



# Natural Resources

*Protect environmentally sensitive land and enhance the City's greenbelts and open space areas.*

## Policies

## Vote

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

Continue to enforce all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management. Update city ordinances as new regulations are put in place.

Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.

Encourage use of alternative energy sources, recycling, and waste reduction in residential, business, and public facilities.

## Implementation

## Coins

SPLOST '23

**N1**

### DREDGE LAKE PEACHTREE

Dredging is the process of removing siltation from the bottom of water bodies. Lake Peachtree is due for maintenance dredging soon. Dredging improves water quality for wildlife and humans alike.

**3**  
COINS

**N2**

### PUBLIC PRESERVATION LAND

Establish policies and benchmarks for cost effective management of public preservation lands

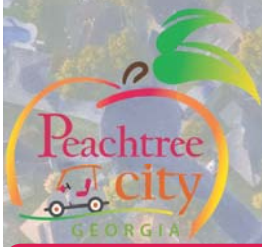
**1**  
COIN

**N3**

### CHARGING STATIONS

Update ordinances to require golf cart charging stations at major commercial centers

**1**  
COIN



# Land Use

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

## Policies

## Vote

Promote the location of industrial uses in the industrial park, commercial uses in the Village Centers, and protect the residential character of established neighborhoods.

Discourage any "strip-type" commercial development. Encourage safe, walkable Village Centers that provide spaces for public assembly. Continue using enhanced landscape standards in all places of the City.

Utilize step down residential density so that higher density is located within and next to Village Centers, surrounded by medium density, and stepping down to low density furthest from the Village Center.

Encourage the efficient utilization of public infrastructure to reduce the City's long-term financial responsibilities and the service-delivery impacts created by suburban sprawl.

Encourage the re-investment in property to enhance the tax base.

Continue to utilize modern technology and applications to enhance and improve public understanding of local land use decisions

## Implementation

## Coins

**L1**

### SMALL AREA PLANS

Create sub-area plans for portions of the City identified for possible redevelopment and/ or Village Centers. Include robust public participation in developing the plans.

**1**  
COIN

**L2**

### ZONING OVERLAY

Create a Village Center zoning overlay. Include robust public participation in developing the standards.

**1**  
COIN

**L3**

### ANNEXATION STUDY

Update the 2014 Annexation Study

**1**  
COIN

# Economic Development

*Maintain a diversified economy that encourages high paying jobs while protecting our environmental quality.*

## Policies

## Vote

Encourage development of high quality local jobs suitable for our residents.

Work closely with the local chamber of commerce, the Fayette County Development Authority, citizens, and developers in promoting the City as an attractive area for international and high tech corporations.

Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses. Encourage Broadband- fix this wording.

Work with the local Board of Education, the University System of Georgia, technical schools, and continuing education providers to provide high quality educational facilities in the City.

Work towards reducing the tax burden on residents by shifting the tax base towards industrial uses located in the industrial park and commercial uses located in Village Centers.

Explore incentives, programs, and facilities that encourage appropriate economic development while balancing the long term impacts to the City's financial liability.

## Implementation

## Coins

**E1**

### **PARTNERSHIPS**

Continue to partner with Fayette County Development Authority to recruit and retain employers of high-paying jobs appropriate for Peachtree City.

**1**  
COINS

**E2**

### **MARKET STUDY**

Plan and budget to update City-wide market study every 5 years as part of the Comprehensive Plan updates.

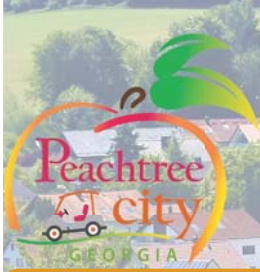
**1**  
COIN

**E2**

### **STRATEGIC PLAN**

Create an Economic Development Strategic Plan. Explore mechanisms for creating or supporting a local business incubator with small business resource assistance. Explore funding a retail recruitment broker.

**1**  
COIN



# Housing

*Provide a broad range of housing opportunities to meet the needs of residents of all life stages and abilities.*

## Policies

## Vote

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. Balance dense residential with greenbelts, parks and civic plazas.

Encourage reinvestment in homes and property. Promote maintenance of and improvements to existing homes to ensure stable, safe, and healthy neighborhoods.

Continue to monitor the housing needs of our residents as well as the housing needs for local business employers.

