

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

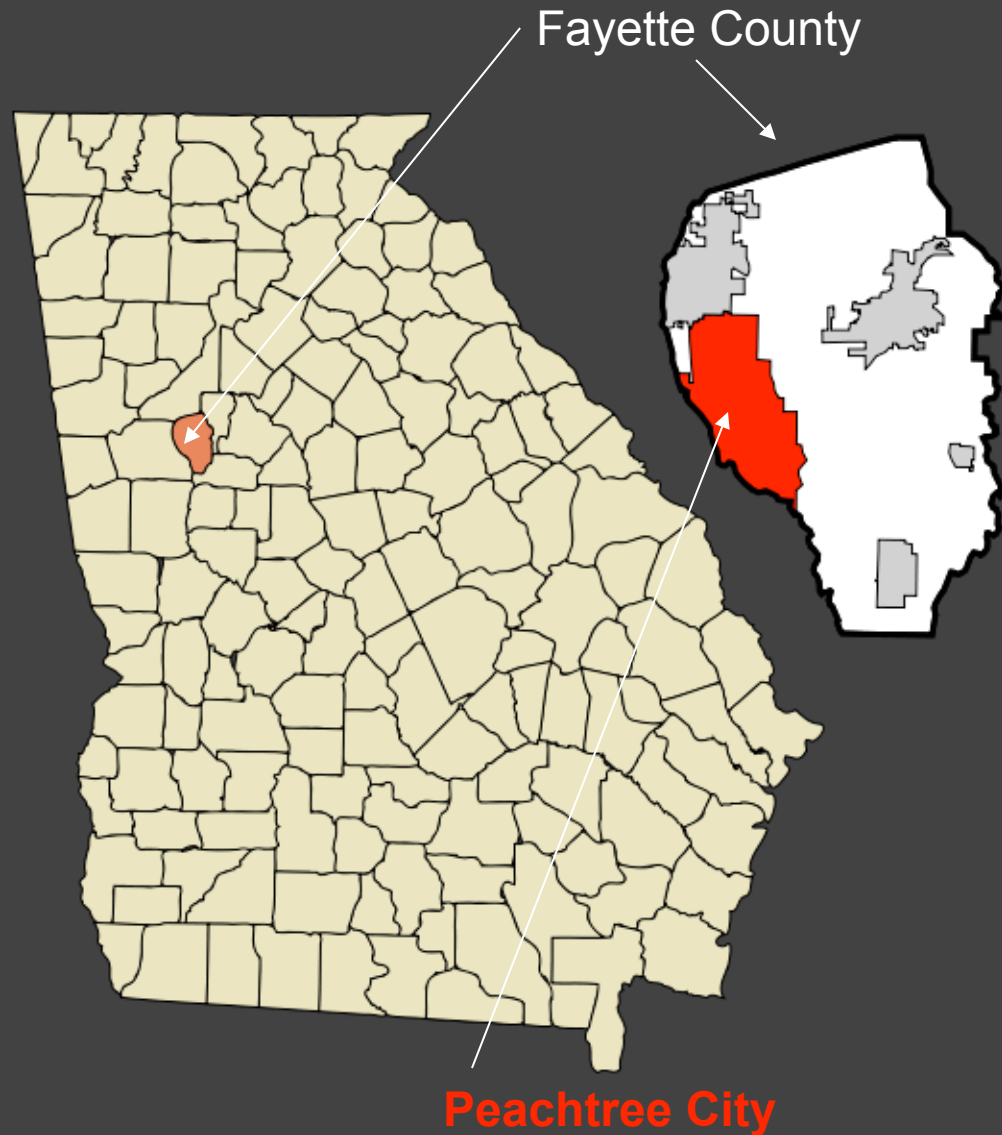



PEACHTREE CITY
PLAN TO STAY™

**IT'S ALL ABOUT THE
PLAN...**

The idea of a “New Town”

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...



