, to Single-Family Medium, and finally to Single-Family Low. All of the uses should be connected via greenbelts and multi-use paths.

There will not always be clear cut edges between commercial, mixed-use, and office uses. In fact, some of these uses could be interchangeable due to their similar impacts, such as commercial with mixed-use or office with multi-family. In addition, most developments will not be perfectly concentric, but rather take on a linear form as they respond to roads and the natural topography.

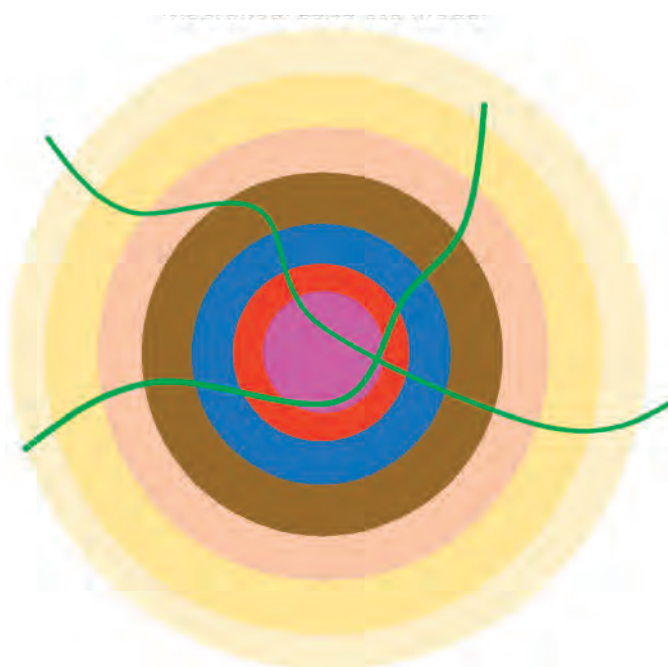
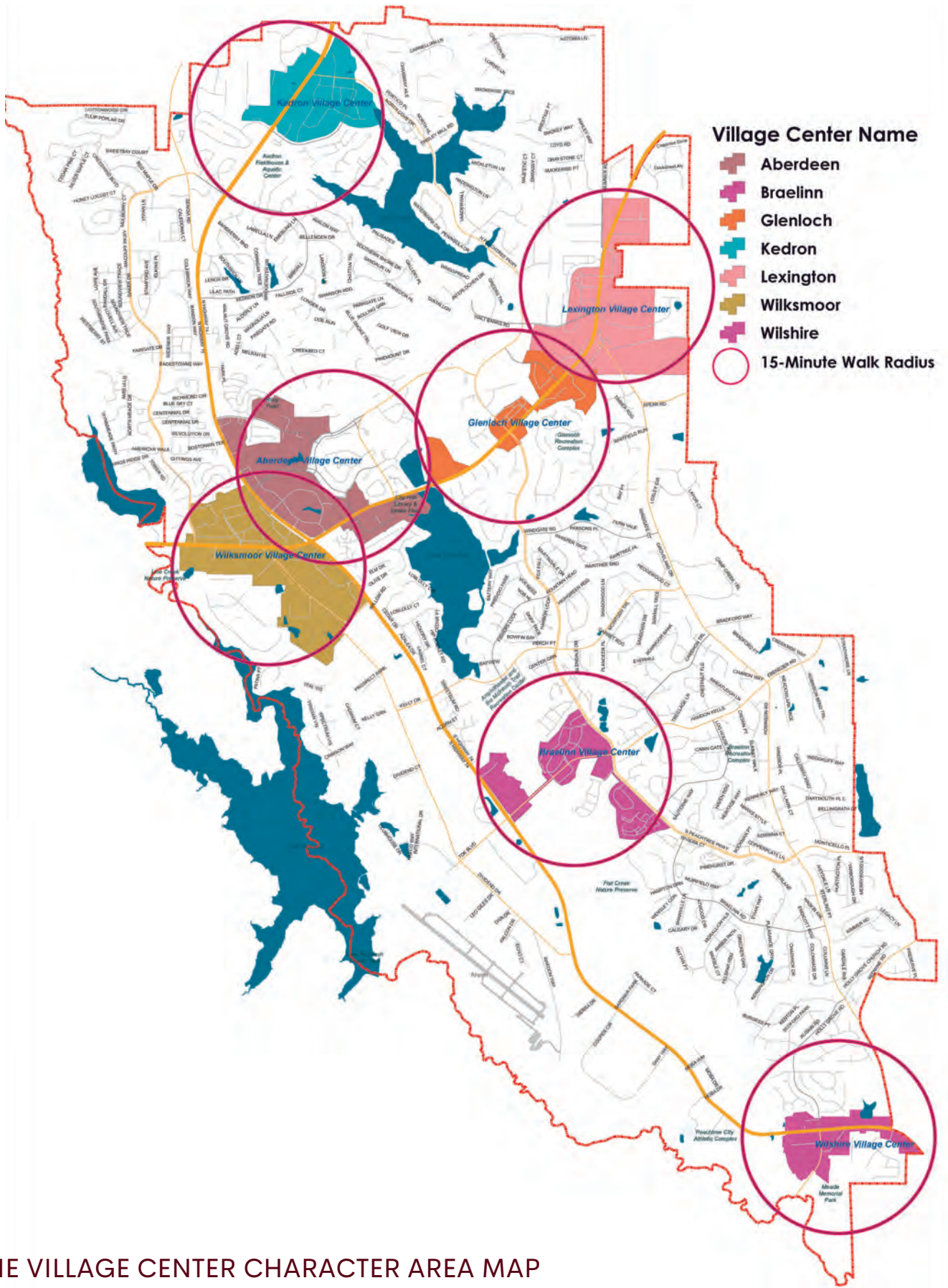


