

Real history is not made by preserving old buildings or freezing the present into an ossified version of the past. Real history is made when each successive generation, subject to their own condition, can write their own story into a place. The stability of the public frame (constitutional order) allows the representation of the present to fluctuate according to its own needs, while assuring continuity between past and future.

Doug Allen, History of Urban Form

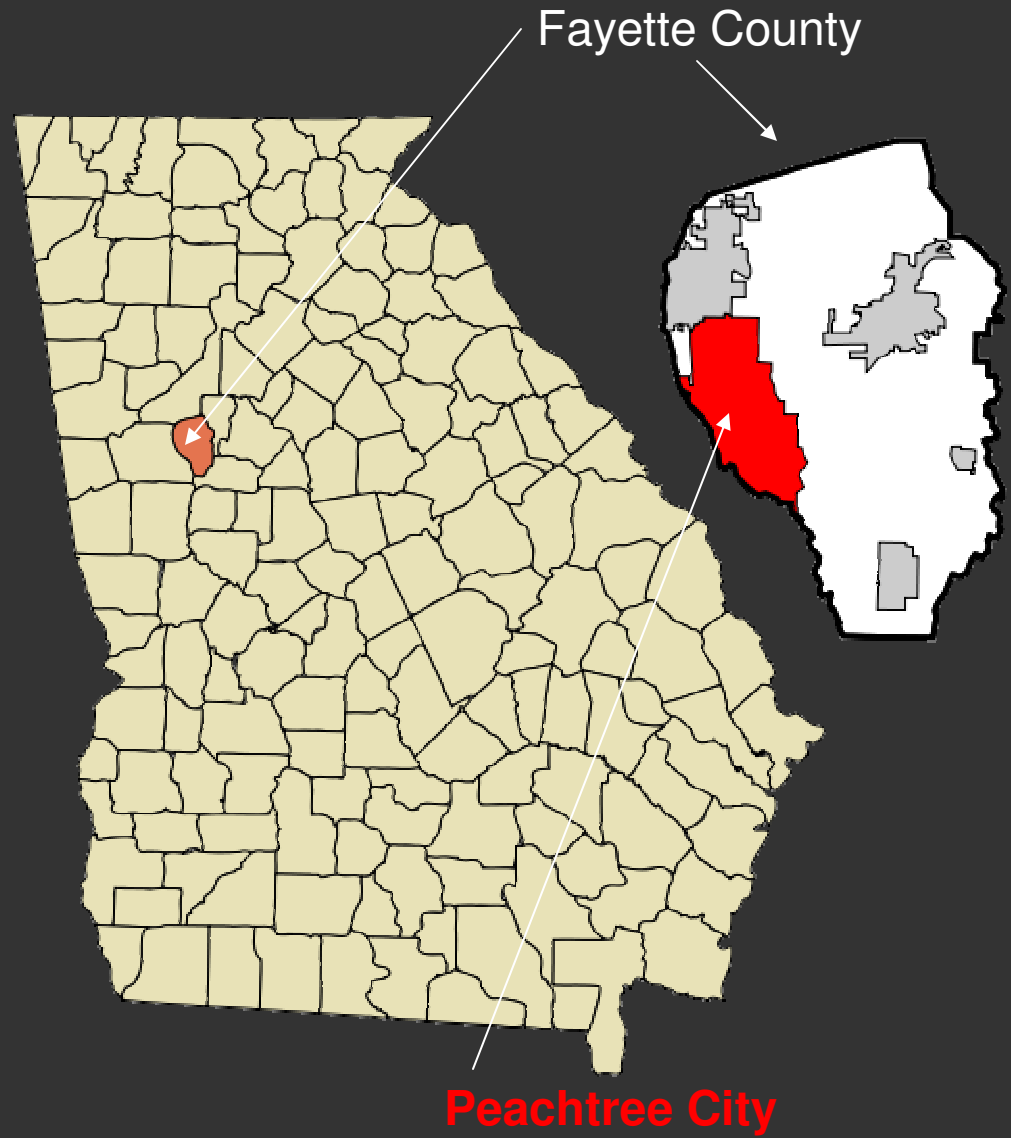



PEACHTREE CITY
PLAN TO STAY™

**50 YEARS OF
LESSONS LEARNED**

How did the city start?

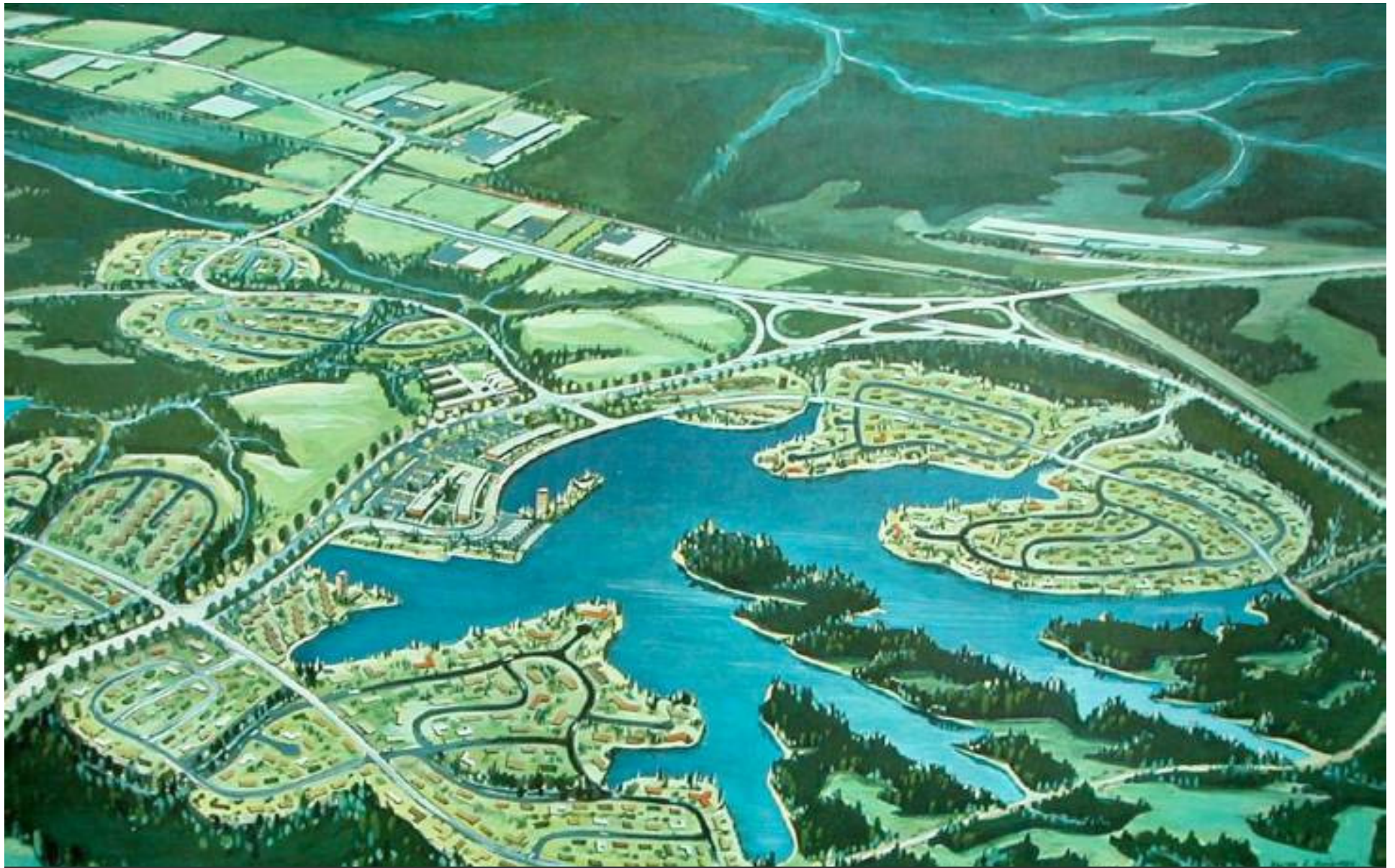
In the 1950's, a group of real estate developers began assembling over 12,000 acres in Fayette County to build a planned community. The intent was to build a community primarily to serve the pilots and families of Eastern Airlines.



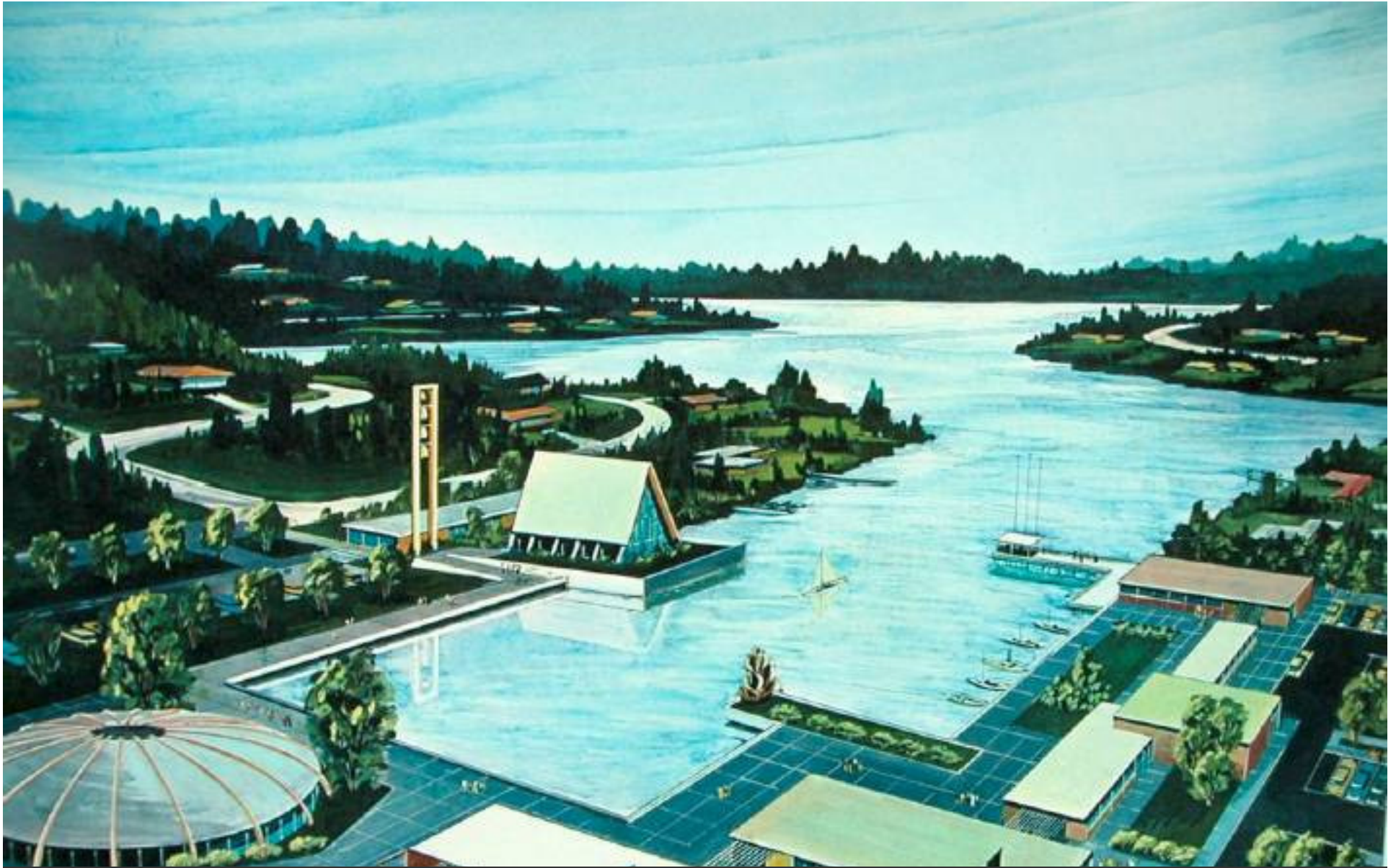
Imagine...



84,470 people...



27,343 dwelling units...



All within a 20-year build-out.



Peachtree City might have looked like this.



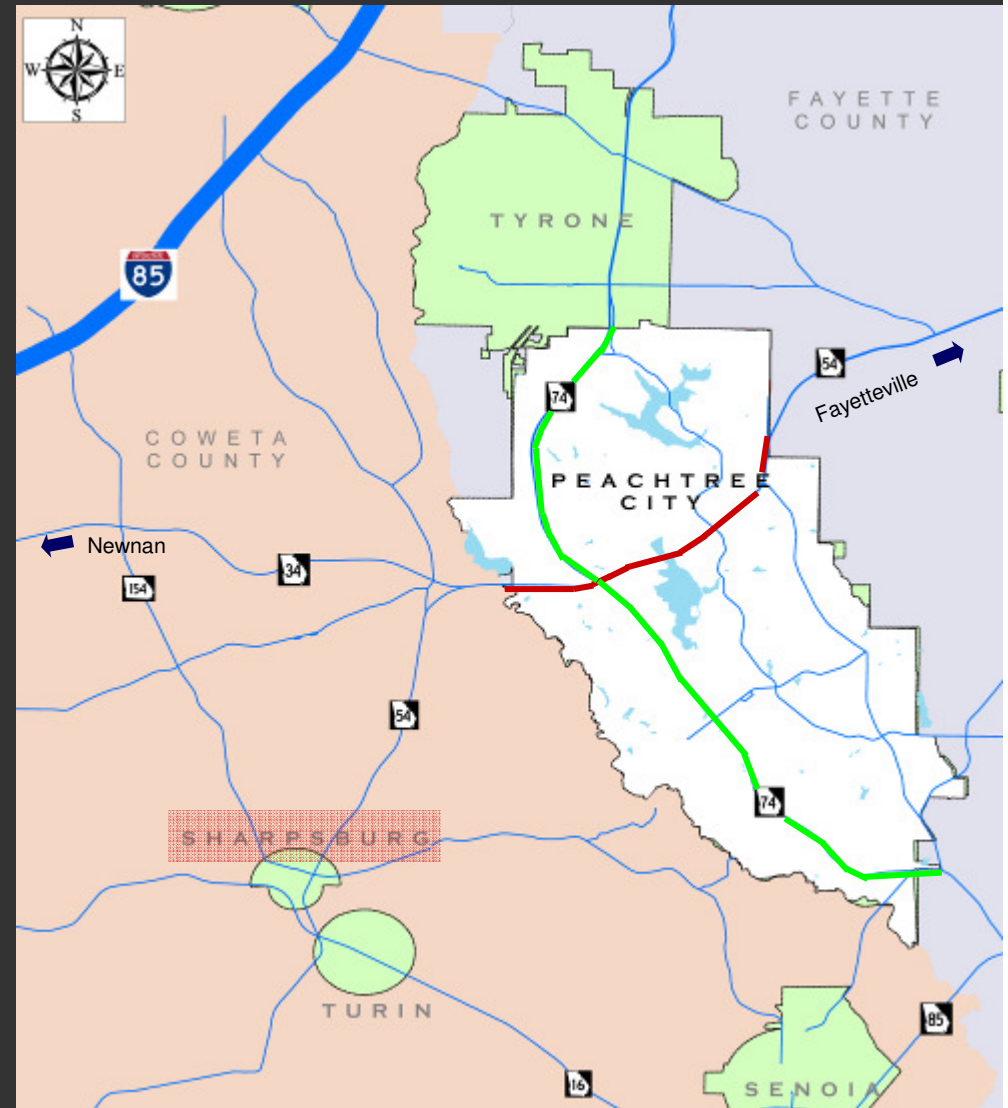
Instead...

A buildout population of 40,000 14,230 dwelling units



Peachtree City 2009 - 50 years old

- The City of Peachtree City was chartered on **March 9, 1959**.
- The city currently encompasses approximately **15,503-acres**.
- Our community is bisected by **SR 54** and **SR 74**, both of which provide vital connections to surrounding jurisdictions.
- Sharpsburg and Newnan, both of which are located within Coweta County, are located approximately 10 miles to the west.
- Fayetteville, which is the County seat of Fayette County, is located approximately 10 miles to the east.
- SR 74 North provides an integral connection between Peachtree City and Interstate 85, while SR 74 South connects to SR 85 approximately 3 miles south of Peachtree City.