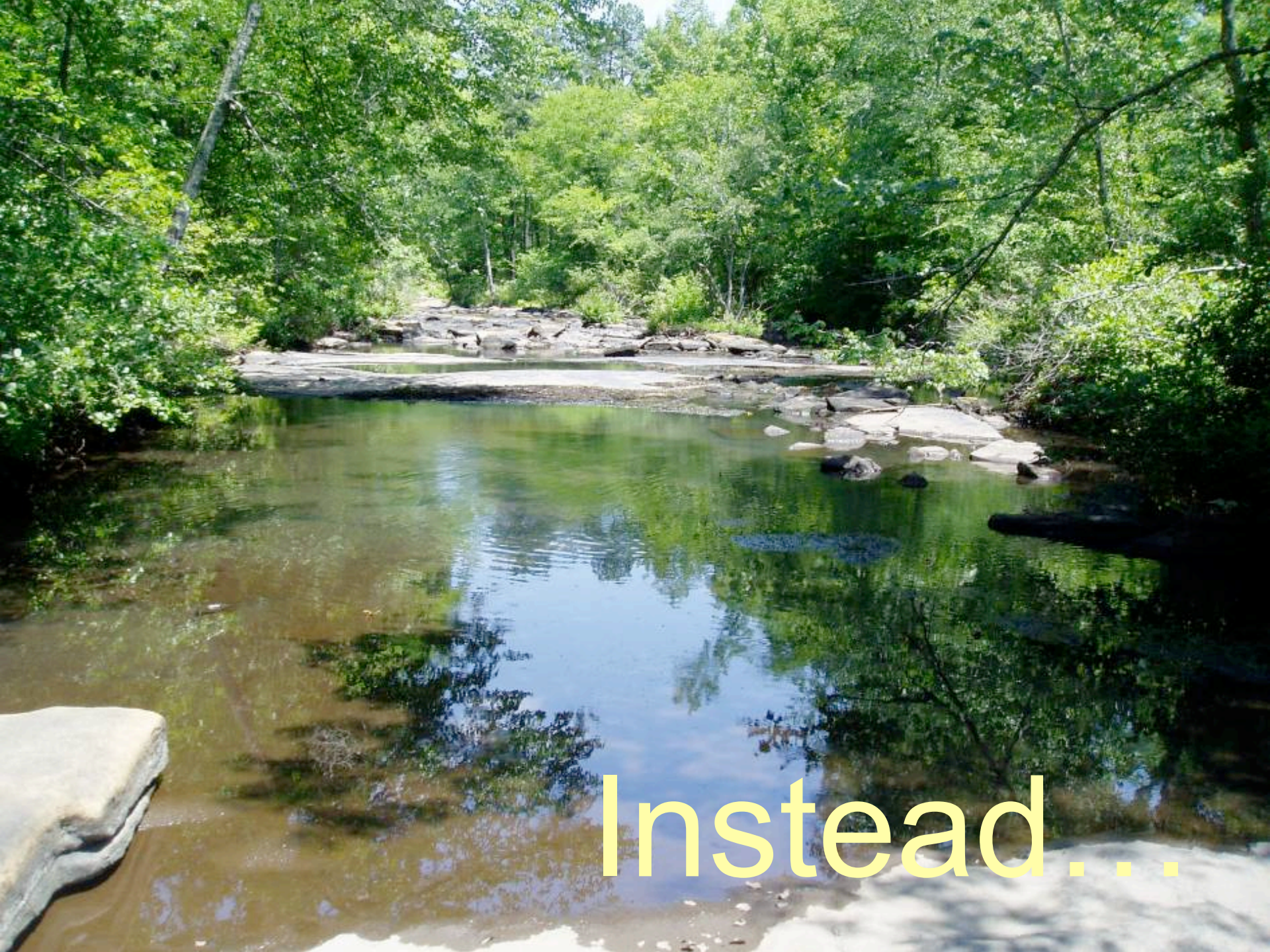
27,343 dwelling units...