Figure 1: The Step Down Land Use Model for Village Centers and Villages. More intense land uses are centrally located in the Village Center, and then step down in intensity further away from the Village Center.



THE VILLAGE CENTER CHARACTER AREA MAP

APPROPRIATE LAND USE & ZONING DISTRICTS WITHIN A VILLAGE CENTER

The table below summarizes appropriate land use and zoning districts within a Village Center. Please refer to the end of this chapter for a full definition and description of each land use category.

	VILLAGE CENTER
Single Family Low	✗
Single Family Medium	✗
Single Family Cluster	✓
Multi-Family	✓
Open Space	✓
Community Services	✓
Office	✓
Mixed-Use	✓
Commercial	✓
Industrial	✗
Transportation/ Utility	✗

Table 5: Appropriate Land Uses in a Village Center

	VILLAGE CENTER
ER	✗
R districts	✗
GR districts	✓
LUR	✓
OS	✓
OI	✓
GC	✓
LUC	✓
LI	✗
GI	✗
LUI	✗

Table 6: Appropriate Zoning in a Village Center

VILLAGE CENTER POLICIES & STRATEGIES

Policies and Implementation strategies are summarized for all Character Areas at the end of this chapter. Those Implementation Strategies that directly relate to the Village Centers are strategies L2, L3, L4, and L8. Polices that apply to the Village Centers are:

VILLAGE CENTER POLICIES

- PLU 2** Locate commercial uses within a Village Center. Discourage expansion of commercial uses outside of Village Centers
- PLU 5** Discourage “strip-type” commercial development
- PLU 6** Encourage safe, walkable, aesthetically pleasing Village Centers that include spaces for social gatherings
- PLU 8** Maximize utilization of existing infrastructure, reduce the service-delivery impacts created by suburban sprawl, and practice sound financial stewardship of tax revenue by encouraging redevelopment of property
- PLU 9** Continue using enhanced landscape standards throughout the City

Future Land Use

As a master planned community, the existing and future land use categories within the City are very similar. All of the previously adopted land use categories are re-adopted in this Update. They are:

- Single Family Low
- Single Family Medium
- Single Family Cluster
- Multi-Family
- Office
- Commercial
- Community Services
- Open Space
- Industrial
- Utility/ Transportation

In addition to these, a new land use category is being introduced into the City's Future Land Use Map: Mixed Use. This category is a vertical mixed-use development pattern with ground-level retail and office and a maximum of 3 stories.

Mixed-Use developments should include central parks and plazas, street trees, wider sidewalks with adjacent outdoor dining, and other pedestrian amenities. Parking should be a combination of on-street and off-street in lots that are shielded by buildings. Bicycle parking and cart parking should be provided, and electric charging stations are highly encouraged.

Quality architecture and attention to scale are vital for successful mixed-use projects. This goes above and beyond simply requiring brick or stone, and should include high-end architectural details and classic proportions.

MIXED USE IN PEACHTREE CITY



3 Stories



Pedestrian Friendly



Enhanced Architecture

This chart defines each land use category and coordinates with the Future Land Use Map on the facing page.

SINGLE FAMILY LOW

Residential lot sizes of 1 acre or larger

SINGLE FAMILY MEDIUM

Residential lot of 1/4 acre to 1 acre

SINGLE FAMILY CLUSTER

Lots smaller than 1/4 acre & some attached style with 3-6 units per acre

MULTI-FAMILY

Attached housing such as townhomes, condominiums & apartments

OFFICE

Professional offices, health clinics, banks, and research laboratories

MIXED USE

Vertical blend of residential, office, and/or commercial uses

COMMERCIAL

Retail, personal service businesses, offices, clinics, and hotels

COMMUNITY SERVICES

Government facilities, schools, places of worship, and cemeteries.