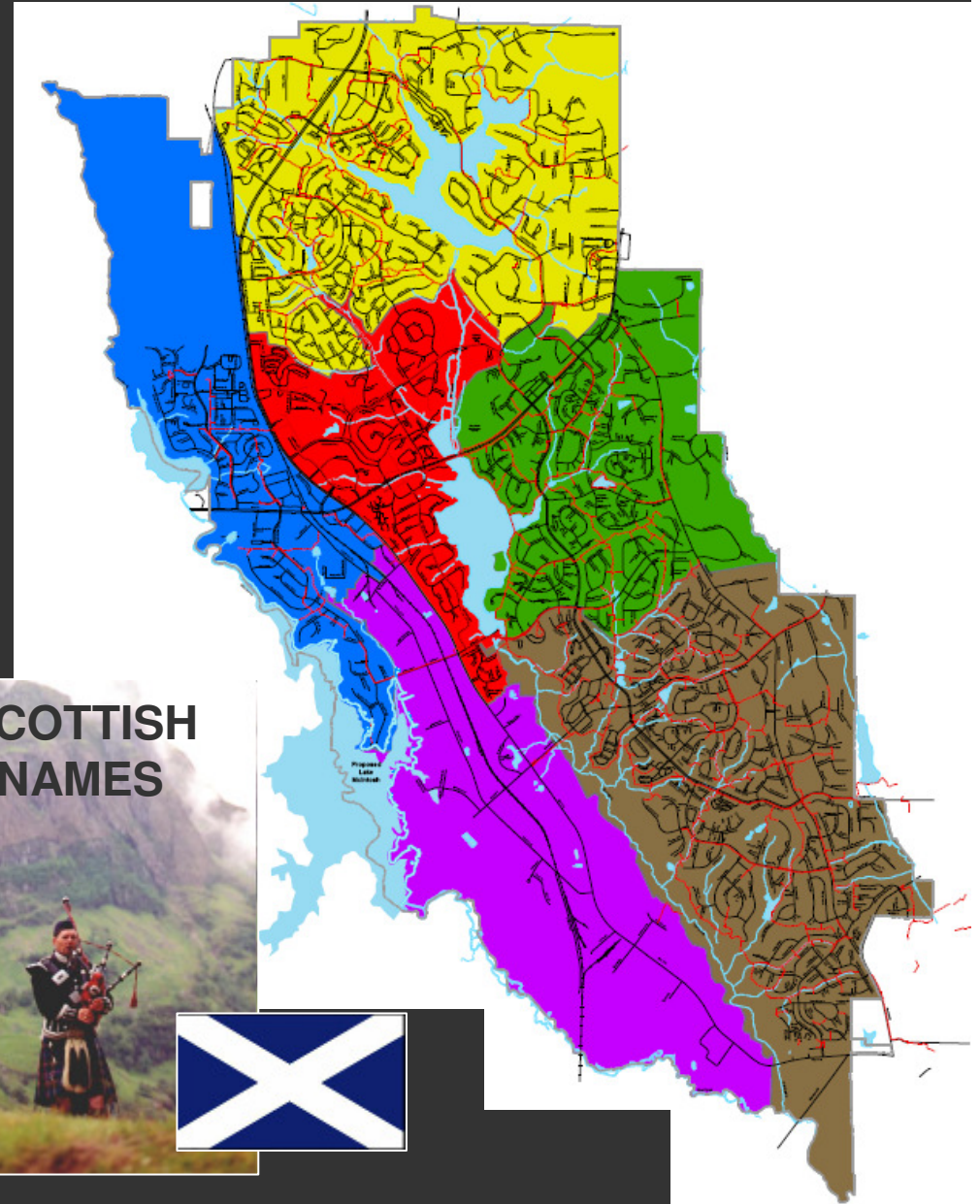


The city's "village concept"

The city was planned to be developed into villages, each with its own village retail center, office and commercial space, recreational facilities and elementary schools, all of which were interconnected by open space and a network of multi-use paths.

The city contains the following villages:

- Aberdeen Village (1960's)
- Braelinn Village (1970's)
- Glenloch Village (1980's)
- Kedron Village (1990's)
- Wilksmoor Village (2000 - present)
- Industrial Park



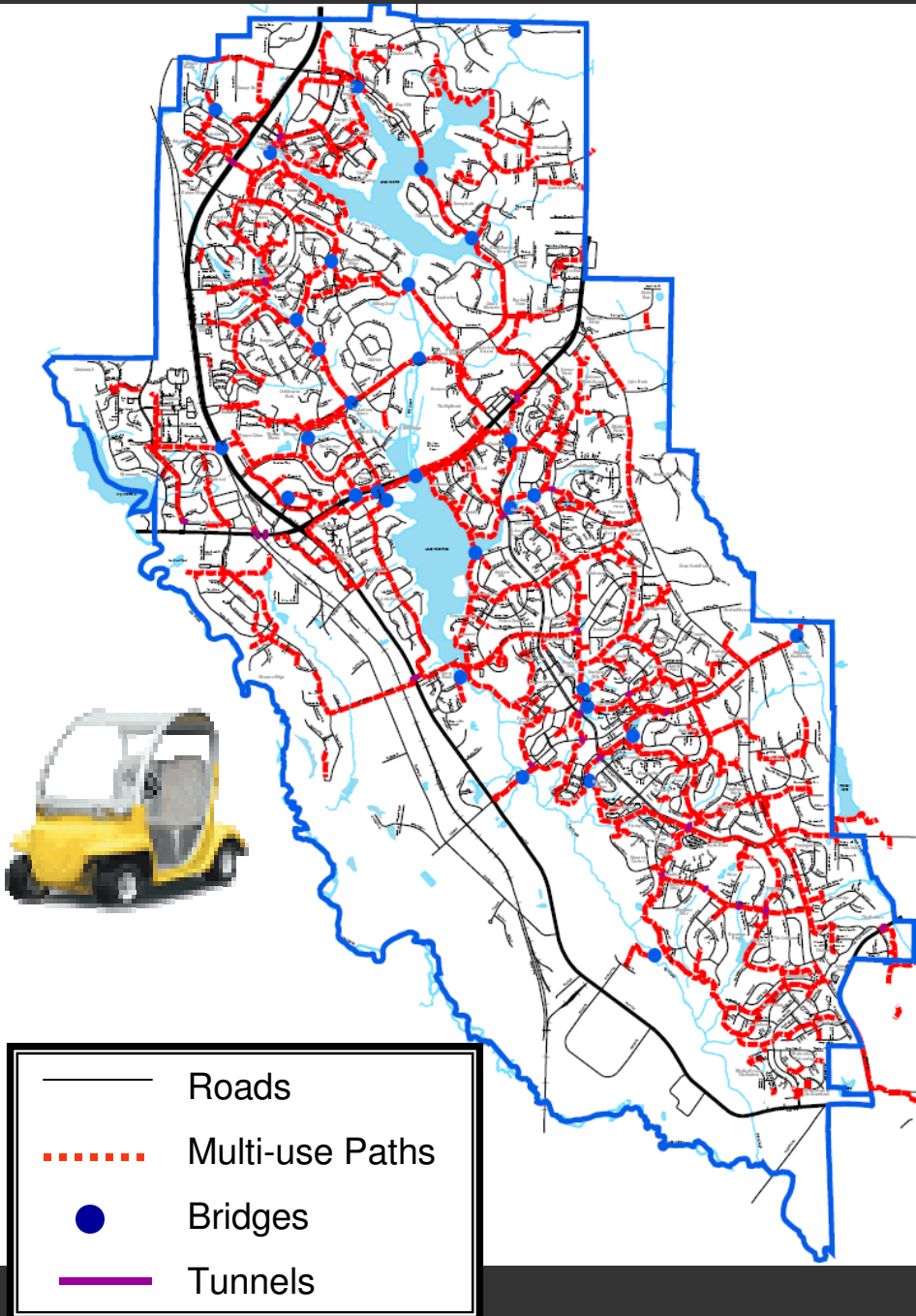
The city's multi-use path system

- All of these developments were connect to each other with multi-use paths, including bridges over state highways and tunnels underneath major roads.
- Each new development is required to interconnect with the existing path system.



Alternate transportation

- The current multi-use path system extends over **90 miles**.
- The city budgets funds each year to extend, resurface, replace and widen the existing path system.
- City Staff recently completed plotting the entire path system and incorporating this into our GIS system.
- City Staff maintains a Multi-Use Path System Master Plan where new path connections are identified and programmed for implementation.
- City residents and visitors utilize the path system throughout the year for most local trips as opposed to using the automobile, thus reducing vehicular trips on local roads.



Recreation amenities



- Over 100 holes of championship caliber golf within the city limits
- SR 74 baseball and soccer complex
- Meade Field softball and soccer complex
- Kedron Fieldhouse and Aquatics Center
- Kedron multi-purpose rink
- Full-sized BMX racing course.
- Numerous outdoor soccer, softball, and baseball playing fields.
- The Field of Hope offers children with developmental and physical disabilities the opportunity to play youth baseball on a real team, to learn the game and to create lasting friendships. This unique facility is the second of its kind in Georgia and one of only a few nationwide.
- The All Children's Playground provides disabled youth the opportunity to play with other children.

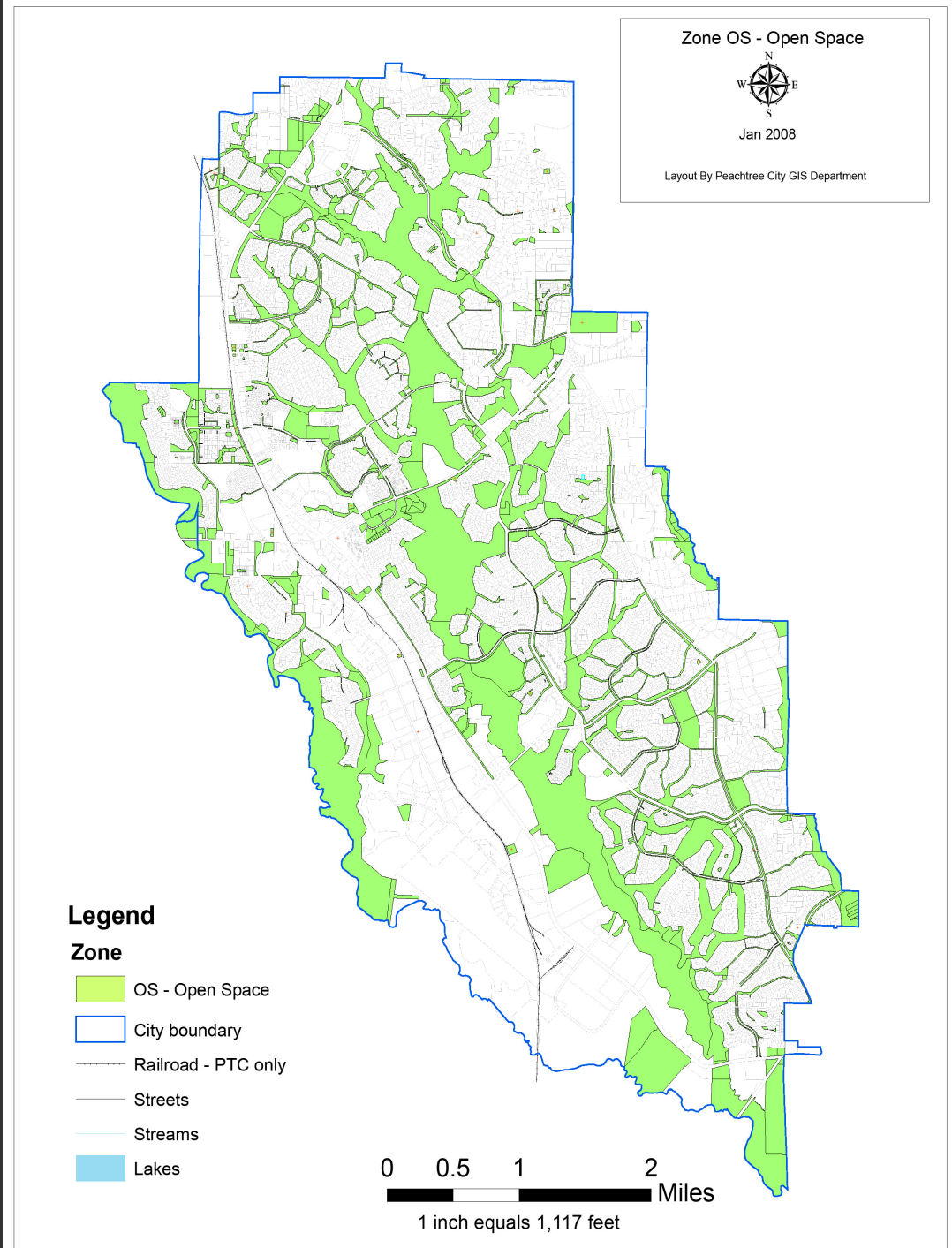
Recreation amenities



- The Peachtree City Tennis Center includes twelve hard courts, six soft courts and six covered courts. The facility has been the recipient of numerous awards including 2003 USTA Public Facility of the Year.
- The 2,200 seat Frederick Brown Jr. Amphitheater provides outdoor concerts and entertainment throughout the year. Famous for its intimate setting nestled in the pines, the venue has two summer series concert line-ups of top draw performers as well as numerous spotlight concerts that play to capacity crowds.
- Lake Peachtree, Lake Kedron and the future Lake McIntosh provide over 1,100 acres of water for fishing, kayaking, boating and swimming.
- Both the Line Creek Nature Area and the Flat Creek Nature Area provide natural surface trails and boardwalks through expansive green space and into the preserved woods throughout the city.

Open space

The city owns or has control over 4,131.07 acres of dedicated open space throughout the city. Path connections, passive parks as well as active recreational facilities are located within these areas.

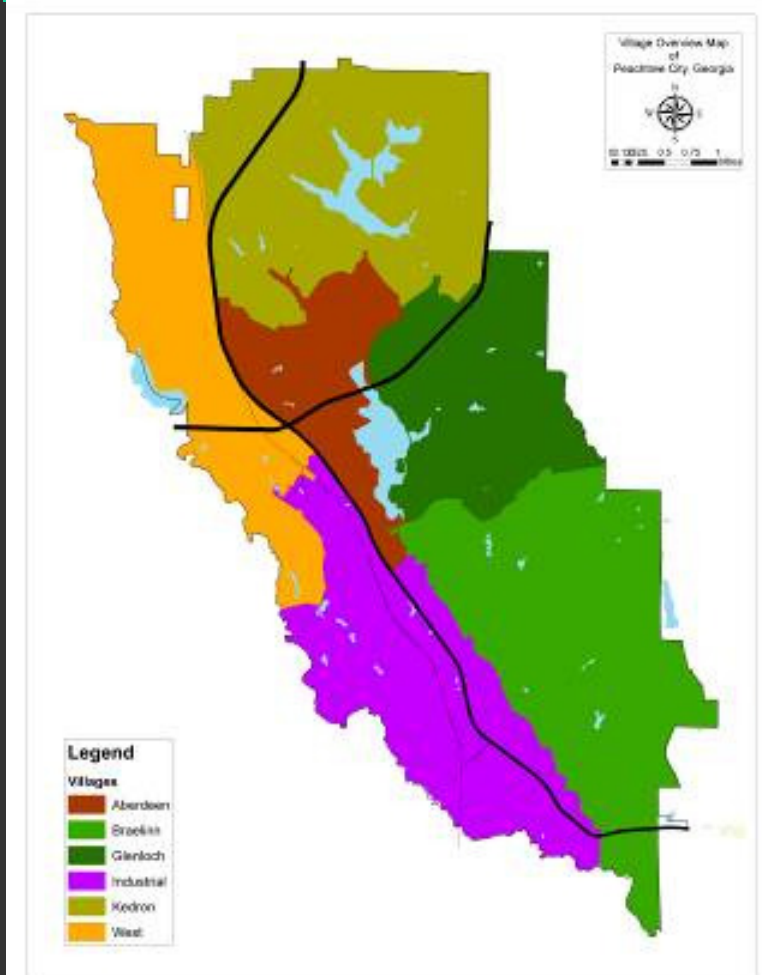


Is the village center concept still viable?

