



PACKAGED CITIES:

YOUR ONE STOP SHOP

Georgia American Planning Association Fall Conference September 7, 2018

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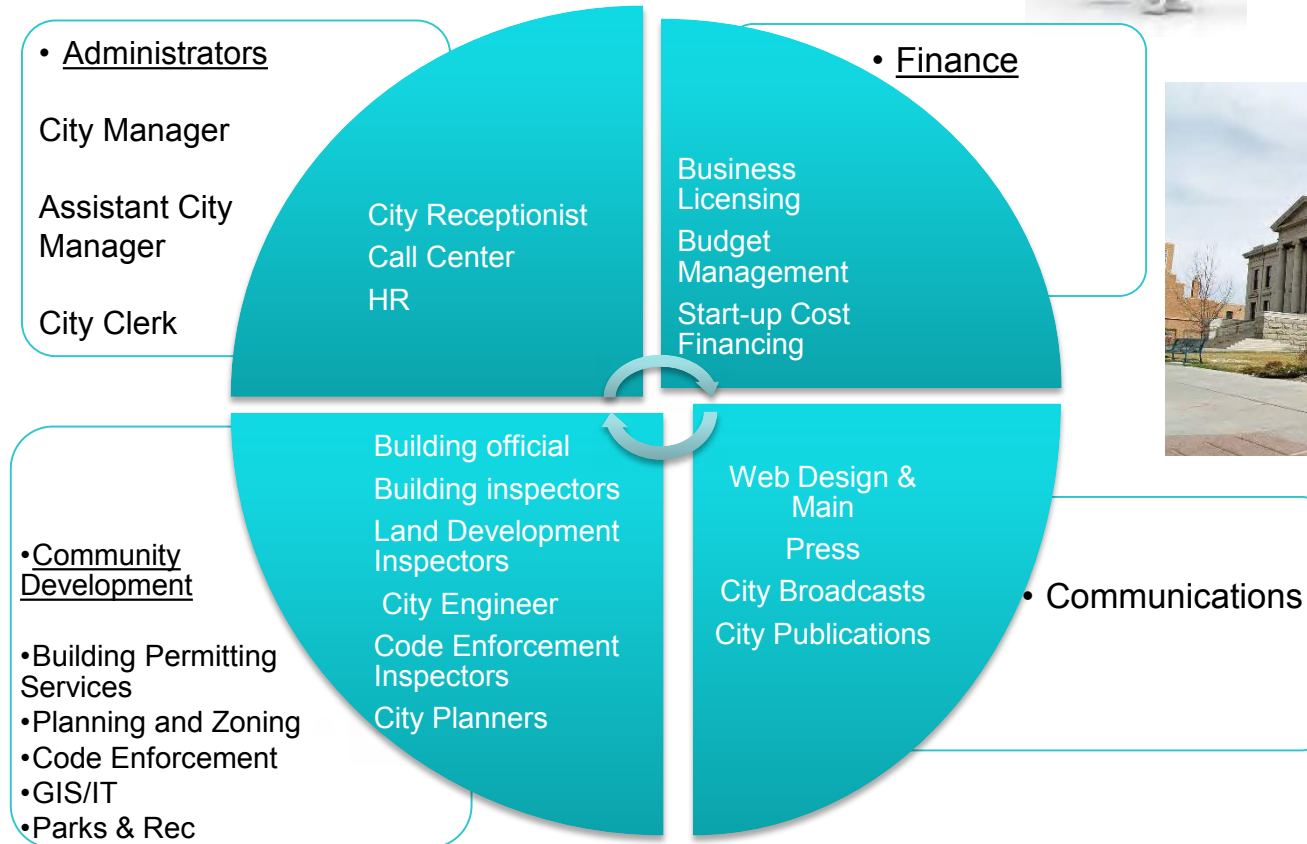
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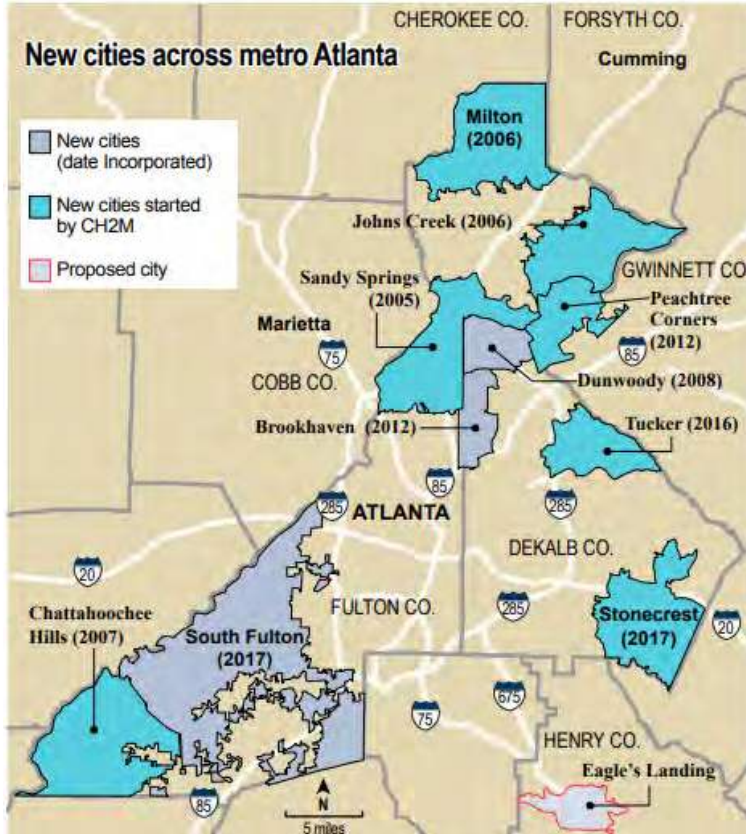
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What are Packaged Cities