OPEN SPACE

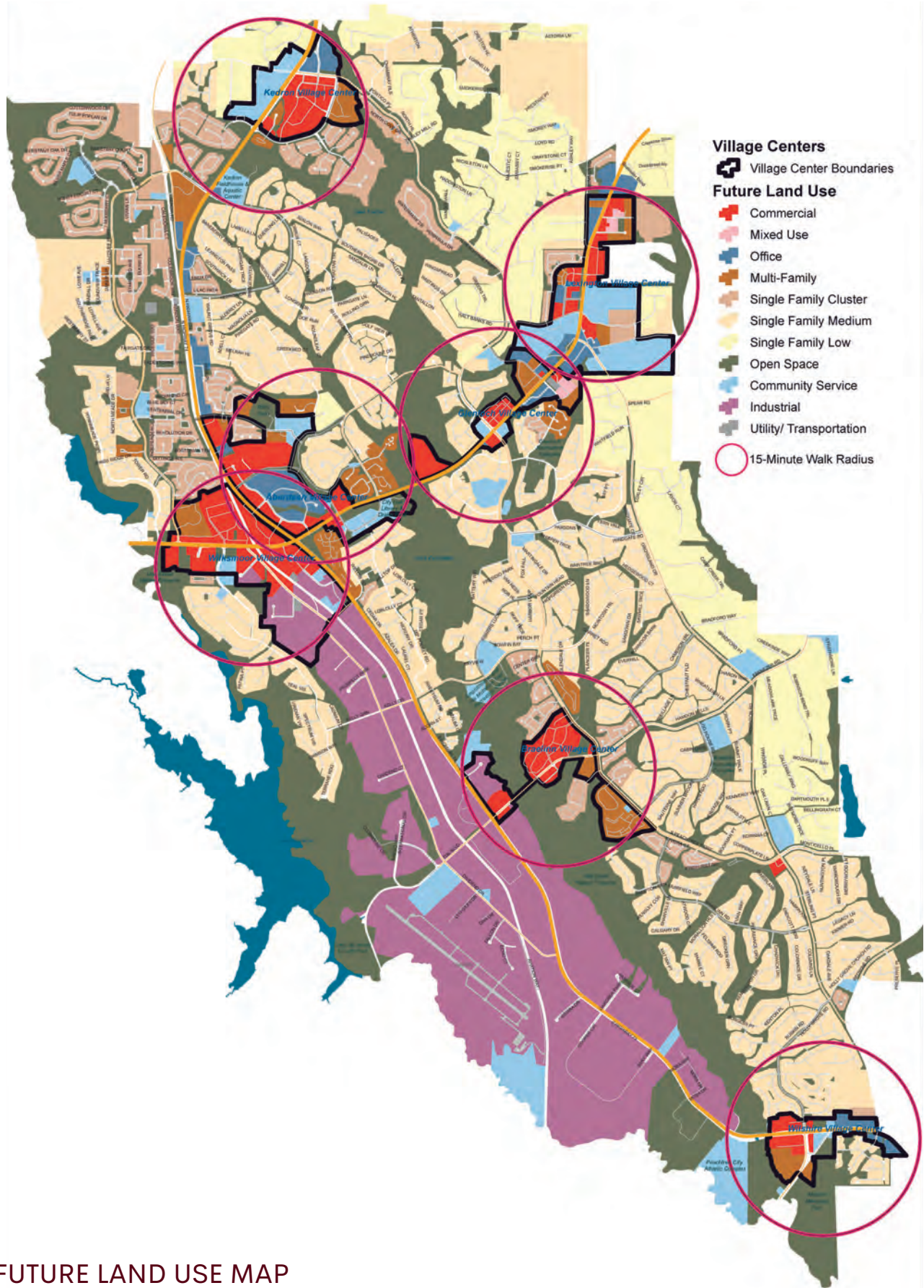
Greenbelts, greenspace, lakes, golf courses, public parks and conservation

INDUSTRIAL

Manufacturing, warehousing, laboratories and similar facilities

UTILITY/ TRANSPORTATION

Utilities distribution and transportation-related infrastructure



FUTURE LAND USE MAP

The table below summarizes the appropriate land uses in each Character Area type.

	VILLAGE	VILLAGE CENTER	INDUSTRIAL VILLAGE
Single Family Low	✓	✗	✗
Single Family Medium	✓	✗	✗
Single Family Cluster	✓	✓	✗
Multi-Family	✓	✓	✗
Open Space	✓	✓	✓
Community Services	✓	✓	✗
Office	✗	✓	✓
Mixed-Use	✗	✓	✗
Commercial	✗	✓	✗
Industrial	✗	✗	✓
Transportation/ Utility	✗	✗	✓

Table 7: Appropriate Land Use in each of the Character Area types

Goal Develop and redevelop land in the City based on the Village Concept

Policies

- PLU 1** Protect the residential character of established neighborhoods
- PLU 2** Locate commercial uses within a Village Center. Discourage expansion of commercial uses outside of Village Centers
- PLU 3** Protect environmentally sensitive lands in permanently protected greenspaces
- PLU 4** Encourage the location of industrial uses in the Industrial Park. Protect industries from adverse effects resulting from encroaching residential and commercial uses
- PLU 5** Discourage “strip-type” commercial development
- PLU 6** Encourage safe, walkable, aesthetically pleasing Village Centers that include spaces for social gatherings

Policies, continued

- PLU 7** Utilize step down residential density so that higher density is located within and next to Village Centers, then stepping down to medium density, and finally stepping down to low density furthest from the Village Center
- PLU 8** Maximize utilization of existing infrastructure, reduce the service-delivery impacts created by suburban sprawl, and practice sound financial stewardship of tax revenue by encouraging redevelopment of property
- PLU 9** Continue using enhanced landscape standards throughout the City