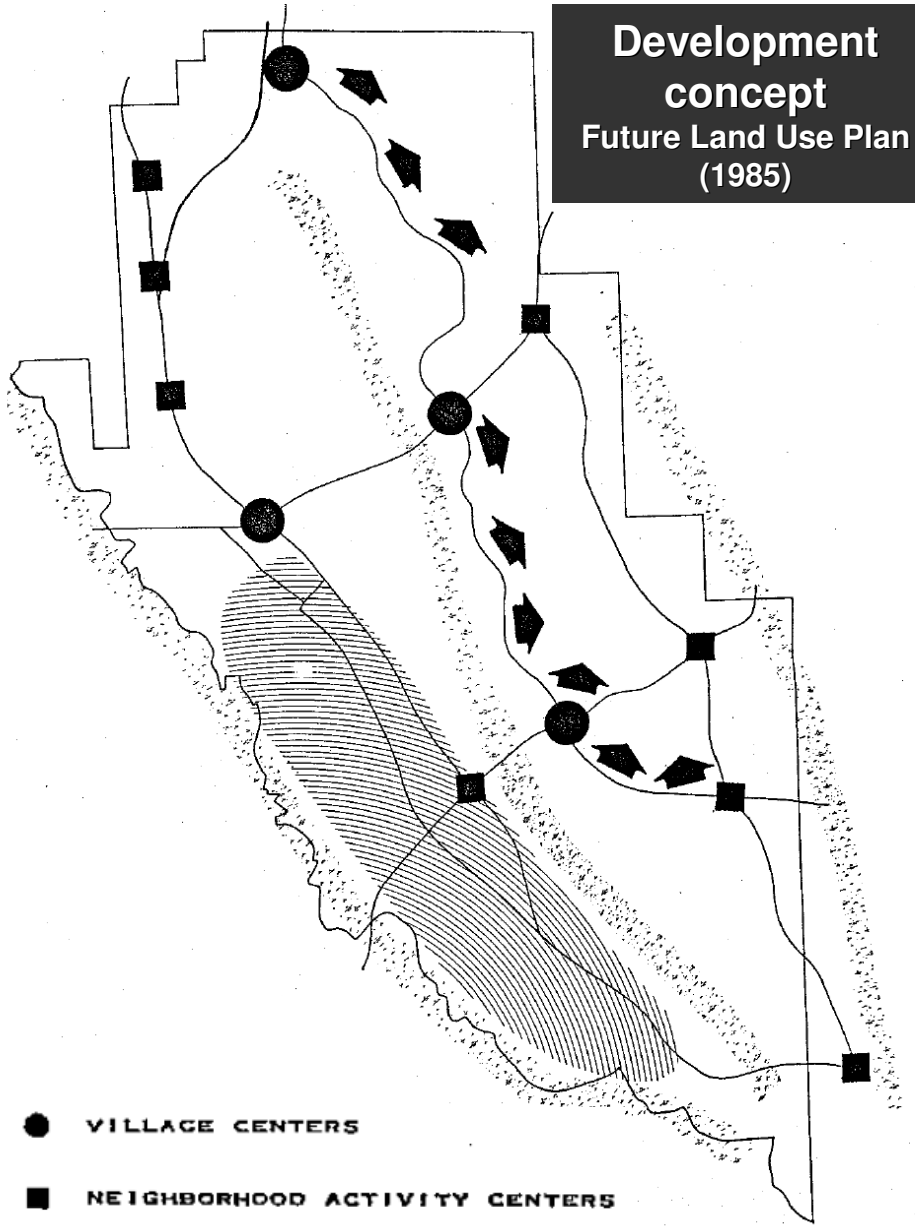
Master plan concept - 1957



Peachtree City - 2009

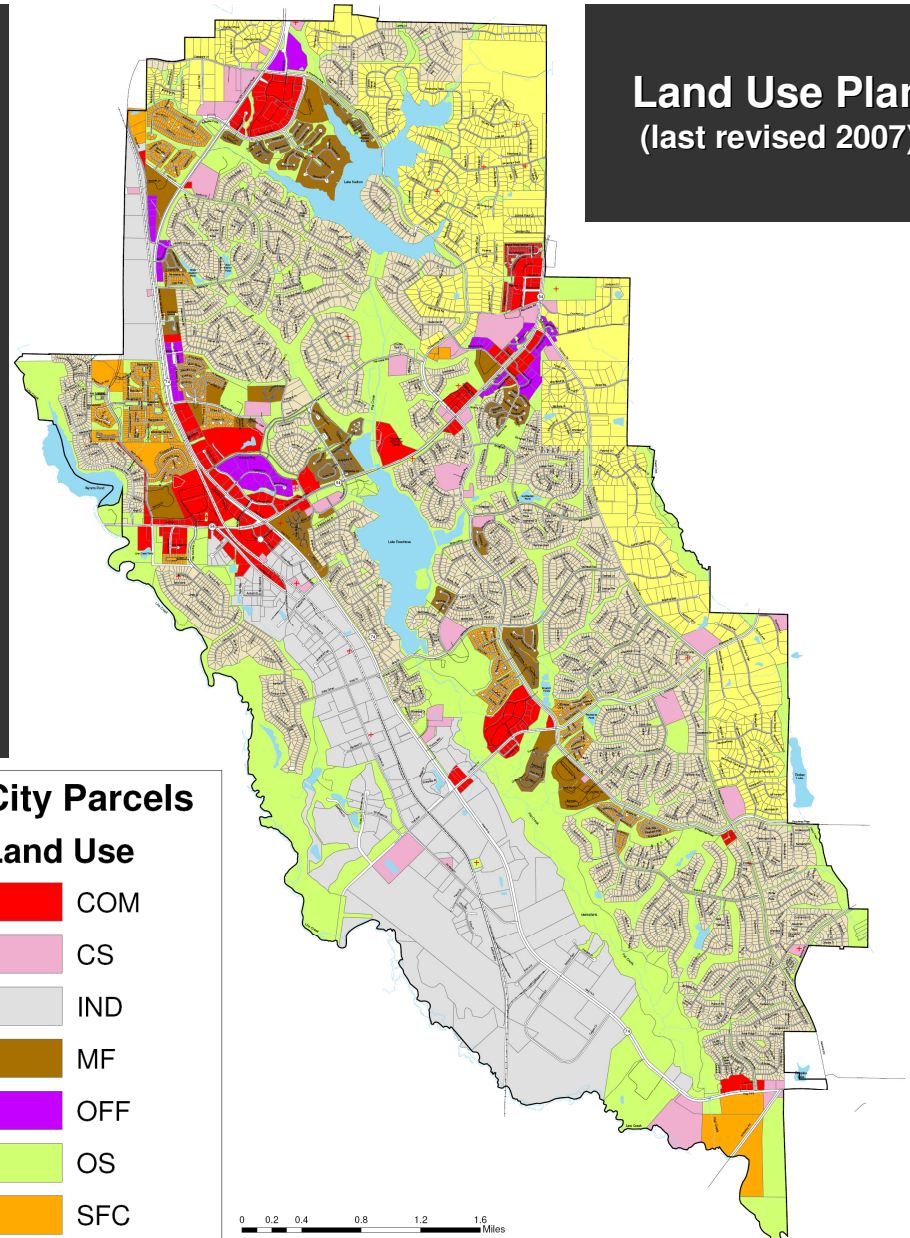


**Development
concept
Future Land Use Plan
(1985)**

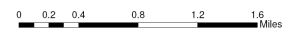


- VILLAGE CENTERS
- NEIGHBORHOOD ACTIVITY CENTERS
- ... CREEKS
- /// INDUSTRIAL PARK
- ▲ DIRECTIONAL STEP-DOWN

**Land Use Plan
(last revised 2007)**



- City Parcels
Land Use**
- COM
 - CS
 - IND
 - MF
 - OFF
 - OS
 - SFC
 - SFL
 - SFM
 - + Cemeteries



1985 Land Use Plan: Future Land Use Patterns

Development of Peachtree City around four village centers should and will promote the basic development concepts described in Chapter One. Crucial to this are:

1. Mixed use; and
2. Step-down development.

Mixed-use involves the proximity of various uses in a compatible manner. The village centers should include retail, office and community facilities and be situated at major intersections. The neighborhood activity centers are smaller versions of a village center, and decentralized to convenience, energy conservation and promoting a sense of neighborhood. In both instances, adjacent developable land should be in the form of residential development of sufficient density to support the village center or neighborhood activity center. Further distances should be developed as medium density single-family, providing a transition to outlying areas of large lot, low density single-family development.

1985 Land Use Plan: Village Centers

The village centers should provide the major convenience retail shopping, local office space, community recreational and educational activities that will be used by residents on a daily basis. The village centers will vary in size of retail activity dependent upon road access and population served.

In terms of community, recreational and educational uses, the concept of multi-use is basic to the planning of the village centers. The multi-use of these facilities will assure a high utilization and provide an opportunity to intensify activity and contact among people. Such multi-use reduces the unnecessary duplication of facilities and, thus frees resources for additional programs or specialized facilities.

1985 Land Use Plan: Village Centers

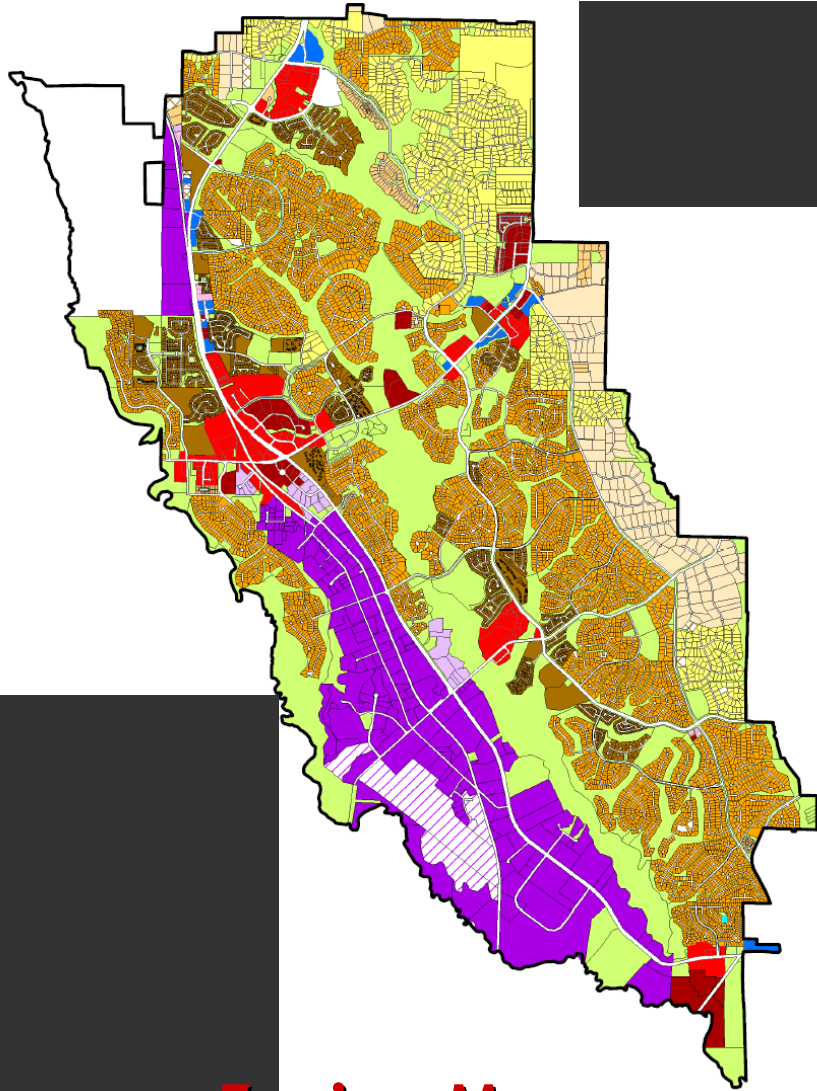
Appropriate mix of uses at each village center should promote shared use of the following facilities:

- Retail
- Office space
- Community facilities
- High school and/ or junior high school
- Early learning and/ or adult education
- Religious facilities
- Banking institutions
- Recreational facilities
- Medical clinic
- First aid and/ or emergency services
- Shared parking
- Path link to residential area

1985 Land Use Plan: Neighborhood Activity Centers

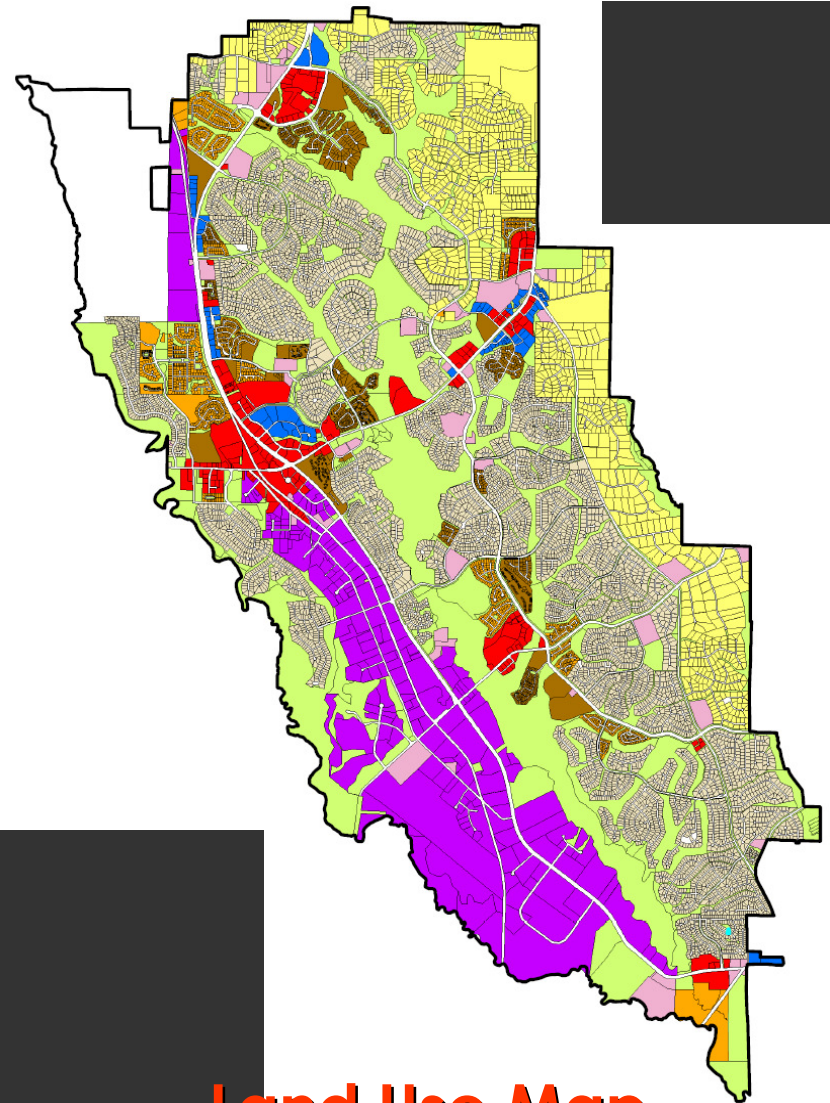
Appropriate mix of uses at each Neighborhood Activity Center should promote the shared use of the following facilities:

- Convenience store
- Community meeting room
- Early learning, elementary school or adult education
- Recreation
- Post office
- First aid
- Shared parking
- Path link to residential areas



Zoning Map

Zoning is a locally enacted law that regulates and controls the use of private property. It divides the jurisdiction into districts, or zones, for different uses and determines which uses are allowed. It regulates lot sizes, building heights, impacts on adjacent land uses, and other specifics.



Land Use Map

Land use is a self-explanatory term in that it refers to how the land is generally used – whether that is residential, commercial, industrial, open space, etc. Land use planning is a process for determining how land will be used, both now and in the future.

What is your VISION for
Peachtree City?

Have you heard the latest planning buzz words?