## Implementation

## Coins

**H1**

### PROPERTY MAINTENANCE

Continue to enforce property maintenance codes. Explore options for adding additional standards such as regulation of outdoor storage, long-term use of tarps, and others.

**1**  
COIN

**H2**

### USE TECHNOLOGY

Integrate GIS into Code Enforcement Case Management software. Identify and monitor for any concentrations of property rehabilitation cases.

**1**  
COIN

**H3**

### UPDATE GUEST HOUSE ORDINANCE

Update accessory dwelling ordinance to allow broader participation and permit owner-occupied residency.

**1**  
COIN



# Transportation

*Establish and maintain a comprehensive transportation system that provides safe circulation.*

## Policies

## Vote

Continue to partner with surrounding counties and cities as well as State and Regional partners to develop transportation solutions that enhance and preserve our city's quality of life.

Continue to maximize the utilization of public road infrastructure by limiting direct driveway access to arterial and collector roads. Encourage and require inter-parcel connections wherever possible.

Encourage alternative modes of transportation such as walking, bicycling, and golf carts. Provide a comprehensive network of multi-use paths connecting all the villages and neighborhoods of the City.

Require the construction of planned paths and roads in new development and redevelopment.

## Implementation

## Coins

T1

### NORTH BYPASS STUDY

Partner with GDOT to complete a north bypass study. GDOT completed a south bypass study in 2021.

1  
COIN

SPLOST  
'23

T2

### ROAD PAVING

Continue paving roads at an annual rate of about 10 miles per year. Consider re-establishing a dedicated crew to perform preventative road maintenance.

3  
COINS

SPLOST  
'23

T3

### PATH PAVING

Continue paving paths at an annual rate of about 8 miles per year.

3  
COINS

SPLOST  
'23

T4

### PATH CROSSING- HWY 54 EAST

Provide a path tunnel / bridge across State Route 54 near McIntosh High School and new Middle School

4  
COINS

SPLOST  
'23

T5

### GATEWAY BRIDGE- HWY 74 NORTH

Provide a bridge over State Route 74 N near Peachtree Parkway and Crabapple Road.

4  
COINS



# Recreation & Special Events

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

## Policies Vote

- 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 of our diverse population. Monitor changing uses of facilities and demands of our residents.
- Encourage citizen participation and input in the development of new or changing facilities and programs.

## Implementation Coins

- SPLOST '23
R1
**PERMANENT POOL COVER**  
Build a permanent structure over the Kedron pool.
3
COINS
- SPLOST '23
R2
**TENNIS CENTER SPORTS COMPLEX**  
Expand Tennis Center to become a multi-sport complex.
4
COINS
- SPLOST '23
R3
**ARTIFICIAL TURF**  
Convert some fields at the Peachtree Athletic Complex (PAC) to artificial turf.
3
COINS
- SPLOST '23
R4
**PICKLEBALL**  
Add pickleball courts to either Braelinn fields or Meade fields
2
COINS
- SPLOST '23
R5
**LIGHTING**  
Update the lighting at the Tennis Center, PAC, and Meade Fields
2
COINS
- SPLOST '23
R6
**OLD COMMUNITY GARDEN SITE**  
Add amenities to the old community garden site across from the spillway to allow community events such as food truck park, a golf-cart drive-in movie night, and other unique events.
1
COIN



# Public Safety

*Provide a safe and healthy community by providing high quality public safety and emergency response services.*

## Policies

## Vote

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

## Coins

SPLOST '23	<b>S1</b>	<b>WILKSMOOR FIRE STATION</b> Build a new station to improve the service level of the underserved areas on the west side of the city.	<b>4</b> COINS
SPLOST '23	<b>S2</b>	<b>REFURBISH NEELY STATION ON PEACHTREE PARKWAY AND HWY 54</b> This station is one of the oldest station and is over 40 years old. Modernize facilities and provide a multi-use space for community events and for displaying the historical truck.	<b>2</b> COINS
SPLOST '23	<b>S3</b>	<b>EAST SIDE QUICK RESPONSE STATION</b> Locate a Quick Response station on the east side of the city near the new Middle School to improve the service level of underserved areas on the east side of the city.	<b>2</b> COINS
SPLOST '23	<b>S4</b>	<b>ENHANCE SECURITY AT PUBLIC PARKS</b> Continue deploying tag readers and cameras at public parks and parking lots to deter crime and improve enforcement.	<b>1</b> COIN

# Community Services

*Continue to provide quality services to all areas of the City will ensuring long-term fiscal resilience*

## Policies

## Vote

Maintain municipal buildings, grounds and facilities to the same high standard as exists today. Budget for the long-term maintenance and liability of all existing and new City facilities.