Implementation Strategies

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Land Use & Development Patterns										
L1	Update the 2014 Annexation Study	■						Staff Time	GF	Planning
L2	Update architectural standards and design guidelines	■						\$20,000	GF	Planning
L3	Consider creating sub-area plans for portions of the City identified for possible redevelopment and/or Village Centers		■	■	■			\$75,000 each area	GF, Reg'nl Grants	Planning
L4	Explore establishing a Village Center zoning overlay		■	■	■			\$50,000	GF, Grants	Planning
L5	Consider updating the 2017 impact fee methodology report			■				\$35,000	GF	Planning, Finance
L6	Explore benefits of PlanFirst designation for City			■	■			Staff Time	GF	Planning
L7	Consider options for development codes to reduce future clear-cutting and mass grading	■						Staff Time	GF	Planning, Engineering
L8	Update zoning and land development ordinances into combined Unified Development Ordinance	■	■					\$120,000	GF	Planning
L9	Coordinate with Fayette County, Coweta County and surrounding Cities and Towns to develop strategies managing growth, land use, transportation, and watershed protection	■	■	■	■	■	■	Staff Time	GF	City Council, City Manager, Planning, Public Works

Greetings from
PEAL

The word 'PEAL' is rendered in large, 3D block letters with a white outline and a red-to-orange gradient. Each letter contains a different scenic image: 'P' shows a boat on a lake; 'E' shows a river flowing through a landscape; 'A' shows a woman in a cowboy hat sitting on a red pickup truck; 'L' shows a basket of fresh produce like apples and oranges.

GEORGIA ON M



TY MIND!

CITY 4

IMPLEMENTATION



COMMUNITY WORK PROGRAM



The annual Breast Cancer Awareness 5k is a special event in the City

The Community Work Program (CWP) is required for all local governments and must be updated at least every five years. The CWP lays out the specific activities the community plans to undertake during the five years following adoption of the Comprehensive Plan. The purpose is to address the Needs and Opportunities identified by the community to steadily move the community toward realizing its Goals.

The CWP includes any activities, initiatives, programs, ordinances, and administrative systems to be implemented.

TABLE EXPLANATION

The following table combines all of the Implementation Strategy tables already included in each Plan Element section. The funding acronyms are:

- ARPA American Rescue Plan Act
- CIP Capital Improvement Program
- GF General Fund
- TPD Tourism Product Development
- SPLOST Special Purpose Local Option Tax
- SW Stormwater Enterprise Fund
- WASA Water And Sewer Authority

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Economic Development										
ED1	Consider establishing a Development Authority for Peachtree City or a City Department responsible for tracking economic indicators in the City and coordinating Economic Development strategies	■						\$150,000	GF	City Council
ED2	Consider creating an Economic Development Plan for Peachtree City to incorporate into future Comprehensive Plans		■					\$150,000	GF	City Council, Planning, Economic Development
ED3	Consider creating and/or supporting a local business incubator and small business resource assistance			■				Staff Time	GF, TBD	FCDA, Chamber of Commerce, City Council
ED4	Explore options for funding broker / marketer to recruit brands and restaurants appropriate for PTC				■			Staff Time	GF, TPD	CVB, Economic Development
ED5	Continue partnering with CVB and Fayette County Development Authority	■	■	■	■	■	■	Staff Time & Annual	GF	City Council
ED6	Explore a public art program					■		Staff Time	GF	City Council, CVB, Planning
Housing										
H1	Continue to enforce property maintenance code. Consider additional standards	■	■	■	■	■	■	Staff Time	GF	Code Enforcement
H2	Integrate GIS into Code Enforcement case management software. Identify and monitor for concentrations of property rehabilitation cases.	■						\$30,000	GF	Code Enforcement, GIS, I.T.
H3	Consider updating accessory dwelling ordinance	■						Staff Time	GF	Planning
H4	Consider undertaking a Housing Study to assess housing stock, market conditions, and demands; and to provide suggestions for a wide variety of tools to meet community's housing needs		■	■				\$75,000	GF	Planning, City Council

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Natural Resources & Greenspace										
N1	Review City grounds and landscaping practices to encourage native, low-maintenance plants and designs	■						Staff Time	GF	Planning, Grounds
N2	Consider establishing policies for cost effective management of public preservation lands	■						Staff Time	GF	City Manager & environmental partners
N3	Dredge Lake Peachtree as scheduled		■				■	\$6 M	GF, ARPA, County	Public Works & County Water Department
N4	Consider updating Groundwater Recharge Area Protection ordinance			■				Staff Time	GF	Planning, Engineering
N5	Consider updating City policies to include environmental stewardship initiatives			■				Staff Time	GF	Public Works, Finance
N6	Consider adding additional environmental stewardship ordinances				■			Staff Time	GF	Planning
N7	Explore TMDL impaired stream monitoring efforts and the creation of a Watershed Improvement Program					■		Staff Time	GF	Engineering, Stormwater
N8	Continue to identify appropriate areas on public property to plant trees using Tree Fund. Consider utilizing native species	■	■	■	■	■	■	Staff Time	GF & Tree Fund	Planning, Grounds
N9	Explore grant options for streambank stabilization and restoration projects on threatened or steep banks	■	■	■	■	■	■	Staff Time	SW	Stormwater
N10	Annually program and implement improvements needed to maintain the stormwater management system in compliance with the MS4 and NPDES permit	■	■	■	■	■	■	Staff Time	SW	Stormwater
N11	Explore applying for Tree City USA designation						■	Staff Time	GF	Planning