Active living

Green

Historic

Context sens

Retrofitt

Crime prevention and

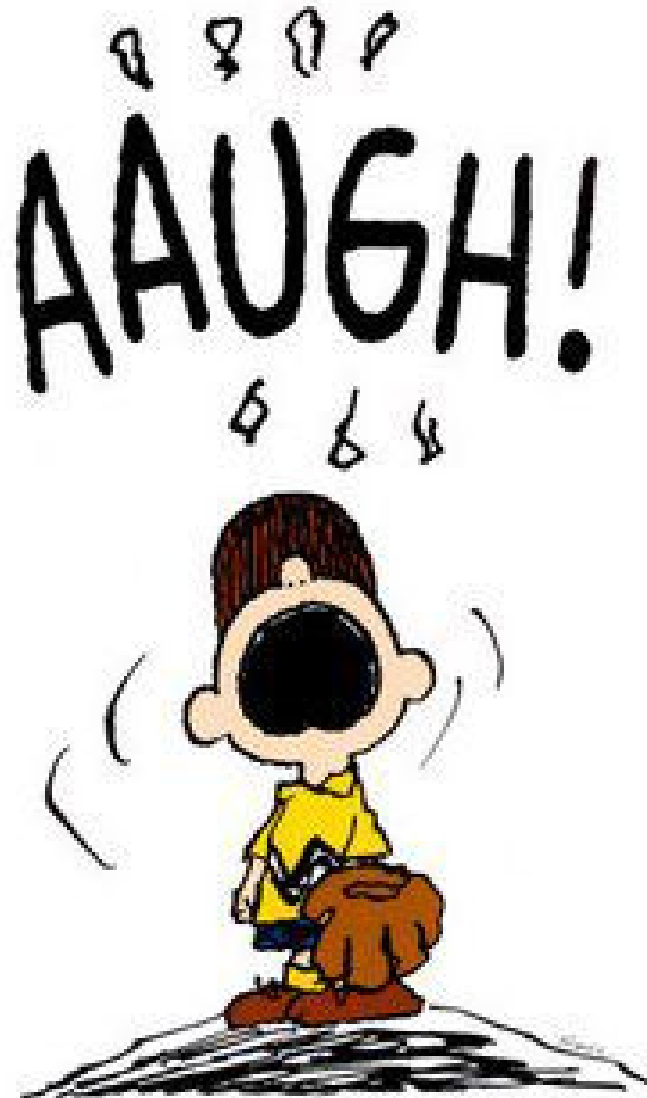
Traditional

Transit-

Job-

Mix

Mixed-



ic involvement

in place

nt

arking management

development

subdivision

y districts

ment (TND)

t

ousing

ent

What about the latest growth jargon?

No growth

Slow growth

Regional growth

Smart growth

Sustainable growth

Quality growth

Urban growth

How's our “planned community” working for YOU?

- Primary developer is no longer developing in Peachtree City
- Initial population estimate of 80,000 will not exceed 40,000 people
- Village retail center concept suffering
- Vacancy rate within retail and commercial areas increasing
- Major employers within industrial park are now out of business
- Vacancy rate within industrial park on the rise
- Many of our older residential areas are in steady decline
- Original Subdivision Covenants and Deed Restrictions are expiring
- Older retail developments in need of upgrades
- Vegetated buffers adjacent to SR 74 South lost as a part of road-widening project
- Infrastructure beginning to deteriorate
- Traffic, traffic, traffic...

What is your VISION for
Peachtree City?

Who are all these people and what

is their vision?

CITY COUNCIL

CIVIC CLUBS

AIRPORT AUTHORITY

HOA'S

DEVELOPMENT AUTHORITY

CITIZENS

WATER & SEWERAGE AUTHORITY

GDOT

RECREATION COMMISSION

GRTA

PLANNING COMMISSION

ARC

54 West Advisory Board

• Homeown

• Fayette C

DCA

• Georgia D

• (GD

• Met

• Planning District (MINGV

• D

• Keep Peachtree City Beautiful

What is a smart/ quality growth audit?

A comprehensive study to identify local development requirements that should be changed to enable smart/ quality growth development. Involves a comparison of a community's existing development regulations with commonly recognized best practices for smart/ quality growth.

An audit would examine whether:

- Adopted plans and policies encourage and facilitate smart/ quality growth.
- Adopted plans, policies, regulations and budgets are consistent with one another with regard to smart/ quality growth (i.e., internal consistency)
- Implementation measures (development regulations, programs and budgets) are consistent with the adopted plans and policies for smart/ quality growth (i.e., implementation consistency)

What are the benefits of conducting a smart/ quality growth audit?

- anticipating growth and planning needs
- long-term comprehensive plan with adequate land supply
- compact development
- protection of natural resources
- infill development
- variety of housing choices
- mixed-use, walkable neighborhoods
- balanced multi-modal transportation
- minimizing costs by maximizing existing infrastructure through coordinated land use/ transportation planning
- timely provision and fair funding of new infrastructure
- reasonable, predictable and efficient plan review process
- supporting fiscal policies
- ability to integrate land use, transportation and infrastructure decisions.

Why now?

- Peachtree City is at a critical juncture, as the city continues to reach build-out of existing land
- Limited land left for retail and commercial development as well as residential growth
- Aging residential and retail areas are ripe for redevelopment
- Aging population
- Young families continue to relocate to the city
- Traffic continues to increase, both internally and externally
- Growth continues around our borders
- Aging infrastructure in need of repair
- Declining impact fee revenue
- Empty buildings within industrial park = reduction in tax revenue



What is OUR VISION for Peachtree City?





CITY OF PEACHTREE CITY

50 Years of Lessons Learned

Learning from our past
to plan our future



PEACH TREE CITY

Comprehensive Plan

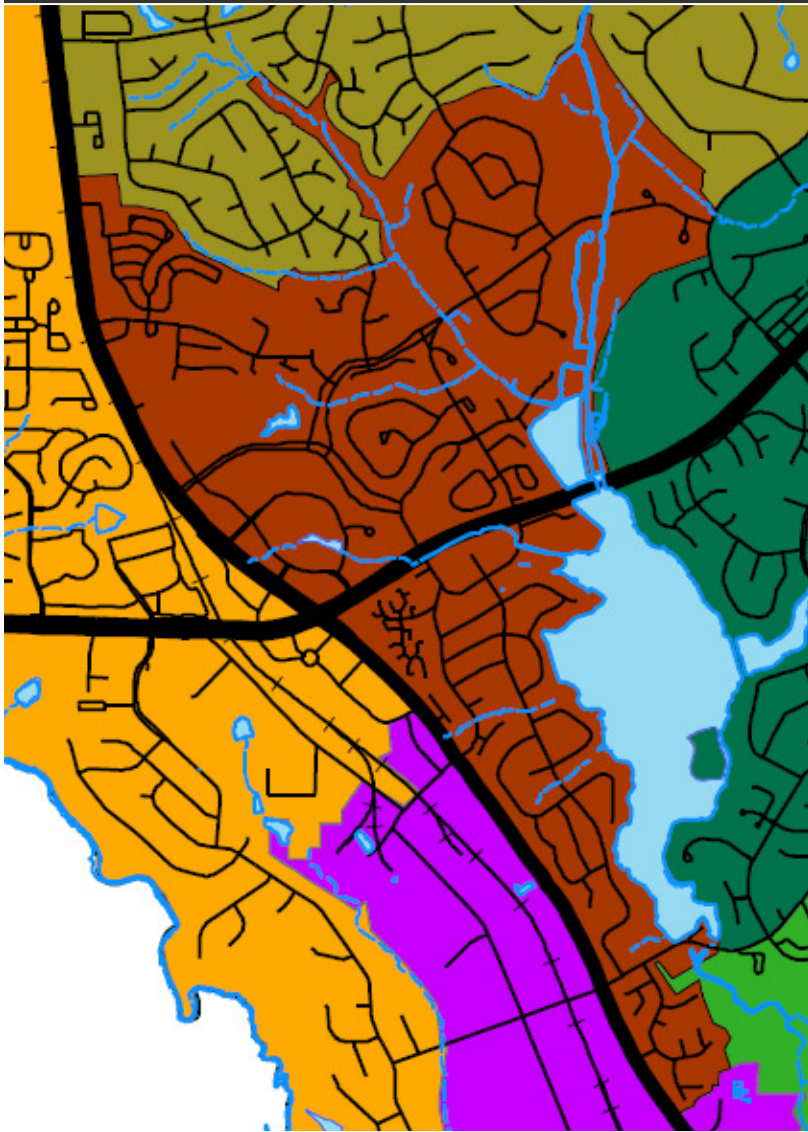
What has been completed to date?

- Parcel inventory of each tract of land
- Public forums in each village
- General survey
- Visual Preference Survey
- Community Assessment
- Community Participation Program
- Updates to each zoning district
- Updates to zoning and land use maps
- Full plan update must be adopted by June 30, 2012

Community-based planning initiative

- Plan to be prepared by Staff with the assistance and input from residents and business owners (“Stakeholders”)
- Identify Comprehensive Plan Advisory Committee
- Establish media campaign and web-based comment system
- Continue public forums to solicit input and comments
- Encourage “small area studies” and incorporate into plan recommendations
- Establish overlay districts and uses that would be appropriate (village center, corridor, airport, etc.)
- Include Transportation, Recreation, Public Services, etc. components as a part of the Comprehensive Plan to create a true plan for the future development of the community
- Coordination with surrounding jurisdictions to ensure plans mesh
- **Create a plan that is realistic, usable and achievable**

Aberdeen Village

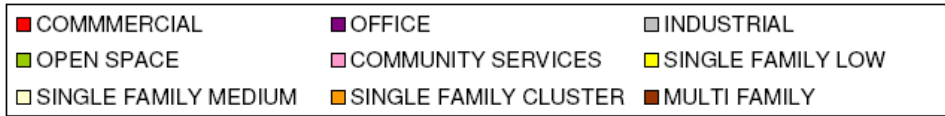
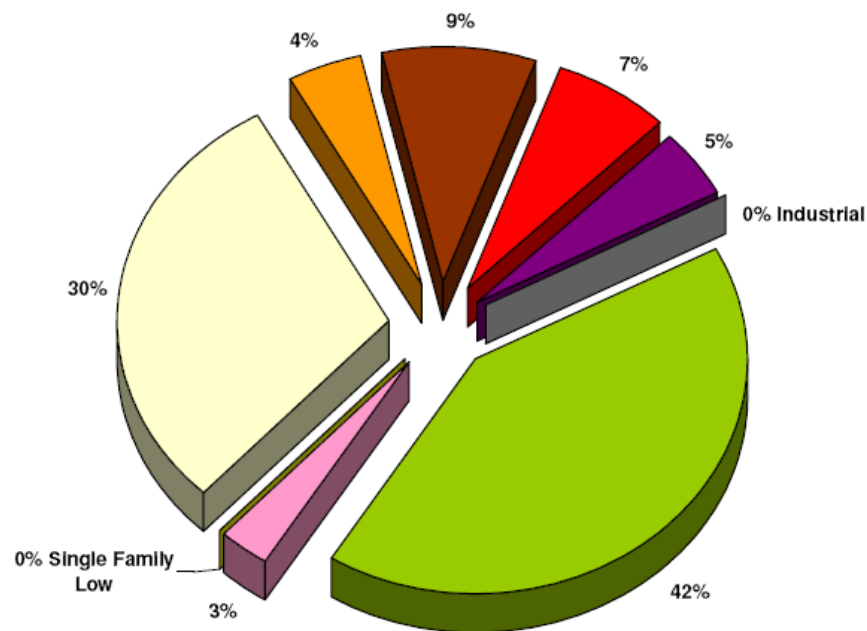


- Aberdeen Village
 - Restaurant
 - Bar\Pub
 - Fitness Center
 - Sport Shop
 - Barber
 - Dentist
- Aberdeen Corners
 - Public Services (2)
 - Medical
 - Restaurant
- Willowbend
 - Laundromat
 - Bridal Shop
 - Education (2)
 - Car Rental
 - Barber
 - Public Services (3)
- Westpark Walk
 - Restaurant (4)
 - Bar\Pub
 - Retail Shopping
 - Medical\Fitness\Spa
 - Public Services
- Wisdom Pointe
 - Restaurants (7)
 - Convenience Store
 - Medical\Services
- Offices (21)
- Banking (6)
- Education (2)
- Religious (3)
- Medical (5)
- Recreation (12)
- Hotel (1)
- Pharmacy (0)
- Grocery (0)

VILLAGE	LAND USE	ACREAGE	BUILDING SF	LOTS / UNITS	GREENBELT/ OPEN SPACE
ABERDEEN	COMMERCIAL	94.75	571,208.00	36.00	0.20
	OFFICE	66.57	523,975.00	24.00	0.00
	INDUSTRIAL	0.00	0.00	0.00	0.00
	OPEN SPACE	579.10	158,742.40	23.00	548.33
	COMMUNITY SERVICES	41.87	184,818.00	8.00	8.68
	SINGLE FAMILY LOW	0.00	0.00	0.00	0.00
	SINGLE FAMILY MEDIUM	419.24	0.00	698.00	10.77
	SINGLE FAMILY CLUSTER	59.46	0.00	326.00	3.47
	MULTI FAMILY	128.96	200,763.00	602.00	4.62
TOTAL		1,389.95	1,639,506.40	1,717.00	576.07

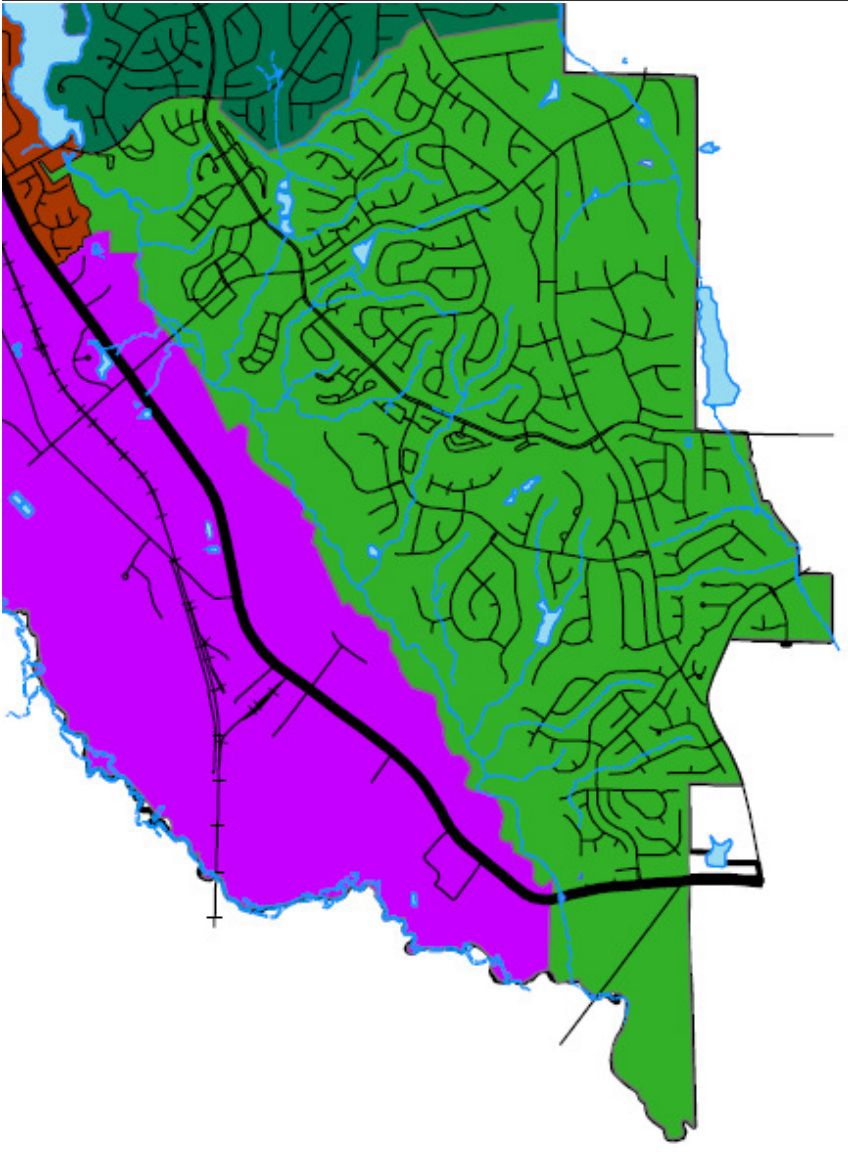
ABERDEEN VILLAGE

Land Use Graph
(Acreage)