All within a 20-year build-out.



Peachtree City might have looked like this.



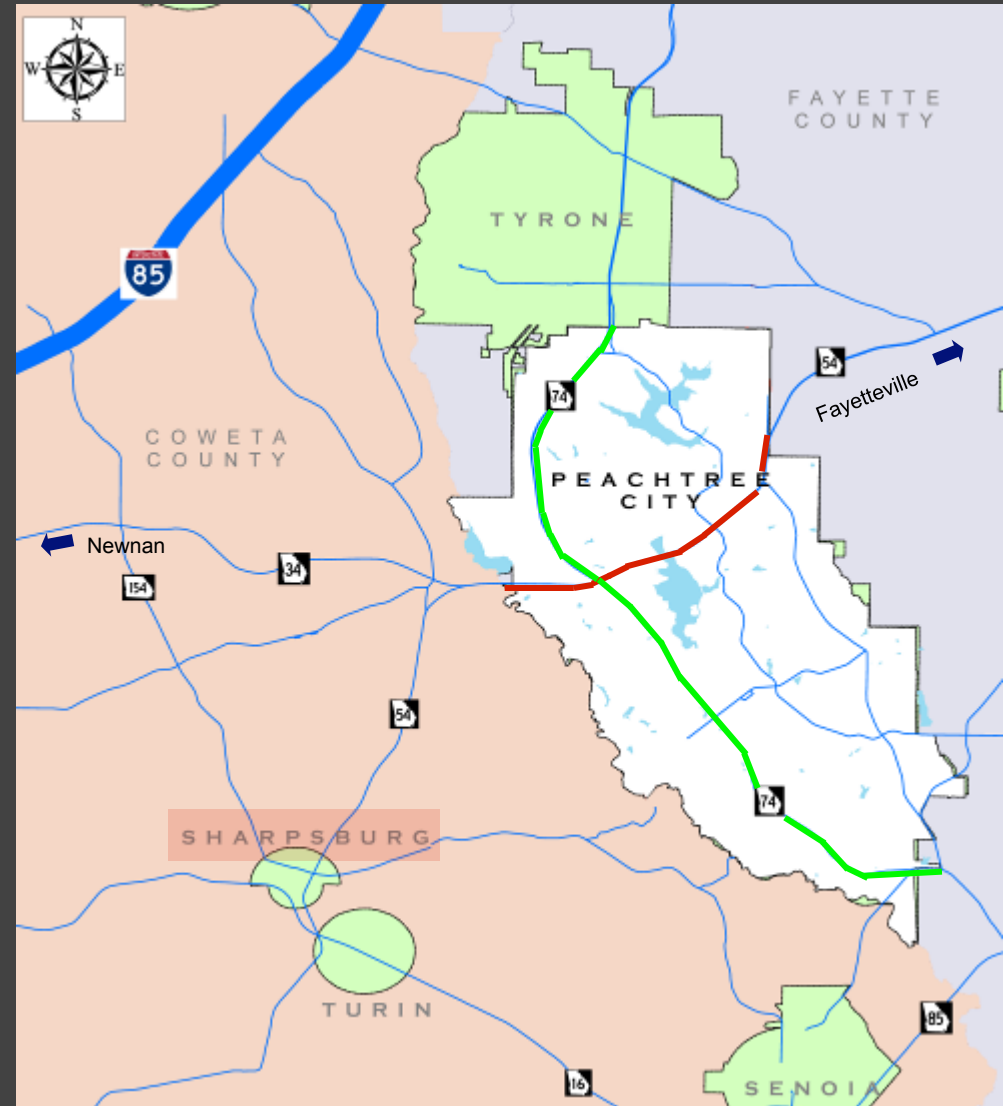
Instead...

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



50 years old and still going strong...