Item	Project	Fiscal Year(s)						Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27	Long Range			
Community Facilities										
C1	Consider updating the Recreation Master Plan	■						\$50,000	GF	Recreation, Planning
C2	Consider re-establishing the Citizen Recreation Advisory Group	■	■	■	■	■	■	Staff Time	GF	Recreation
C3	Collect data on all facilities usage. Consider consolidating under-used or redundant facilities, or converting to different sports	■	■	■	■	■	■	\$50,000	GF	Recreation, I.T.
C4	Continue to support efforts of Keep Peachtree City Beautiful. Continue to monitor needs for yard debris service	■	■	■	■	■	■	Annual \$7,000	GF	Finance, Public Works
C5	Continue to monitor needs for providing municipal waste collection services	■	■	■	■	■	■	Staff Time	GF	City Clerk, Public Works, City Council
C6	Continue to support Fayette Senior Services	■	■	■	■	■	■	Annual \$15,000		City Council
C7	Continue to support and fund the Peachtree City Library	■	■	■	■	■	■	Annual \$1,000,000		Library
C8	Continue to budget for the long-range maintenance of all City facilities. Integrate facility maintenance and budgeting into GIS and Elements	■	■	■	■	■	■	\$100,000	GF	Finance, Public Works, Recreation, GIS, I.T.
Transportation Planning										
T1	Develop SPLOST 23 project list to include roadway and path projects	■						Staff Time	GF	City Council & City Manager
T2	Perform a gap analysis on parcels without access to current of planned path system. Update Master Path Plan	■						Staff Time	GF	GIS, Planning
T3	Partner with GDOT on a northern bypass study		■					Staff Time	GF	City Council & City Manager
T4	Continue to participate in the Fayette County Comprehensive Transportation Plan			■			■	Staff Time	GF	Engineering, Planning
T5	Explore traffic calming solutions on neighborhood streets. Integrate traffic calming projects into the Capital Improvement Plan, where appropriate				■			Staff Time	GF	Engineering
T6	Perform an alternative options study for the SR 54/ SR 74 interchange with specific goals to minimize impacts on the immediate area in Peachtree City						■	\$80,000	GF	Engineering, Planning
T7	Continue to engage, support, and encourage regional efforts to address the SR 54 West congestion	■	■	■	■	■	■	Staff Time	GF	City Council & City Manager

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Infrastructure & Broadband										
I1	Consider establishing a Pavement Condition Index goal for City.	■						Staff Time	GF	Public Works
I2	Continue road repaving program of at least 8 miles per year	■	■	■	■	■	■	Annual \$3 M	SPLOST, GF	Public Works
I3	Continue path repaving program of at least 3 miles per year	■	■	■	■	■	■	Annual \$1 M	SPLOST, GF	Public Works
I4	Continue to execute SPLOST 17 projects	■	■	■	■	■	■	Staff Time	SPLOST	Public Works
I5	Continue to expand multi-use path system as outlined in the Master Path Plan	■	■	■	■	■	■	Staff Time	SPLOST, Impact Fees, GF	Public Works
I6	Consider partnering with WASA board to fund sewer to un-sewered portions of the City	■						One-time \$5 M	ARPA, WASA	WASA, City Council
I7	Consider initiating an annual or quarterly update to City Council on Water Board activities within Peachtree City	■	■	■	■	■	■	Staff Time	GF	City Council
I8	Continue to fund and implement the management of stormwater ponds in residential subdivisions	■	■	■	■	■	■	Staff Time	SW	Stormwater
I9	Maintain stormwater infrastructure in good condition	■	■	■	■	■	■	Annual \$700,000	SW	Stormwater
I10	Continue to apply for funding through ARC, GDOT, and others to implement transportation planning & projects	■	■	■	■	■	■	Staff Time	SW	Engineering
Public Safety										
PS1	Develop fire station deployment strategy for underserved areas of the City	■						Staff Time	GF	Fire EMS, Planning
PS2	Construct new fire station on west side of City		■					\$3,000,000	Impact Fees, Bonds, GF	City Council, Finance, Planning, Engineering, Fire EMS
PS3	Identify property for east SR 54 fire station or station 82 relocation					■		Staff Time	GF	City Council, Finance, Planning, Engineering, Fire EMS
PS4	Reconstruct Station 82						■	\$2,600,000	Bonds, GF, TBD	City Council, Finance, Engineering, Fire EMS