Who's in the Box???



- ✓ Ability to share resources
- ✓ Ability to alter levels of service based on demand
- ✓ Ability to provide immediate services

PUTTING THE TEAM TOGETHER

Since 2005, CH2M has started up 5 new cities

- Sandy Springs, GA
- Milton, GA
- Johns Creek, GA
- Chattahoochee Hills, GA
- Peachtree Corners, GA

Provided departmental staffing for Administration, IT, Finance, Public Works, Community Development and Courts



Who are In need of “Packaged Services”?

- Characteristics of the most susceptible clients :
 - Need technical talent
 - Budget issues
 - Growth concerns
 - Smart City Solutions
 - Near CH2M office
 - Affluent, republican
 - Non-union
 - States and Universities



Where to look for New City Initiatives

- Characteristics driving desire for a new city:
 - Well established community within a larger metro
 - External threat(s)
 - Feeling of neglect
 - Desire for more local control
- Need to understand state's enabling legislation!

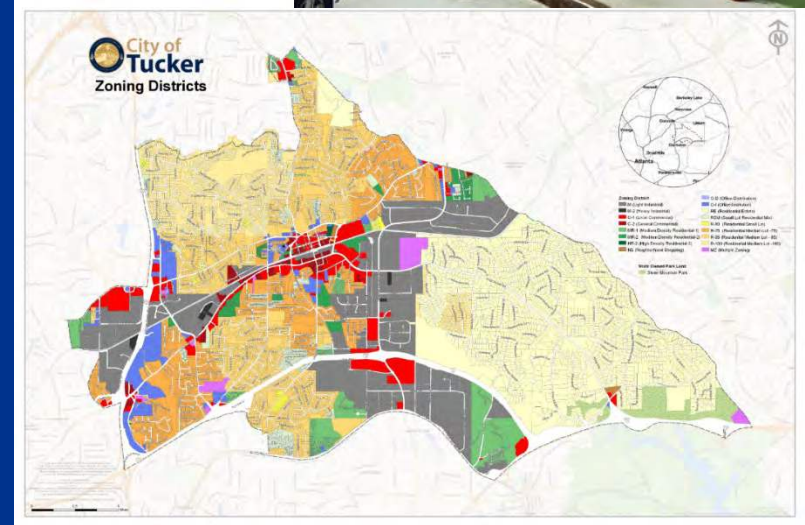


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LAND USE & CITYHOOD

City of Tucker

- Voters approve Cityhood in November, 2015
- City has fully elected Council in April, 2016
- Limited services City
 - Zoning
 - Code Enforcement
 - Parks



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Zoning & Planning

- Zoning powers were pulled down on July 11th, 2016
- Built off of DeKalb Zoning Code and Zoning Maps
- Community Council
- Planning Commission
- Zoning Board of Appeals
- Immediate Refinements to Zoning Code
- Multi-Family Requirements
- Changes to Use Table/Definitions
- Adoption of Building And Land Development Code
- Adoption of Initial Comprehensive Plan



Immediate Demand for Zoning and Land Development Services



New City – Integrated, Cohesive

- Focus is on Customer Service and Community Outreach
- A local smooth and reliable permitting process
- Staff that provides proactive support
- Reachback and shared services with sister cities



BIRTH OF A CITY



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“ A Typical Day”

Jeff Conkle, Planning & Zoning Administrator
City of Peachtree Corners



Jeff Conkle, Senior Planner
Jacobs

A little about Peachtree Corners



- City began operations 2012
- Handful of CH2M employees
- Rented space

A little More about Peachtree Corners



- 6 years later: 2018
- 20+ Jacobs employees
- New City Hall

“A Typical Day”

City

- ‘Face’ of Planning & Zoning
- Support to City staff
- Support to Boards
 - Supervisor for 6 staff
 - Administrative role with expense reports, time sheets
 - Collaboration with other Jacobs staff