Tract	Zoning	Acreage	Building SF
Willowbend Center	GC	3.10	26,331
Pitts Shell Station	GC	0.96	4,760
Westpark Walk	GC	5.55	74,540
Carrabba's/ Westpark retail building	GC	1.80	12,600
Harry Norman office building	GC	2.27	8,798
Westpark Commons office building	GC	2.01	14,225
Bank of Georgia	GC	2.01	9,000
Hampton Inn	GC	2.00	29,363
Westpark Promenade (World Gym)	GC	3.60	39,000
Southern Community Bank	GC	1.49	3,790
800 Commerce office building	GC	1.53	16,100
Piedmont Physician's Group	GC	2.59	12,576
1200 Commerce office building	GC	1.87	20,518
Allstate office building	GC	1.70	11,090
Peachtree National Bank	GC	1.51	14,489
BP Station	GC	2.29	6,650
Hartigan's Fine Wines	GC	0.62	7,450
Phillip's office building	GC	0.70	4,790
Faiyaz Medical Office	GC	1.09	4,038
McGinn Tract (undeveloped)	GC	0.96	0
Aberdeen Village retail center	GC	7.60	36,310
Bank of America	GC	1.00	16,114
Fleming Dental Office	GC	0.70	3,919
Wisdom Road convenience store	GC	1.24	4,864
Fairfield Inn & Suites (undeveloped)	GC	1.00	0
City of PTC (greenbelt)	GC	0.20	0
Wisdom Pointe (Phase 1)	GC	1.92	17,250
Wisdom Pointe (Phase 2)	GC	5.30	58,000
Oak Manor Office Park	GC	5.29	18,500
Aberdeen Corners building	GC	2.10	19,454
BB&T Office Building (undeveloped)	GC	1.65	17,874
Pathway Communities - 4A (undeveloped)	GC	2.02	0
Hilton Garden Inn (undeveloped)	GC	2.48	0
Oldenburg office building	GC	1.40	12,000
Westpark North office building	GC	1.16	12,100
Royal Learner's day care	GC	1.21	14,315
Aberdeen Woods Conference Center	GC	18.83	20,400
Total		94.75	571,208

Braelinn Village

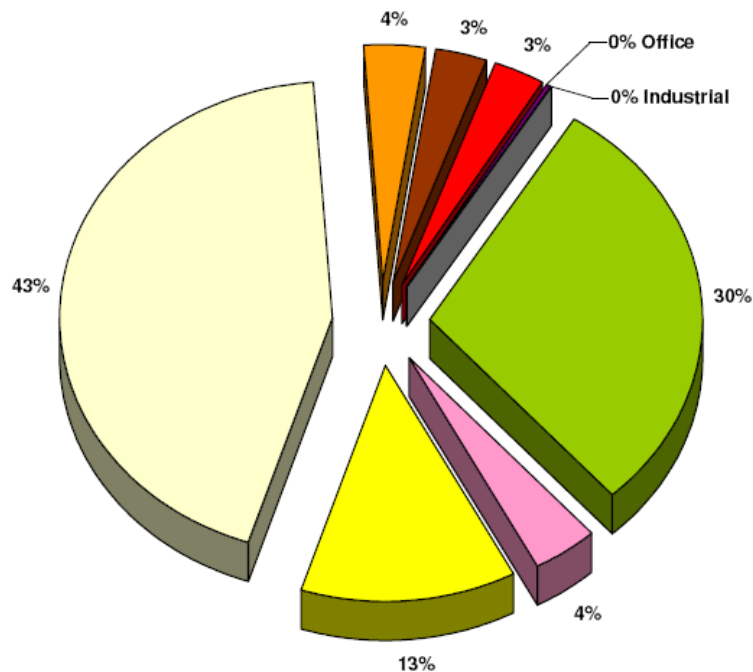


- Braelinn Village
 - Restaurant (8)
 - Retail
 - Grocery
 - Medical Supplies
 - Pool Supplies
- Wilshire Pavilion
 - Restaurant (4)
 - Grocery
 - Public Services
 - Retail
- Offices (10)
- Banking (6)
- Education (4)
- Religious (1)
- Medical (3)
- Recreation (8)
- Hotel (0)
- Pharmacy (2)
- Grocery (2)

VILLAGE	LAND USE	ACREAGE	BUILDING SF	LOTS / UNITS	GREENBELT/ OPEN SPACE
BRAELINN	COMMERCIAL	114.66	484,538.40	48.00	0.00
	OFFICE	6.56	0.00	3.00	0.00
	INDUSTRIAL	0.00	0.00	0.00	0.00
	OPEN SPACE	1,106.11	169,802.00	15.00	1,061.00
	COMMUNITY SERVICES	139.81	191,141.00	0.00	59.55
	SINGLE FAMILY LOW	478.24	0.00	200.00	4.84
	SINGLE FAMILY MEDIUM	1,635.06	0.00	2,637.00	201.07
	SINGLE FAMILY CLUSTER MULTI FAMILY	141.96 111.66	0.00 270,685.00	600.00 916.00	20.49 17.61
TOTAL		3,734.07	1,116,166.40	4,419.00	1,364.55

BRAELINN VILLAGE

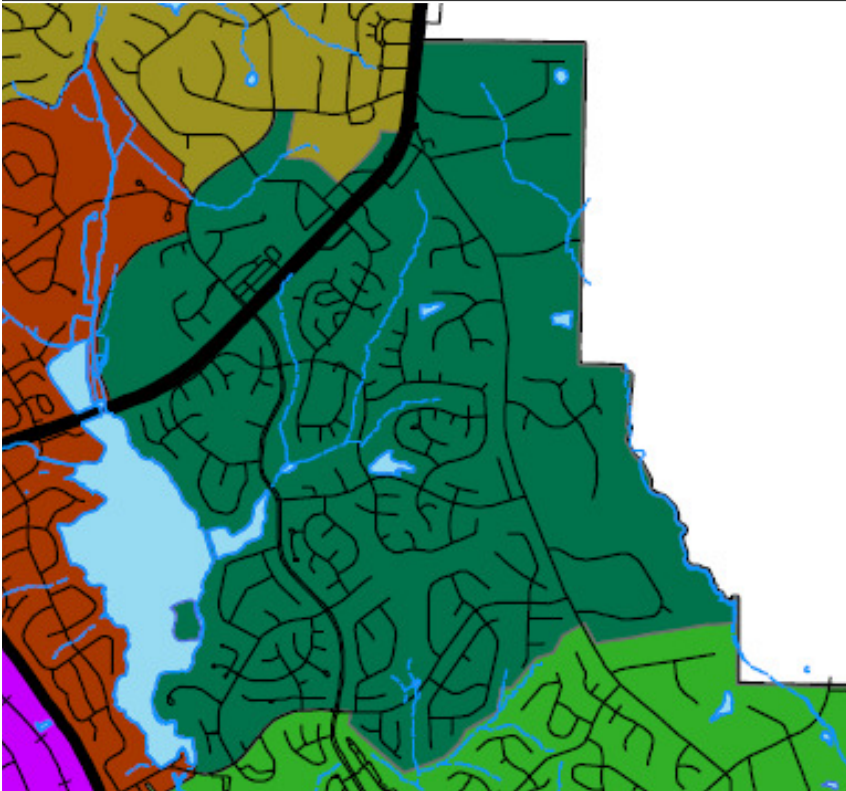
Land Use Graph
(Acreage)



COMMERCIAL	OFFICE	INDUSTRIAL
OPEN SPACE	COMMUNITY SERVICES	SINGLE FAMILY LOW
SINGLE FAMILY MEDIUM	SINGLE FAMILY CLUSTER	MULTI FAMILY

Tract	Zoning	Acreage	Bldg SF
Mucklow's Corner	GC	1.15	4,808
Pizza Hut	GC	0.69	2,357
Big 10 Tire	GC	0.79	5,580
Braelinn Animal Hospital	GC	0.75	4,292
Taco Bell	GC	0.70	1,619
Brass Hanger	GC	0.78	4,500
Peachtree City Imports	GC	1.00	7,800
Village Package Store	GC	0.78	23,707
Kana Yama (Ginza) bldg	GC	0.95	6,233
Popeye's	GC	1.09	1,872
Bank of America	GC	1.18	1,035
Blockbuster retail building	GC	2.20	6,500
Atlas Fabrics	GC	0.95	5,000
Kauffman Tire	GC	1.08	5,928
Southtrust Bank	GC	1.25	2,700
Braelinn Village retail center (Phase I)	GC	23.23	103,536
Braelinn Village retail center (Phase II)	GC	9.73	114,009
Parcel 1 - Mahaffey Dental Building	GC	1.47	7,200
Parcel 2 (undeveloped)	GC	1.24	0
Parcel 3 (undeveloped)	GC	1.12	0
Parcel 4 - Seymour office building	GC	1.46	13,300
Parcel 5 - Seymour retail/ office building	GC	1.33	21,200
Undeveloped (behind Kaufmann Tire)	GC	3.90	0
Undeveloped (behind Kroger)	GC	5.43	0
Undeveloped (access road)	GC	2.11	0
Regions Bank	GC	2.92	9,395
Wilshire Pavilion retail center	GC	15.87	80,354
SunTrust Bank	GC	1.22	3,743
Chick-fil-A	GC	1.24	3,921
Eckerd	GC	1.60	13,824
Kids 'R' Kids Day Care	LC	1.24	12,400
Village Store	LC	1.03	4,025
Braelinn Village Animal Clinic	LC	0.89	5,000
Cobb office building	LUC-15	1.17	8,700
Stephens tract commercial S/D			
Parcel 1 (undeveloped)	COM	1.92	0
Parcel 2 (undeveloped)	COM	1.95	0
Parcel 3 (undeveloped)	COM	3.07	0
Parcel 4 (undeveloped)	COM	1.46	0
Parcel 5 (undeveloped)	COM	2.03	0
Parcel 6 (undeveloped)	COM	1.43	0
Parcel 7 (undeveloped)	COM	1.75	0
Parcel 8 (undeveloped)	COM	2.26	0
Parcel 9 (undeveloped)	COM	5.25	0
Totals		114.66	484,538.40

Glenloch Village

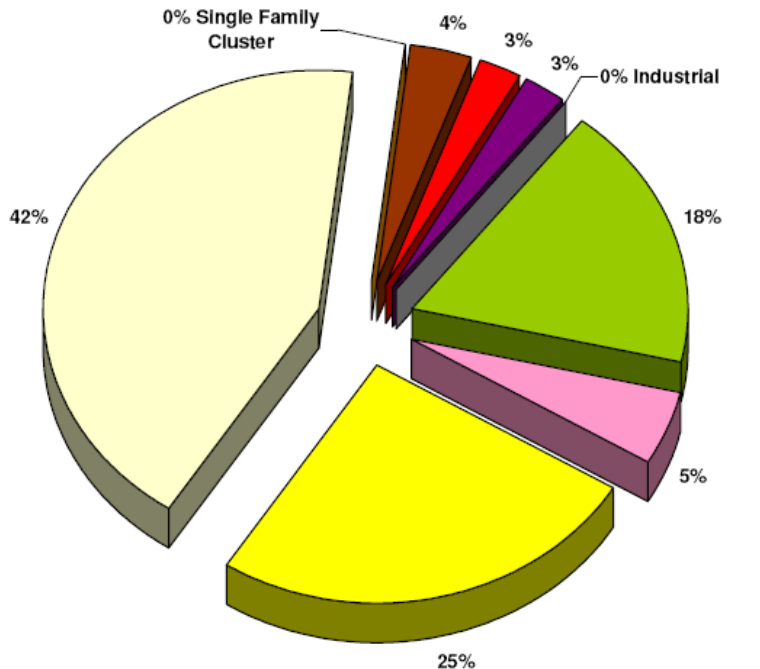


- Peachtree Crossing
 - Grocery (Vacant)
 - Restaurant (5)
 - Retail
 - Cleaners
 - Spa
- Peachtree Pointe
 - Restaurant\Bar
 - Retail
 - Karate Studio
- Promenade
 - Restaurant (3)
 - Spa
 - Real Estate Office
 - Retail
- Offices (19)
- Banking (2)
- Education (2)
- Religious (8)
- Medical (7)
- Recreation (3)
- Hotel (1)
- Pharmacy (1)
- Grocery (0)

VILLAGE	LAND USE	ACREAGE	BUILDING SF	LOTS / UNITS	GREENBELT/ OPEN SPACE
GLENLOCH	COMMERCIAL	56.15	474,756.00	14.00	1.69
	OFFICE	55.35	305,230.00	56.00	0.00
	INDUSTRIAL	0.00	0.00	0.00	0.00
	OPEN SPACE	396.80	276,117.00	16.00	347.80
	COMMUNITY SERVICES	109.10	371,205.00	13.00	2.10
	SINGLE FAMILY LOW	562.76	73,868.00	226.00	14.90
	SINGLE FAMILY MEDIUM	935.83	0.00	1,602.00	83.01
	SINGLE FAMILY CLUSTER	0.00	0.00	0.00	0.00
	MULTI FAMILY	80.50	0.00	403.00	7.27
TOTAL		2,196.49	1,501,176.00	2,330.00	456.77

GLENLOCH VILLAGE

Land Use Graph
(Acreage)



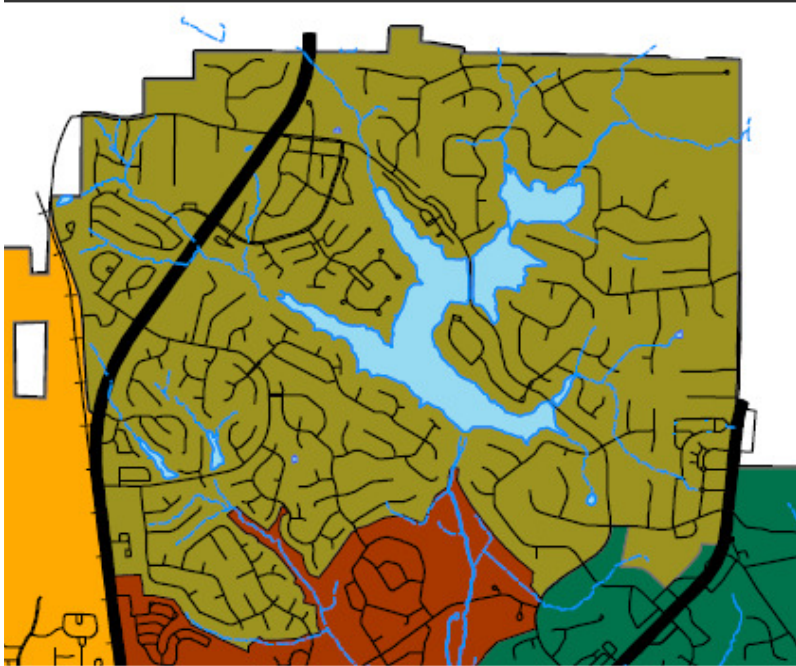
COMMERCIAL	OFFICE	INDUSTRIAL
OPEN SPACE	COMMUNITY SERVICES	SINGLE FAMILY LOW
SINGLE FAMILY MEDIUM	SINGLE FAMILY CLUSTER	MULTI FAMILY

Tract	Zoning	Acreage	Bldg SF
Wyndham Peachtree Conference Center	LUC-1	18.83	220,000
Peachtree Crossing retail center	GC	8.28	50,865
Peachtree Point retail center	GC	1.70	13,428
Wachovia Bank	GC	0.90	4,600
BB&T Bank	GC	1.10	3,878
Chick-fil-A	GC	0.98	4,225
City of PTC (access drive)	GC	0.32	0
McDonald's	GC	1.02	4,268
Ashley Glen assisted living	LUC-14	2.72	36,016
Stevens Entry car wash	GC	0.75	2,550
BP Station	GC	0.75	3,000
Huddle House retail building	GC	0.75	4,800
PTC Internal Medicine	GC	0.74	4,500
430 Prime Point (Strickland)	GC	0.75	16,127
Dairy Queen	GC	0.71	1,730
NAPA Auto Parts	GC	0.86	4,800
Brandon's Package Store	GC	0.77	4,725
Pit Stop convenience store	GC	0.75	2,464
Pit Stop car wash	GC	0.10	975
Ruby Tuesday	GC	1.89	4,365
Eckerd Drugs	GC	2.25	12,738
Edward Jones office building	GC	0.69	2,787
Peachtree Promenade retail	LUC-9	2.22	18,492
Peachtree Pointe Office Complex	LUC-9	2.37	22,500
Fayette Medical building	LUC-9	2.96	26,580
Robinson Village Store	LUC-9	1.00	4,343