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Public Safety, continued										
PS5	Create strategy to construct permanent south side fire station				■			\$2,500,000	TBD	City Council, Finance, Engineering, Fire EMS
PS6	Update Fire Dept. reporting software to integrate into GIS	■						\$20,000	GF	Fire EMS, I.T., GIS
PS7	Obtain Fire Accreditation Institute certification					■		\$100,000	GF	Fire EMS
PS8	Maintain ISO 1 classification	■	■	■	■	■	■	Staff Time	GF	Fire EMS
PS9	Update and expand storage capacity for Police evidence room	■						\$100,000	SPLOST	Engineering, Police
PS10	Expand K9 program from 2 to 4 K9's	■						\$55,000	SPLOST	Police
PS11	Modernize sidearm equipment		■					\$100,000	GF	Police
PS12	Establish Polygraph Program		■					\$8,500	GF	Police
PS13	Acquire all-terrain rescue vehicle			■				\$350,000	CIP	Police, Finance
PS14	Consider updating Police reporting software to integrate into GIS			■				\$500,000	GF	Police, I.T., GIS
PS15	Build expansion to store investigations and evidence processing with portable vehicle lift						■	\$1,500,000	CIP	Police, Finance
PS16	Maintain the Gold Standard CALEA Accreditation and Georgia's State Law Enforcement Certification	■	■	■	■	■	■	Staff Time	GF	Police
PS17	Participate in regional police taskforce opportunities	■	■	■	■	■	■	Staff Time	GF	Police
PS18	Continue expanding camera surveillance at city facilities and along major thoroughfares	■	■	■	■	■	■	\$50,000	GF	I.T., Police

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Government & Public Communications										
G1	Consider continuing regular Town Hall meetings, Special Called Work sessions, and Community Meet-and-Greets	■	■	■	■	■	■	Staff Time	GF	City Council
G2	Update City website	■						Staff Time	GF	City Clerk
G3	Explore online dashboard options to track implementation of City policies/ projects		■					TBD	GF	I.T., City Clerk
G4	Explore options to measure and track levels of citizen engagement with an effort to expand reach to all ages, ethnicities, working families, and other populations typically under-represented in in-person meetings.	■	■	■	■	■	■	Staff Time	GF	City Clerk, Planning, City Council
G5	Consider re-establishing a "Peachtree City 101" class. Provide free regularly scheduled workshops about local government operations and how to get involved	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments
G6	Explore funding Volunteer Coordinator position to organize network of citizen volunteers	■	■	■	■	■	■	Annual \$50,000	GF	Human Resources, City Clerk
G7	Establish an annual review and status report of the Comprehensive Plan implementation progress to City Council	■	■	■	■	■	■	Staff Time	GF	Planning
G8	Coordinate with local technical schools to establish internship program with Public Works	■	■	■	■	■	■	Staff Time	GF	Human Resources, Public Works
G9	Continue to explore and implement technology that reduces paper, improves efficiencies, and integrates with GIS	■	■	■	■	■	■	Staff Time	GF	Human Resources, City Clerk
G10	Consider re-establishing a Peachtree City presence in regional government and committees	■	■	■	■	■	■	Staff Time	GF	City Council
G11	Continue coordinating and engaging with Fayette County Board of Education, Fayette County, Coweta County and other neighboring communities	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Land Use & Development Patterns										
L1	Update the 2014 Annexation Study	■						Staff Time	GF	Planning
L2	Update architectural standards and design guidelines.	■						\$20,000	GF	Planning
L3	Consider creating sub-area plans for portions of the City identified for possible redevelopment and/or Village Centers		■	■	■			\$75,000 each area	GF, Reg'nl Grants	Planning
L4	Explore establishing a Village Center zoning overlay		■	■	■			\$50,000	GF, Reg'nl Grants	Planning
L5	Consider updating the 2017 impact fee methodology report			■				\$35,000	GF	Planning, Finance
L6	Explore benefits of PlanFirst designation for City			■	■			Staff Time	GF	Planning
L7	Consider options for development codes to reduce future clear-cutting and mass grading	■						Staff Time	GF	Planning, Engineering
L8	Update zoning and land development ordinances into combined Unified Development Ordinance	■	■					\$120,000	GF	Planning
L9	Coordinate with Fayette County, Coweta County and surrounding Cities and Towns to develop strategies managing growth, land use, transportation, and watershed protection	■	■	■	■	■	■	Staff Time	GF	City Council, City Manager, Planning, Public Works

REPORT OF ACCOMPLISHMENTS



The annual 4th of July Parade is a special event in Peachtree City

The Report of Accomplishments describes the current status of each activity in the previous Community Work Program, including the city's Capital Improvements Program.

The status options for an activity may be Completed, Underway (including the projected completion date), Postponed (with an explanation why and when it will be resumed), or Cancelled (with an explanation).

Projects reported as Underway or Postponed must be included in the new Community Work Program or elsewhere in the Comprehensive Plan Update.