Utilize technology to provide quality service in an efficient manner. Technology should improve internal operations while at the same time allow online public reporting and tracking.

Continue to improve communications with our citizens and businesses. Encourage participation from all citizens, including seniors, minorities, families, and youth.

Continue to monitor the service needs of residents regarding waste pickup, yard debris, recycling, and others as they arise. Continue to support the partnership with Keep Peachtree City Beautiful.

Provide a high quality public library with a robust catalog of media materials, community events and programs, and online resources.

## Implementation

## Coins

SPLOST  
'23

C1

### CITY HALL

Refurbish City Hall and resolve foundation issues.

3  
COINS

C2

### KEEP PEACHTREE CITY BEAUTIFUL

Continue partnership with KPTCB

1  
COIN

C3

### PUBLIC ENGAGEMENT SPECIALIST

Hire a full-time public engagement specialist to organize city volunteers; coordinate speaking events with local schools, rotary, and home owner associations; and attend public events to communicate city news.

1  
COIN





# Directions

*We need to hear from you!  
Follow these directions to have your voice heard.*

## Policies

## Vote

Policy statements listed here. These statements are purposefully broad and aspirational. Most of them are from the current plan, but a few are new based on public comments received to date.

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Review  
Policy  
Statement

Place a  
sticker if  
you  
support

## Implementation

## Coins

**SPLOST '23** **P1** **SAMPLE PROJECT IDEA** This text describes the project. If you have questions, ask a Steering Committee member or City staff. **4 COINS**

If SPLOST eligible

Cup number

Project  
Idea

- < \$100 k = 1 COIN
- < \$1M = 2 COINS
- \$1M - \$2M = 3 COINS
- > \$2M = 4 COINS

# coins to  
put in cup  
if you  
support  
idea

Public Workshop #3  
Implementation Project  
Voting Results

ID	Collected	Per	Votes	Project Description
C1	27	3	9	Refurbish City Hall
C2	15	1	15	Continue partnership with KPTCB
C3	12	1	12	Hire full-time public engagement specialist to perform public outreach, schedule speaking events
E1	17	1	17	Continue partnering with FCDA
E2	9	1	9	Update Market Study every 5 years
E3	26	1	26	Create Economic Development Strategic Plan
H1	9	1	9	Enforce/ enhance property maintenance codes
H2	3	1	3	GIS case management
H3	19	1	19	Update guest house ordinance
L1	24	1	24	do a small area plan around Huddleston and Village Centers
L2	23	1	23	Create Village Center zoning overlay
L3	26	1	26	Update 2014 Annexation study
N1	36	3	12	Dredge Lake Peachtree as scheduled
N2	22	1	22	Establish policies and benchmarks for cost effective management of public preservation lands
N3	13	1	13	Update ordinances to require golf cart charging stations at major commercial centers
R1	15	3	5	Provide permanent pool cover over Kedron pools
R2	16	4	4	Expand Tennis Center to multi-sport complex
R3	6	3	2	Convert some PAC fields to artificial turf
R4	10	2	5	Add pickleball at Braelinn or Meade fields
R5	10	2	5	Update lighting at Tennis Center, PAC, and Meade Fields
R6	31	1	31	Add amenities to old community garden site for food truck park, golf-cart drive-in movie night, etc.
S1	36	4	9	Builde new station on west side
S2	14	2	7	Refurbish Neely station
S3	16	2	8	Add QRS on east side
S4	34	1	34	Add cameras and tag readers at parks/ public facilities
T1	31	1	31	Partner with GDOT on North bypass study
T2	21	3	7	Continue road paving at current rate
T3	27	3	9	Continue path paving at current rate
T3	76	4	19	Provide path tunnel/bridge at SR 54 near HS and MS
T4	56	4	14	Provided path tunnel/bridge at SR 74 near Crabapple ES

red 0-5 votes  
clear 6-14 votes  
yellow 15-24 votes  
green 25-34 votes