Overall Totals

56.15 474,756

Kedron Village

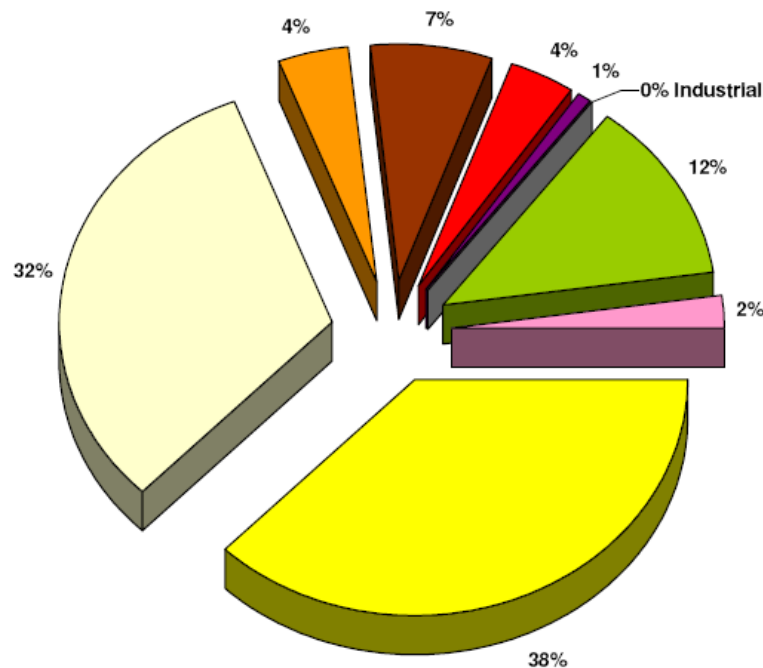


- Kedron Village Phase I
 - Restaurant (6)
 - Grocery
 - Video rental
 - Cleaners
 - Retail
- Kedron Village Phase II
 - Restaurant (5)
 - Medical
 - Retail
 - Offices
 - Pet store
- Lexington Commons
 - Restaurant (3)
 - Liquor Store
 - Pharmacy
 - Bank
- Offices (5)
- Banking (3)
- Education (5)
- Religious (4)
- Medical (4)
- Recreation (8)
- Hotel (1)
- Pharmacy (1)
- Grocery (1)

VILLAGE	LAND USE	ACREAGE	BUILDING SF	LOTS / UNITS	GREENBELT/ OPEN SPACE
KEDRON	COMMERCIAL	130.95	733,828.00	163.00	0.00
	OFFICE	31.87	199,610.00	12.00	0.00
	INDUSTRIAL	2.50	15,480.00	1.00	0.00
	OPEN SPACE	425.83	582,765.00	19.00	373.33
	COMMUNITY SERVICES	77.79	466,861.00	5.00	4.02
	SINGLE FAMILY LOW	1,267.64	15,660.00	801.00	40.21
	SINGLE FAMILY MEDIUM	1,095.24	0.00	1,421.00	155.37
	SINGLE FAMILY CLUSTER	141.51	0.00	313.00	33.61
MULTI FAMILY	252.04	49,004.00	935.00	31.41	
TOTAL		3,425.37	2,063,208.00	3,670.00	637.95

KEDRON VILLAGE

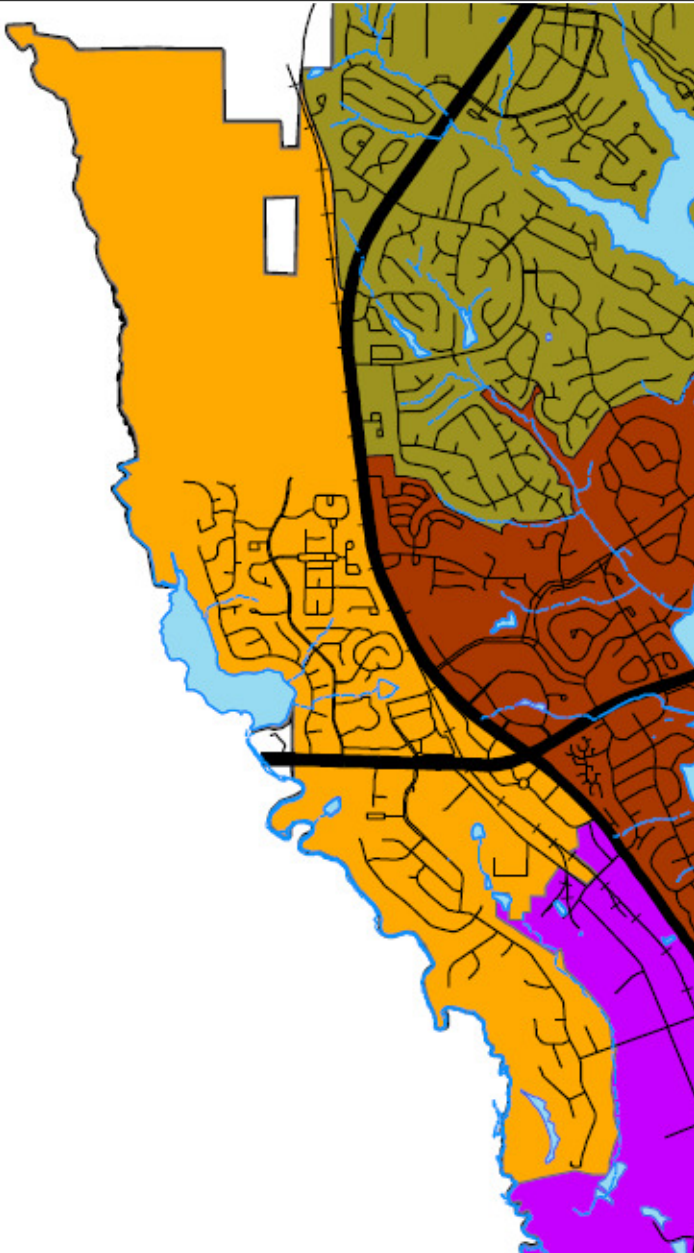
Land Use Graph
(Acreage)



- | | | |
|------------------------|-------------------------|---------------------|
| ■ COMMERCIAL | ■ OFFICE | ■ INDUSTRIAL |
| ■ OPEN SPACE | ■ COMMUNITY SERVICES | ■ SINGLE FAMILY LOW |
| ■ SINGLE FAMILY MEDIUM | ■ SINGLE FAMILY CLUSTER | ■ MULTI FAMILY |

Tract	Zoning	Acreage	Bldg SF
Skinner's Wholesale Nursery	LC	3.70	3,000
Regions Bank	LUC-11	1.15	4,592
Phase I (Kroger)	GC	14.60	85,735
Phase II (Target)	GC	34.14	279,800
KFC/ Pizza Hut (vacant)	GC	1.40	3,100
Wachovia Bank	GC	1.50	3,600
Outback Steakhouse	GC	2.10	6,163
Chick-fil-A	GC	2.14	4,419
Wendy's	GC	1.22	3,200
SunTrust Bank (vacant)	GC	1.69	3,617
Pathway Communities (undeveloped)	GC	1.50	0
Kedron Tire	GC	1.02	6,587
Trek Bike Center	GC	0.85	6,000
Pathway Communities (undeveloped)	GC	0.83	0
Vassey Office building	GC	1.06	12,000
City of PTC (Regents Park extension)	GC	0.56	0
Pathway Communities (undeveloped)	GC	1.36	0
Fairwinds building	GC	1.17	14,000
Pathway Communities (undeveloped)	GC	1.52	0
Lifeboat Medical building	GC	1.04	6,200
Georgian Park convenience center	GC	1.38	8,704
Holiday Inn Express	GC	2.34	65,000
Newgate Road townhomes	GC	5.62	0
Georgian Park car wash	GC	1.00	2,894
The Village at Lexington Circle (Tract 1)	LUC-16	5.04	120,750
Katie's Liquor Store	LUC-16	1.39	6,000
Buckhead Brewery (Tract 2)	LUC-16	2.31	7,725
CVS pharmacy (Tract 3)	LUC-16	1.90	10,811
Bruster's (Tract 4)	LUC-16	0.86	1,251
The Lofts at Lexington Circle (Tract 5)	LUC-16	2.13	60,822
Comfort Inn & Suites (Undeveloped)	LUC-16	1.53	0
Zaxby's	LUC-16	1.28	3,458
Neighborhood Community Bank	LUC-16	1.72	4,400
Palm Beach, undeveloped (Tract 7)	LUC-16	4.71	0
Palm Beach, undeveloped (Tract 8)	LUC-16	4.80	0
Palm Beach, undeveloped (Tract A)	LUC-16	4.50	0
Governor's Row S/D	LUC-16	11.40	0
Pathway Communities (undeveloped)	LC	2.50	0
Totals		130.95	733,828

Wilksmoor Village

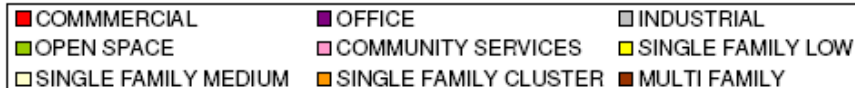
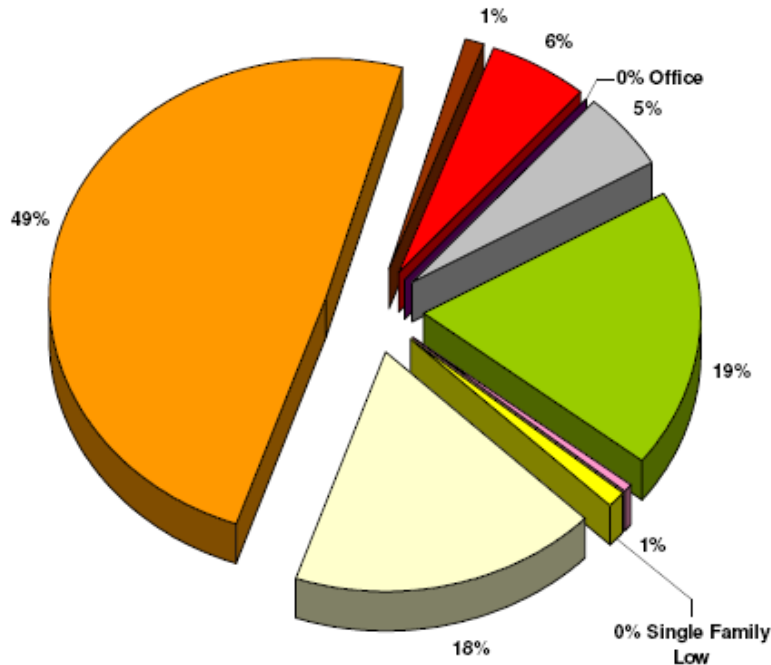


- McIntosh Village
 - Restaurant (9)
 - Medical
 - Home Improvement
 - Retail
 - Barber
 - Bank
- Marketplace
 - Office Supplies
 - Retail
 - Barber
 - Restaurant (6)
 - Nursery
- The Avenue
 - Retail
 - Restaurant (6)
 - Barber
 - Offices
- Park Place
 - Retail
 - Spa
- Offices (7)
- Banking (2)
- Education (0)
- Religious (1)
- Medical (0)
- Recreation (4)
- Hotel (1)
- Pharmacy (1)
- Grocery (1)

VILLAGE	LAND USE	ACREAGE	BUILDING SF	LOTS / UNITS	GREENBELT/ OPEN SPACE
WILKSMOOR	COMMERCIAL	138.56	954,937.00	56.00	7.64
	OFFICE	0.00	0.00	0.00	0.00
	INDUSTRIAL	122.77	432,269.00	41.00	0.55
	OPEN SPACE	454.67	53,162.00	24.00	445.21
	COMMUNITY SERVICES	13.81	49,172.00	4.00	1.50
	SINGLE FAMILY LOW	26.10	0.00	3.00	0.00
	SINGLE FAMILY MEDIUM	428.63	1,312.00	783.00	61.11
	SINGLE FAMILY CLUSTER	1,170.77	0.00	2,104.00	418.05
MULTI FAMILY	25.86	38.00	399.00	0.00	
TOTAL		2,381.17	1,490,890.00	3,414.00	934.06

WILKSMOOR VILLAGE

Land Use Graph
(Acreage)



Tract	Zoning	Acreage	Bldg SF
Arby's	LUC-13	1.31	3,256
B & M Auto Service	GC	0.00	1,386
Café Pig	GC	0.00	1,518
Craig's Automotive	GC	0.00	4,420
Eckerd Drugs	LUC-13	1.62	10,880
Georgia Café	GC	0.00	9,250
Office (vacant)	GC	0.00	800
Office (vacant)	GC	0.00	1,000
Sleep Inn	LUC-13	1.56	29,328
SunTrust Bank	LUC-13	1.60	6,077
The Avenue Peachtree City	LUC-13	10.31	168,000
The Avenue Peachtree City	LUC-13	1.55	13,490
Theo's Auto Service	GC	0.00	4,615
Andy's Auto Repair	GC	1.50	1,386
Atlanta Market Finds/ Designer Fabrics	GC	1.90	6,363
AutoZone/ GA 54 West retail	GC	1.20	0
Chill's	GC	1.90	5,547
City of PTC (greenbelt)	GC - OS	0.54	0
Cowan/ Farr (undeveloped)	GC	1.00	0
Cowan/ Farr (undeveloped)	GC	1.30	0
Cowan/ Farr (undeveloped)	GC	1.14	0
Cowan/ Farr (undeveloped)	GC	1.00	0
Cowan/ Farr (undeveloped)	GC	2.46	0
Discount Tire (pending approval)	GC	1.82	0
Enterprise Rent-A-Car	GC	0.34	3,280
Ethan Allen	GC	2.43	18,285
Fayette Rental Service	GC	2.93	14,020
Feenaughty Office Bldg. (104 Huddleston)	GC	0.50	2,880
Fitzgerald Tract	GC	1.87	6,001
Golf Rider	GC	0.86	2,610
Golf Rider (office building)	GC	0.50	1,185
Home Depot	GC	17.60	139,220
Hicks (undeveloped)	GC	2.90	0
Jumping Jelly Beans	GC	1.59	12,000
Lamar Seals office building	GC	0.84	12,000
Longhorn	GC	2.07	5,600
McMurray (detention)	GC - OS	5.42	0
NAPA Auto Repair	GC	0.81	6,722
Park 'N' Lock Storage	GC	0.97	1,966
Peachtree Golf Cars	GC	1.01	3,648
Phase II Lighting	GC	0.96	15,000
Pike Nursery	GC	5.12	54,000
Porter Paints/ Office Depot	GC	2.15	4,500
Proffitt (Bug Busters)	GC	3.00	1,238
Proffitt Tract	GC	3.04	16,988
Romano's (vacant)	GC	1.97	6,798
San Francisco Bread	GC	4.00	4,000
Smokey Bones	GC	1.87	6,863
Staples retail center	GC	6.50	21,600
Taco Mac	GC	2.10	6,126
The Shoppes at the Village Piazza (Phase 1)	LUC-8 - GC	9.78	90,270
The Shoppes at the Village Piazza (Phase 1)	LUC-8 - GC	0.00	0
Tires Plus/ GA 54 West retail	GC	1.22	11,000
Wal-Mart	GC	20.64	203,821
Washington Mutual/ GA 54 retail	GC	2.08	15,700
Yard Time	GC	1.32	300
Totals		138.56	954,937

Leading us into the next 50 years...

Awards and accolades:

- Top 10 “Best Places to Live” - CNN/ Money magazine (2005, 2009)
- Top 100 “Best Places to Live” – CNN/ Money magazine (2007)
- Georgia’s “Best Affordable Suburb” – BusinessWeek (2009)
- Top 10 “Places to Retire” – Retire in Georgia magazine (2008)
- “10 Great Places for Boomers” – NewsMax magazine (2009)
- “10 U.S. Communities with Great Ideas” – path system – National Association of Area Agencies on Aging (2007)

Pending developments:

- SANY America selected Peachtree City as home to their North American headquarters – construction underway on manufacturing facility/ design competition underway for headquarters site
- NCR selected Peachtree City as the site for their NCR University
- One of two communities being considered for the relocation of Atlanta Christian College
- Completion of SR 54 W/ CSX multi-use path connections
- Completion of Flat Creek multi-use bridge path approaches
- Completion of SR 54 E landscape enhancements (Phase 4)

Urbanism without the urban – re-inventing the city's village centers

- Professor Richard Dagenhart
- Fall semester – five week assignment

Are village retail centers still viable?

Is the concept of the village retail center obsolete?

Can they be transformed to keep up with the changes in retailing?

Should there be a new vision for the village retail center and its role in Peachtree City?