Report of Accomplishments

Project	Status	Notes
Land Use		
Coordinate with Fayette County, Coweta County, and surrounding Cities and Towns to develop strategies managing growth, land use, transportation, and watershed protection	Underway	This is an ongoing activity. Strategy L9 in the current CWP
Develop Character Areas for Villages as part of an interim Comprehensive Plan Update	Complete	Included in this update
Pursue funding for new/ updated LCI study for the City, especially along major corridors	Complete	
Create architectural guidelines for Hwy 54 corridor throughout entire City	Cancelled	Focusing on entire city rather than just corridor. Strategy L9 in the current CWP
Revise Land Development and Zoning ordinances to encourage redevelopment in targeted areas	Cancelled	Expanded to update all Zoning and Land Development ordinances, strategy L8 in current CWP
Review and update environmental ordinances to address current issues with stormwater management & lake siltation	Complete	
Transportation		
Participate in Fayette County CTP	Underway	This is an ongoing activity, strategy T4 in current CWP
Participate in GDOT multi-use path study	Complete	
Implement SPLOST projects	Underway	Estimated completion of all SPLOST 17 projects by 2029, strategy I4
Implement recommendations of GA 54 West Corridor Study	Complete	
Update the Multi-Use Path System Master Plan	Complete	2020 Update complete.
Continue to apply for funding through ARC, GDOT, and others to implement transportation planning & projects	Underway	This is an ongoing activity, strategy I10
Community Services		
Budget for ongoing long-term maintenance of all City facilities	Underway	This is an ongoing activity, strategy C8
Update Community Facilities Master Plan	Cancelled	Reworded to reflect use of software database rather than a static Master Plan
Economic Development		
Explore establishing a CID	Complete	Low property owner interest
Explore incentives to encourage targeted redevelopment	Complete	
Housing		
Evaluate need for a Housing Study to determine needs	Postponed	Reworded to strategy H4 in the current CWP

CAPITAL IMPROVEMENTS ELEMENT



The Lake Peachtree Spillway and Path Bridge is an important capital improvement in Peachtree City.

The Capital Improvements Element (CIE) is required for any municipality that collects Impact Fees. An annual update must be prepared based on the rules and regulations specified by the Development Impact Fee Act (DIFA) and the Department of Community Affairs (DCA) *Development Impact Fee Compliance Requirements and Minimum Standards and Procedures for Local Comprehensive Planning*.

The intent of this document is to ensure that projected needs for system improvements are consistent with the needs and goals identified in the Comprehensive Plan.

The Fiscal Year 2020 CIE Annual Update was adopted by the Peachtree City Council on July 15, 2021. The Fiscal Year 2021 CIE Annual Update is currently under review by the DCA and will be adopted by the City after State approval. This document and subsequent Annual Updates are incorporated into the Peachtree City Comprehensive Plan.