- DAPC hired summer intern to assist Planning Department in preparation of fall and spring studios



BRAELINN VILLAGE
Renovation Project

Braelinn Village retail center

- Originally opened in February of 1989
 - Phase I – Kroger
- Phase II – Kmart
 - Phase III – Upton's Furniture (never built)
 - Now Braelinn Village Office Park
- **225,872 SF**
 - Kroger – 63,986 SF
 - Kmart – 86,479 SF

- **Owner**
 - A Union Pension Fund



- **Management Company**
 - Shopping Center Group
- **Renovation Contractor**
 - Wilkerson Construction



BRAELINN VILLAGE
Renovation Project

Renovation goals

- **Upscale, stylish – lifestyle center**
 - New bldg façade
 - Faux brick sidewalks
 - Floor to Ceiling glass storefronts
 - Curbside parking
 - Parking Lot reconfiguration
 - New landscaping
 - New Signage
- **Safety during renovation**
 - Estimated 9 month renovation
 - Fencing around the front façade
 - Safety barriers and traffic redirection in Parking lot
 - Starting at Kmart and working towards El Rancho
- **All stores open**
 - Keeping business disruption to a minimum
 - Installing construction and tenant identification signage
 - Marketing and Promotions throughout construction
 - Delay construction around Kmart & Kroger during Christmas
- **Fill vacant storefronts**
 - Attractive renovation will increase interest in the center
 - Leasing agent currently working to fill vacancies
 - Encouraging joint landlord\tenant marketing efforts
 - Better tenant\landlord\city communication



BRAELINN VILLAGE
Renovation Project

Braelinn BOA

- **Monthly Meetings**
 - Updating tenants on renovation
 - Getting feedback from tenants on various issues
 - Encouraging joint marketing efforts
 - Encouraging landlord\city\tenant communication
 - Keeping the Press engaged
 - Promote “Find it Fayette” program
- **Formation of a self-sustaining group of tenants**
 - Working with the Fayette County Chamber of Commerce
 - SCORE & ENCORE groups



BRAELINN VILLAGE

Business Owners Association

College Recruitment Efforts

Atlanta Christian College



Clayton State University – Satellite Campus
Griffin Technical College

DEVELOPMENT AUTHORITY OF PEACHTREE CITY

College Recruitment

Retail Vacancy Rate 2009

as of June 3rd, 2009

Peachtree City Code Enforcement & Planning Dept.

- Completed a Retail Vacancy Rate report on **June 4th, 2009***

- Aberdeen Village: **27% vacant**
 - Total SF = 256,916
 - Vacant SF = 68,957
- Braelinn Village: **11% vacant**
 - Total SF = 308,353
 - Vacant SF = 32,915
- Glenloch Village: **49% vacant**
 - Total SF = 82,837
 - Vacant SF = 40,620
- Kedron Village: **4% vacant**
 - Total SF = 415,257
 - Vacant SF = 16,675
- Wilksmoor Village: **10% vacant**
 - Total SF = 804,069
 - Vacant SF = 81,030



Out of **1.87 million SF Existing Retail Area**, there is **240,197 SF vacant**.

Peachtree City's report: 13% vacancy rate

Industrial Vacancy Rate 2009



	Bldg SF	SF vacant	% vacant	Avg Rate
Existing Industrial Grand Total	5,235,382	738,261	14.1%	N/A

473.23 acres of undeveloped industrial acreage left within the city's industrial park

Village identification initiatives

- Recreate/ re-image village graphics/ identification to create village “identity”
- Develop village signage program to identify gateway into each village
- Develop village way-finding signage program
- Develop street banner program
- Develop Special Events signage program
- Create website to promote local businesses

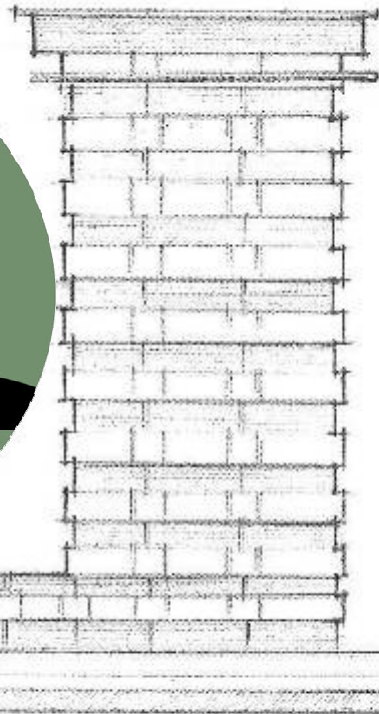
ECONOMIC DEVELOPMENT

Initiatives to enhance the village concept



ECONOMIC DEVELOPMENT

Develop village identity program



C O N T E M P O R A R Y
C O N C E P T

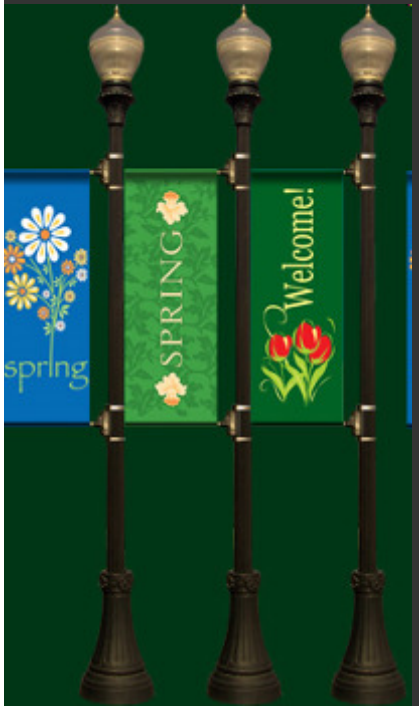
ECONOMIC DEVELOPMENT

Develop village signage program



ECONOMIC DEVELOPMENT

Develop way-finding signage program



BRAELINN VILLAGE
Develop street banner program



BRAELINN VILLAGE

Crosstown Drive - potential street banner program



BRAELINN VILLAGE

Develop special event signage program



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**SHOP LOCAL
DINE LOCAL &**



Forget about driving out to the mall, hunting for a parking space and trudging through the same old places! Instead, head for the City of Peachtree City – your “malternative” for shopping, dining and family fun. You’ll find more than 200 storefront shops, restaurants, golf, services and performance venues all connected along our more than 90 miles of tree-lined multi-use paths.

So hop on your golf cart or take a walk and enjoy what is here in your backyard!

Choose from our critically acclaimed restaurants and pubs for a romantic dinner or a special night out with friends. From American to Vietnamese, Mexican to French, dessert to after-dinner drinks, you’ll find something for every appetite.

Shopping is just around the corner, in Peachtree City each village has it’s own charming storefront shops where merchants welcome you with one-of-a-kind finds and personalized service.

Discover Peachtree City for yourself – come for a lunchtime or Plan to Stay! We’re just minutes south of Atlanta and 15 minutes from the Atlanta Airport. Peachtree City is home to many fine professional and service businesses.

For additional information, please contact the [Peachtree City Development Authority](#) at info@peachtree-city.org for a free copy of our Shopping, Dining & Services Guide.

7/29/2009

CALENDAR...

July 30
City Council/Planning Commission Workshop

July 31
Twilight Theater Presents Oliver!

Aug. 1 - Aug. 2
Area Yard Sales

[All Events](#)

CATEGORY

- [Apparel and Shoes](#)
- [Art Galleries and Shops](#)
- [Book Stores](#)
- [Dance, Drama, Music and History](#)
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PEACHTREE CITY
PLAN TO STAY

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DINELOCAL &



APPAREL AND SHOES



American Eagle Outfitters
[The Avenue Shopping Center](#)
Wilksmoor Village
204 City Circle
404-377-7370
www.ae.com



Boulginini Shoes & Accessories
[Peachtree Crossing Shopping Center](#)
Glenloch Village
100 N Peachtree Pkwy
404-373-3237
www.boulgininishoes.com



Rue 21
[Kedron Village Shopping Center](#)
Kedron Village
1000 N Peachtree Pkwy, Ste 35
404-373-7533
www.rue21.com



Stylish Footwear
[Braelinn Village Shopping Center](#)
Braelinn Village
600 Crosstown Dr
404-373-3237
www.stylishfootwear.com



Tony's Ties
[Aberdeen Village Shopping Center](#)

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SHOP LOCAL
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PEACHTREE CITY BUSINESS RESOURCES

Local Business Organizations

- [Fayette County Chamber of Commerce](#)
- [Peachtree City Tourism Association](#)
- [BraeLinn Village Business Association](#)

City of Peachtree City

- [Beverage Licenses](#)
- [Building Codes](#)
- [Business Licenses](#)
- [Commercial/Industrial Property Available](#)
- [Peachtree City Industrial Park](#)
- [Peachtree City Development Authority](#)
- [Peachtree City Shopping, Dining & Services Guide](#)
- [Development Updates](#)
- [Directions to Peachtree City](#)
- [Directions to Community Development Division](#)
- [Sign Permits](#)
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- [Planning Commission Meetings & Agendas](#)
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- [Inspections](#)
- [Parking](#)
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County and State Resources

- [Fayette County Board of Health](#)
- [State Department of Revenue](#)
- [Fayette County Development Authority](#)

7/29/2009

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COMMUNITY DEVELOPMENT

Planning activities and initiatives



CITY OF PEACHTREE CITY
Buffer Ordinance

Planning activities and initiatives

- Updating zoning ordinances for each district, identifying specific uses permitted within each zoning district
- Updated land development ordinances, including:
 - Buffer Ordinance
 - Landscape Ordinance
 - Signage Ordinance
 - Multi-Use Path
 - Design Guidelines
- Updated Development Impact Fee ordinance
- Working on updates to zoning and land use maps
- Developing overlay districts for each village retail area
- LCI Study of SR 54 West Corridor
- Design/ implement landscape enhancement program



CITY OF PEACHTREE CITY

Buffer Ordinance – arterial highways



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Buffer Ordinance - arterial highway



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Buffer Ordinance – collector street



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Buffer Ordinance – mixed-use development



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Landscape Ordinance



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Landscape – The Avenue Shopping Center



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Landscape Ordinance – Towne Club



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Sign Ordinance

REVERSE CHANNEL HALO LETTERS



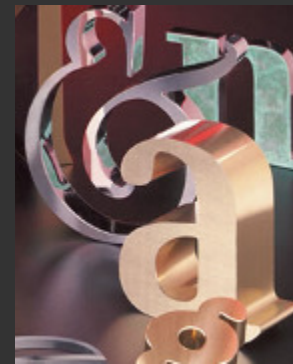
GOOSENECK LIGHTING



NEON



INTERNAL ILLUMINATION



Faces same color as the returns

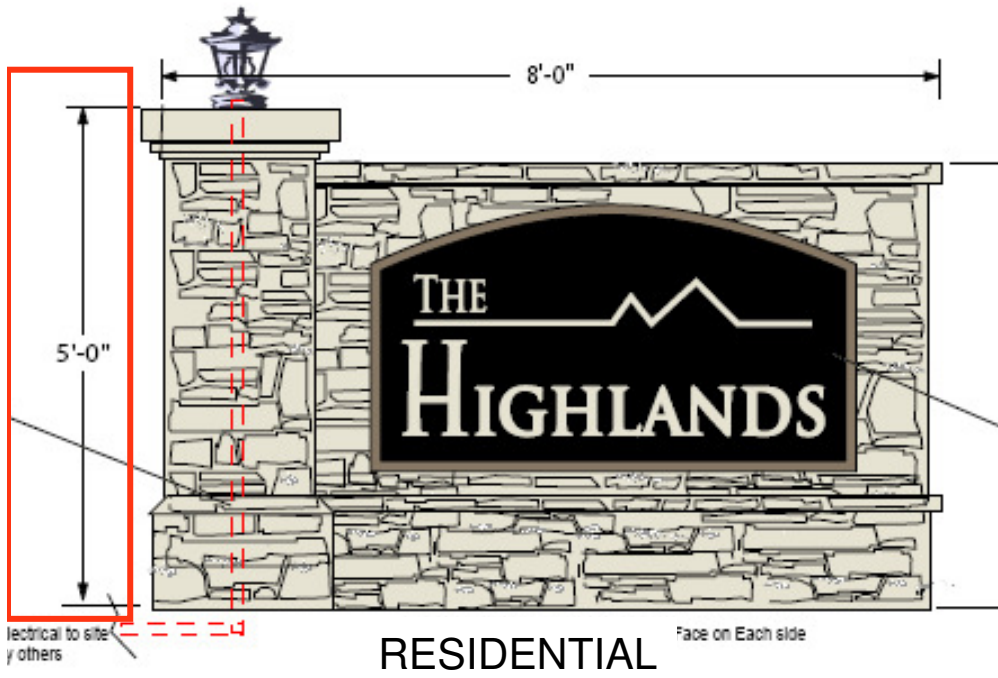
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Sign Ordinance – wall signs

MONUMENT SIGNS

The maximum sign area of any monument sign:

Residential:	24 SF
Commercial:	35 SF
- Multi-Tenant:	50 SF
Industrial:	35 SF
- Multi-Tenant:	50 SF
Office:	35 SF



- The maximum height of monument signs shall be no greater than five feet.
- Only one monument sign per platted lot shall be allowed out of the right-of-way within a landscaped island.



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Sign Ordinance – monument signs

Master Signage Plan Proposal
 Wisdome Pointe III
 Georgia Highway 74
 Peachtree City, GA 30269



6" Inverted
 Radius

Upper Levels/ Main Frontage Signage
 Overall Dimensions of 120" W x 32" H
 26.6 Sq/Ft

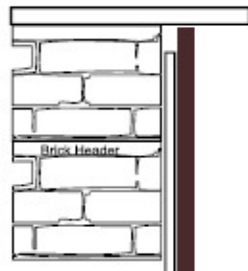


Lower Level / Main Frontage Signage
 Overall Dimensions of 120" W x 24" H
 20 Sq/Ft



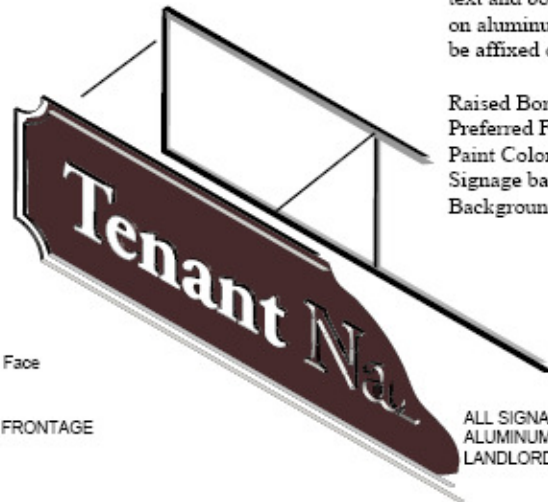
Sandblasted wall sign, 1 1/2" 15# HDU (high density urethane);
 raised lettering and border; pebble texture background, smooth face
 text and border; primed and paint finish. Installation shall be installed
 on aluminum bracket only as provided by landlord and shall not
 be affixed directly to the brick wall surface.

Raised Border shall be 2" in width
 Preferred Font Style shall be Times New Roman
 Paint Colors - Flat Finish:
 Signage back, sides, front border and text copy shall be Sherwin Williams 4021 (Filament) color match
 Background shall be Sherwin Williams 2182 (Briar Patch) color match



1" Square Tubing
 Powder Coat Finish

Sandblasted sign Face



SIDE VIEW OF LOWER LEVEL/MAIN FRONTAGE
 SIGNAGE INSTALL

ALL SIGNAGE TO BE INSTALLED ON
 ALUMINUM BRACKET PROVIDED BY
 LANDLORD





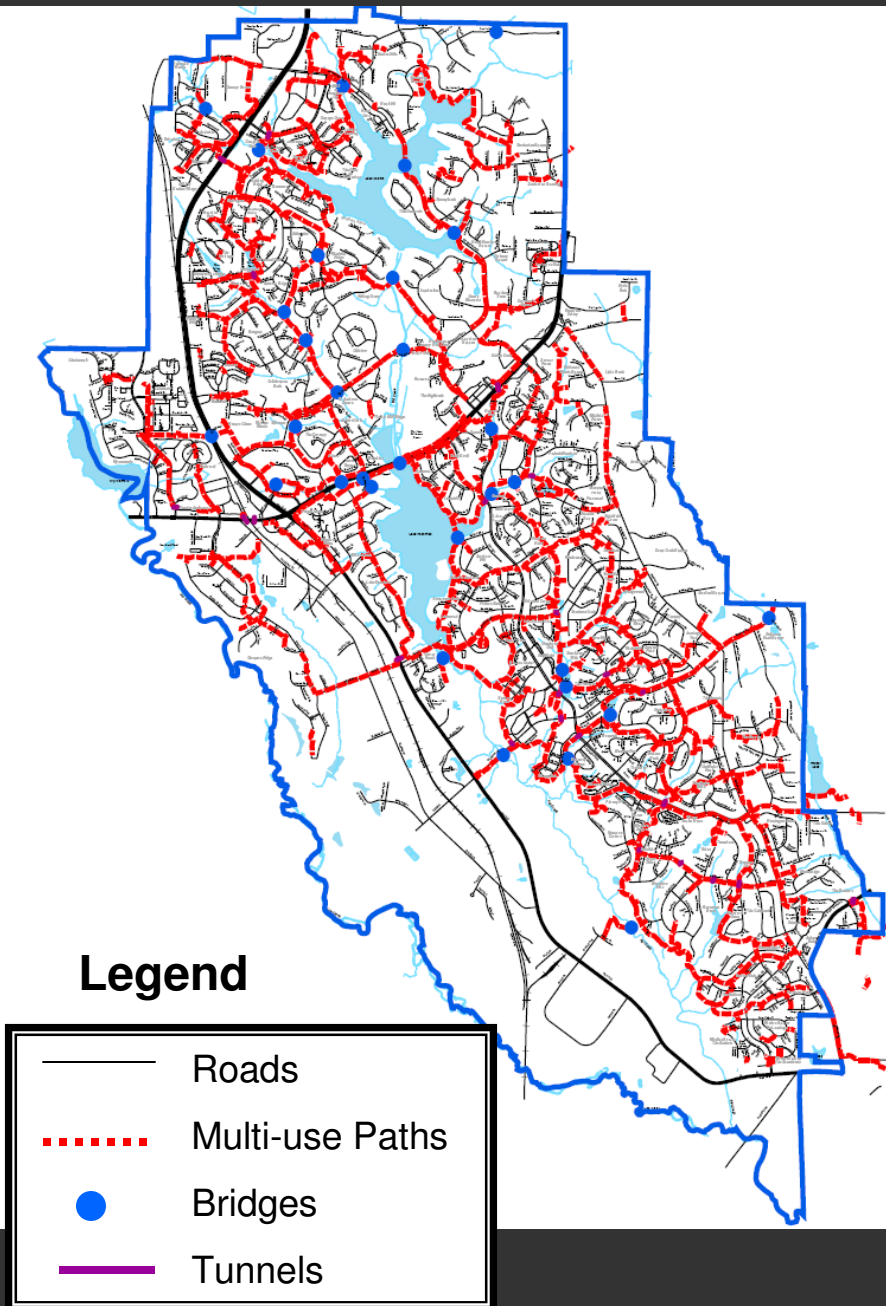
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Multi-Use Path Ordinance



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Multi-Use Path Ordinance

Peachtree City's multi-use path network



- Over 90 miles of interconnected multi-use paths
- Total of 32 multi-use bridges spanning state highways, CSX rail line, lakes and creeks
- 3 proposed multi-use bridges in master plan
- 27 multi-use tunnels throughout city providing connectivity under state highways, major and minor collectors as well as residential streets
- Each development required to provide interconnection to existing path system
- 14,230 residential units in Peachtree City
- Approximately 9,808 registered golf carts



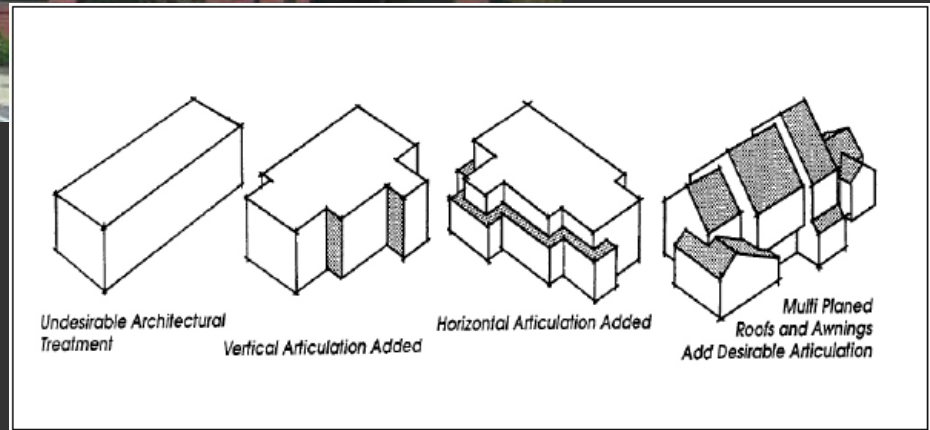
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Design Guidelines Ordinance



Intent:

To reduce the bulk of the buildings by breaking down the mass into human scale; to offer variety and consistency along the street face.



Massing, Architectural Features



Intent:

To reduce the bulk of the buildings by breaking down the mass into human scale; to offer variety and consistency along the street face.



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Design Guidelines – Massing, Architectural Features

Prominent Entrance

Intent: To ensure visible, attractive, inviting, and efficient entrances to the buildings.



Porch

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Design Guidelines – Prominent Entrance



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Design Guidelines – Prominent Entrance

Façade Transparency

Intent: To create a visual connection between the indoor and outdoor environment in order to make businesses more attractive.



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Design Guidelines – Façade Transparency

Rear of the Building

Intent: To reduce the negative impacts of the backside and service

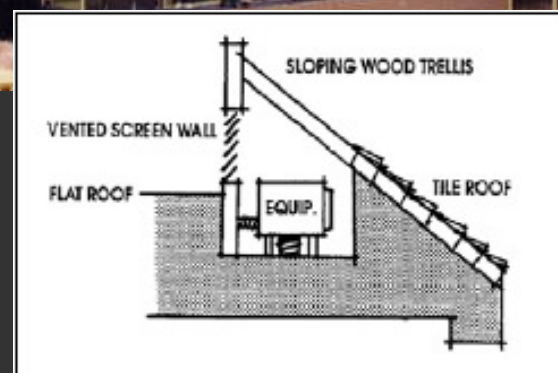
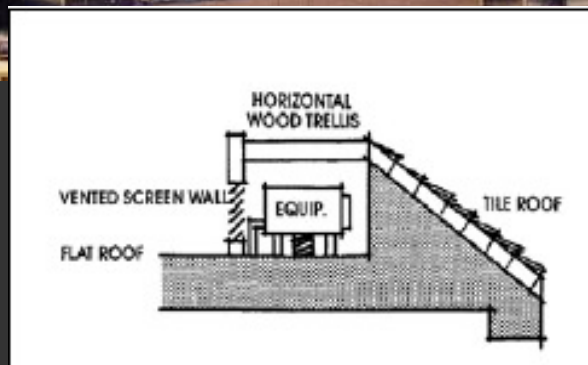


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Design Guidelines – Rear of the building

Screening of Electrical and Mechanical Equipments

Intent: To minimize negative visual impacts of service equipment on the businesses and the adjacent areas.



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Design Guidelines – Screening equipment

Material

Intent: To enhance the character of the building and the area in order to make the business more attractive to customers.



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Design Guidelines – Material

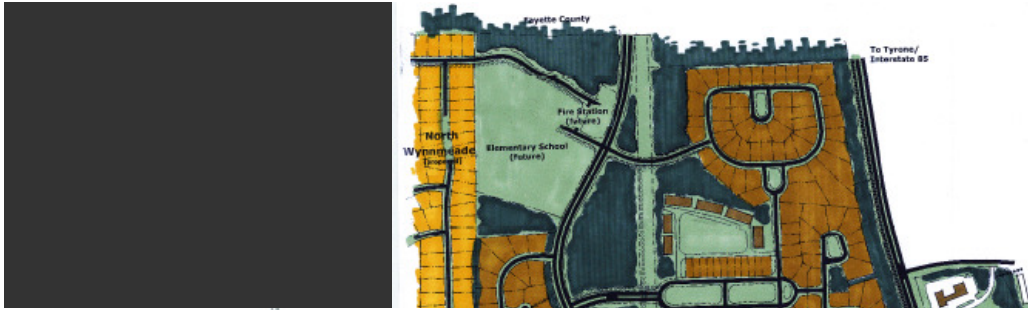


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SR 54 W Corridor – LCI Study

Elements of master plan

- Integration of multi-use path system
- Provide alternate road system to reduce traffic on SR 54
- Limit vehicular access to SR 54 from outparcels
- Provide inter-parcel access and easements
- Redevelopment of existing properties in corridor
- Develop design guidelines (SR 54 West Overlay District)
- Develop landscaping, site lighting and signage guidelines
- Design and implementation of gateway features



Livable Centers Initiative
 GA 54 West Corridor Study
 City of Peachtree City

Master Plan

Atlanta Regional Commission



October 2001



CITY OF PEACHTREE CITY SR 54 W Corridor – multi-use path connectivity



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Multi-use path/ bridge/ tunnels interconnectivity

**CSX RR/ SR 54 WEST
SIDEWALK & MULTI-USE PATH
CONNECTIONS**



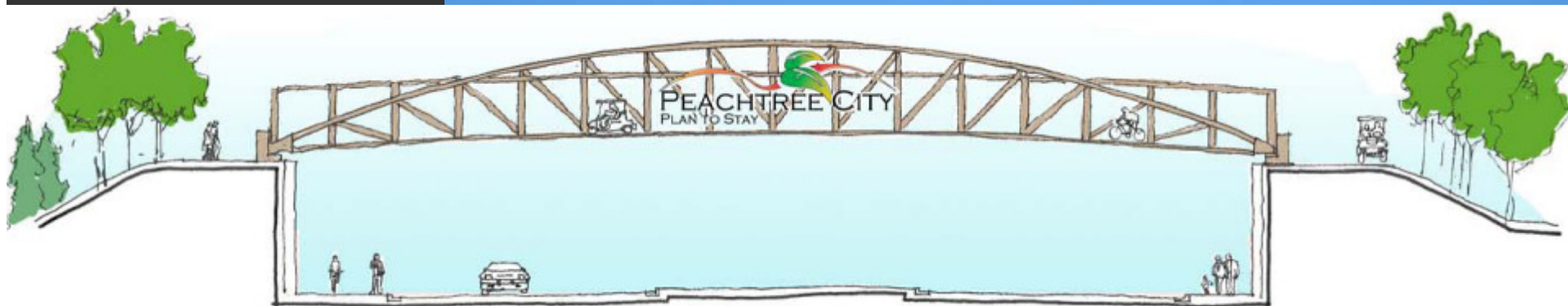
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Multi-use path/ bridge/ tunnels interconnectivity



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Path Connectivity – Multi-use Bridge & Gateway



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Path Connectivity – Multi-use Bridge & Gateway



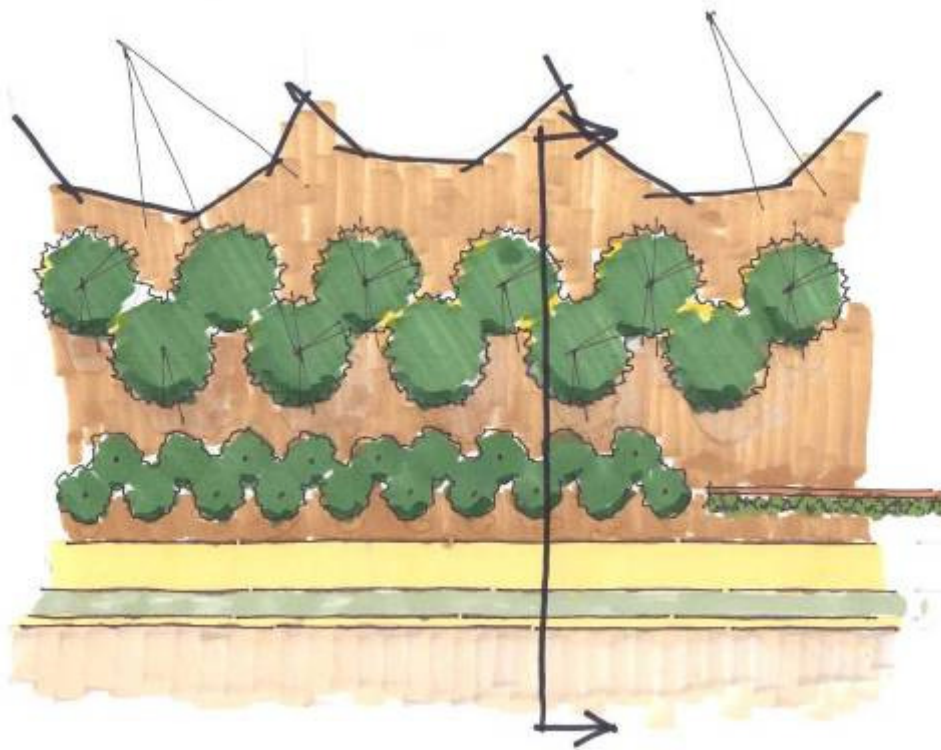
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SR 54 W Corridor – Timeline images

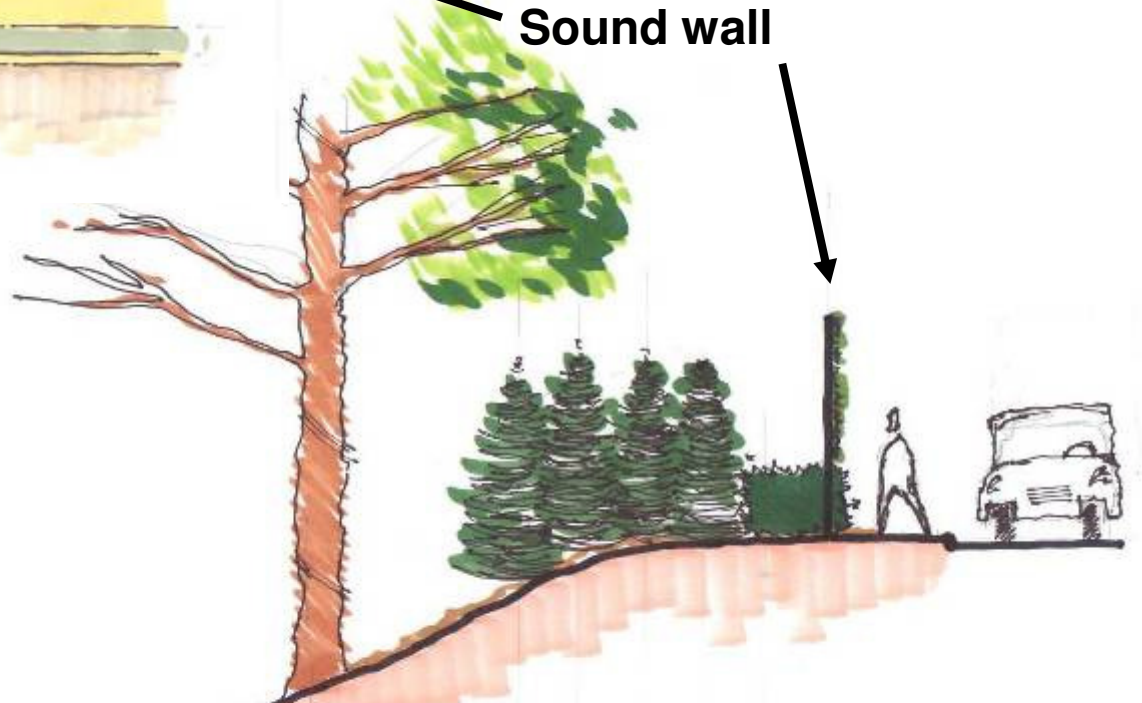


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SR 54 W Corridor – Overlay details



Sound wall



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Landscape enhancements – SR 74 South (GATEway grant)

EXISTING CONDITIONS 9/28/09



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Landscape enhancements – SR 74 South (GATEway grant)

ANTICIPATED GROWTH AFTER 1 to 2 YEARS



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Landscape enhancements – SR 74 South (GATEway grant)

ANTICIPATED GROWTH AFTER 3 to 5 YEARS



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Landscape enhancements – SR 74 South (GATEway grant)

MacDUFF PARKWAY LANDSCAPE ENHANCEMENTS



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Landscape enhancement program – MacDuff Parkway



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Landscape enhancement program – SR 54 East (Phase 3)



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Thank you – Questions?