Comprehensive Plan Update 2022 Character Area Map: Villages



Village Boundaries



Wilksmoor

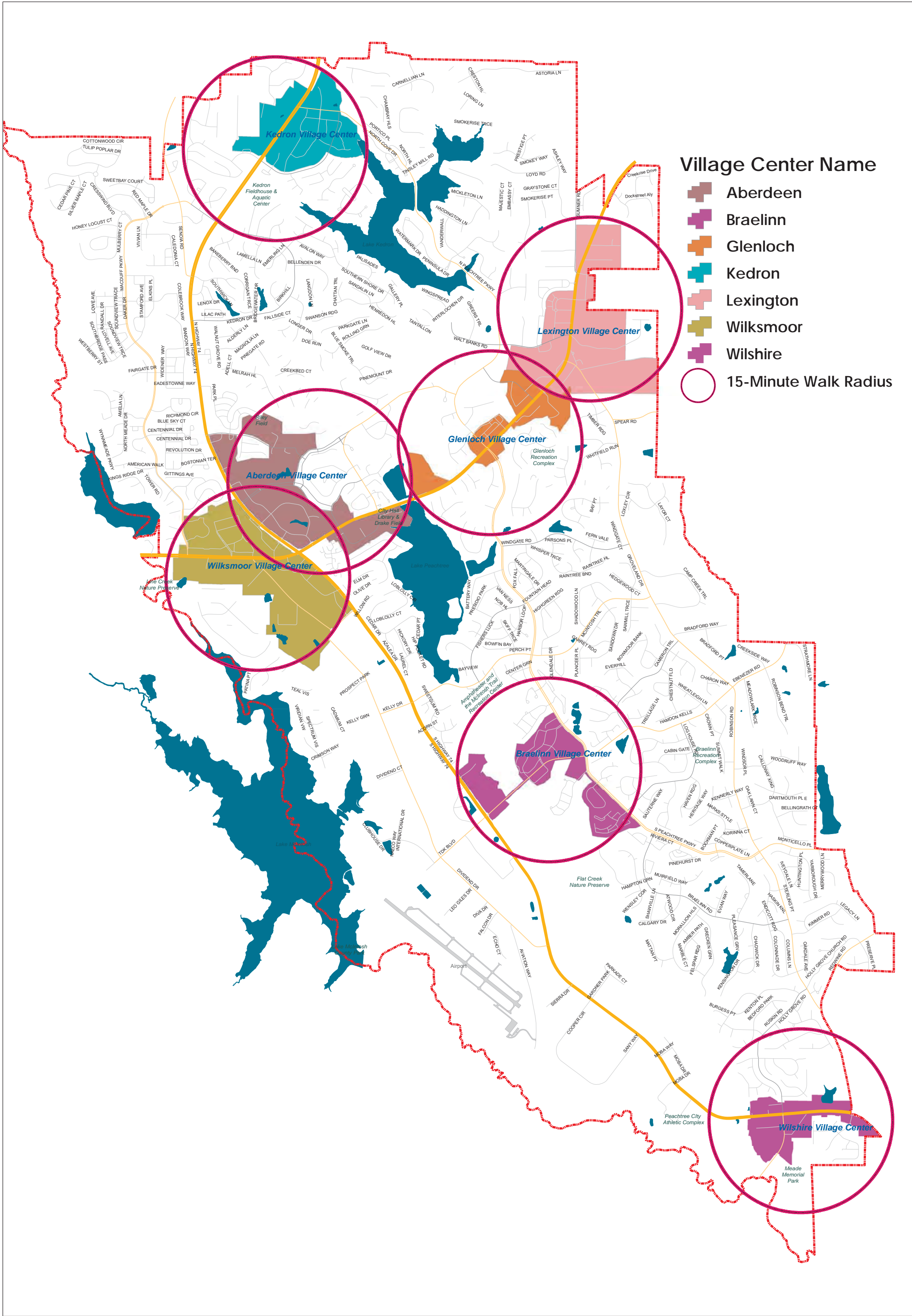
Aberdeen

Kedron

Glenloch

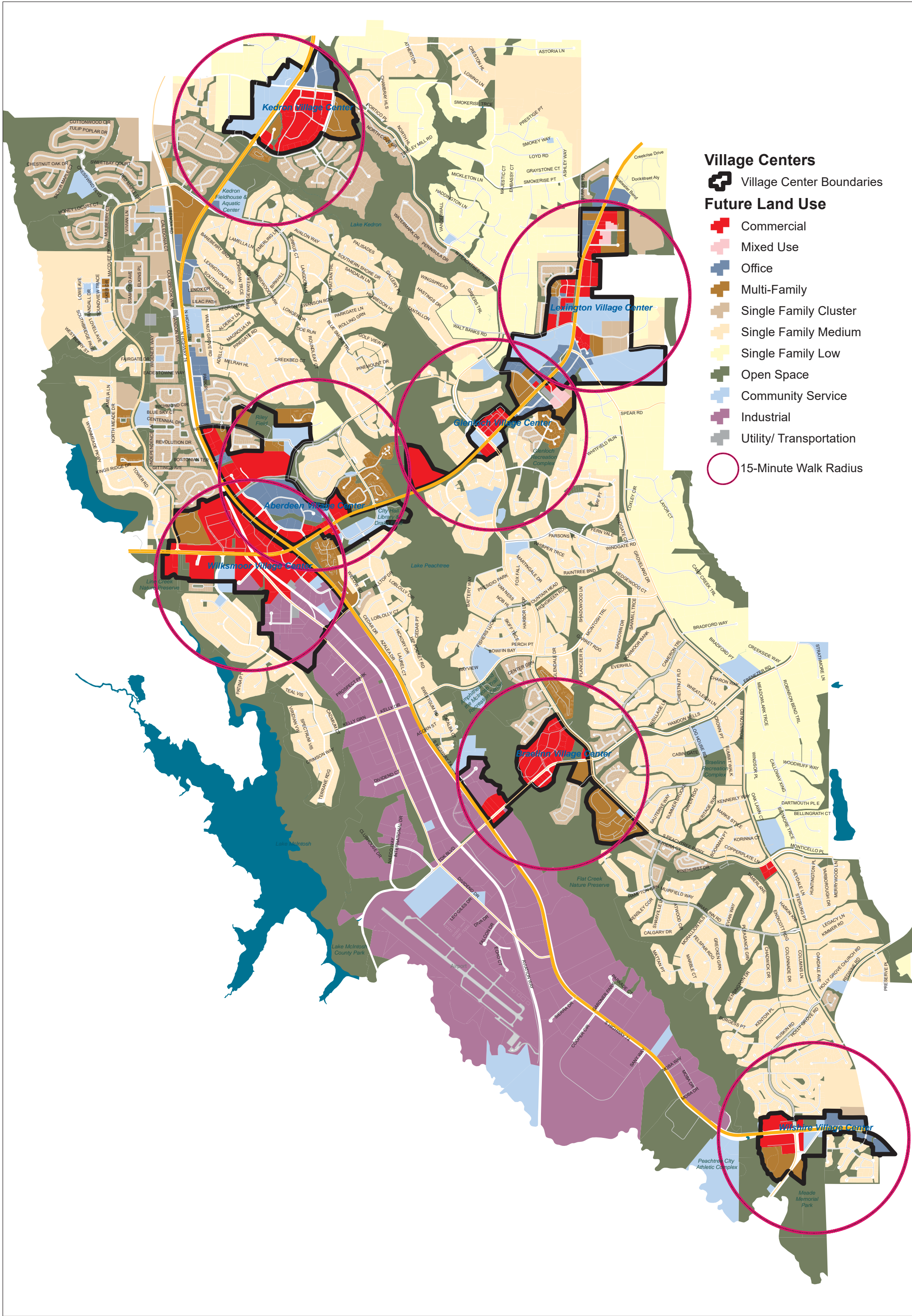
Industrial

Braelinn



Village Center Name

- Aberdeen
- Braelinn
- Glenloch
- Kedron
- Lexington
- Wilksmoor
- Wilshire
- 15-Minute Walk Radius





Completed in Entirety By City Staff