- Chartered adopted **March 9, 1959**
- Land mass of +/- **15,503-acres**
- Bisected by **SR 54** and **SR 74**
- Coweta County to the west
- Fayetteville 10 miles to the east
- SR 74 N provides an integral connection between Peachtree City and I- 85



Components of the plan: 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.

Villages today:

Aberdeen Village (1960' s)

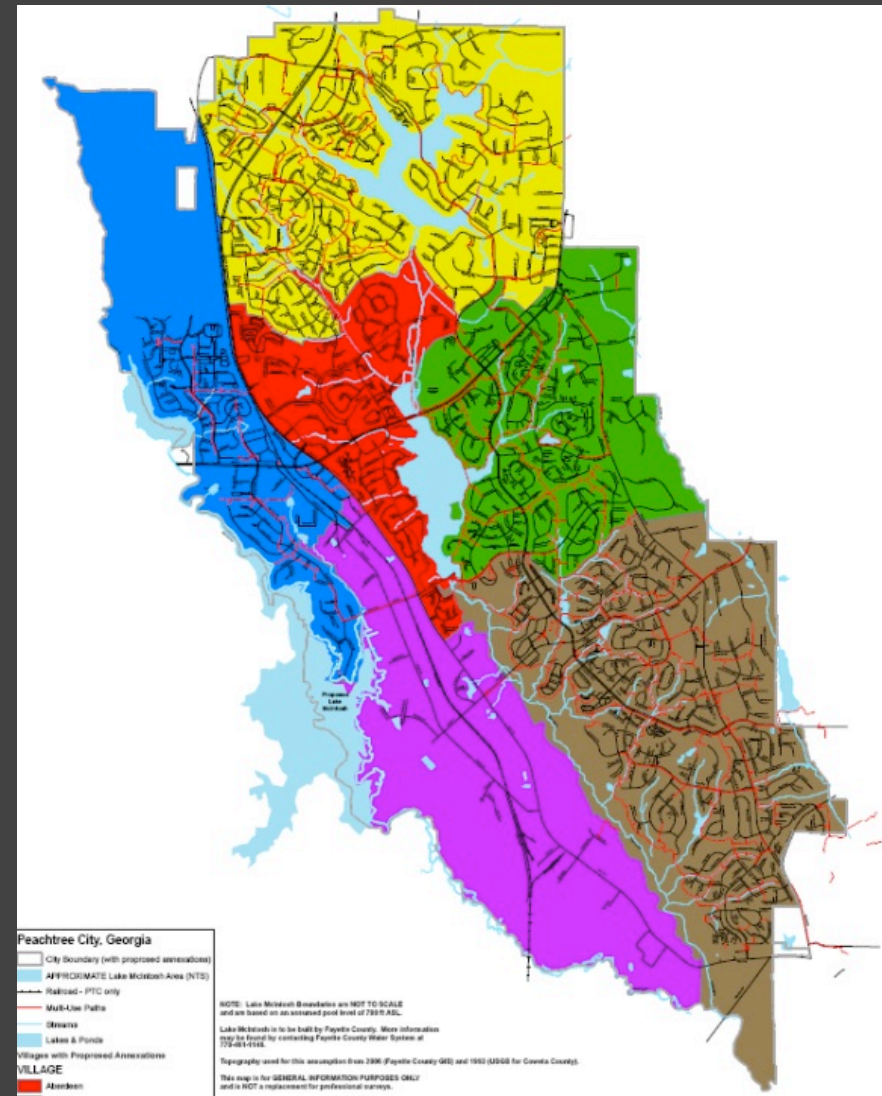
Glenloch Village (1970' s)

Braelinn Village (1980' s)

Kedron Village (1990' s)

Wilksmoor Village (2000 - present)

Industrial Park



Components of the plan: land use

1985 Land Use Plan:

Development of Peachtree City around four village centers should and will promote the basic development concepts. 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.

Components of the 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.

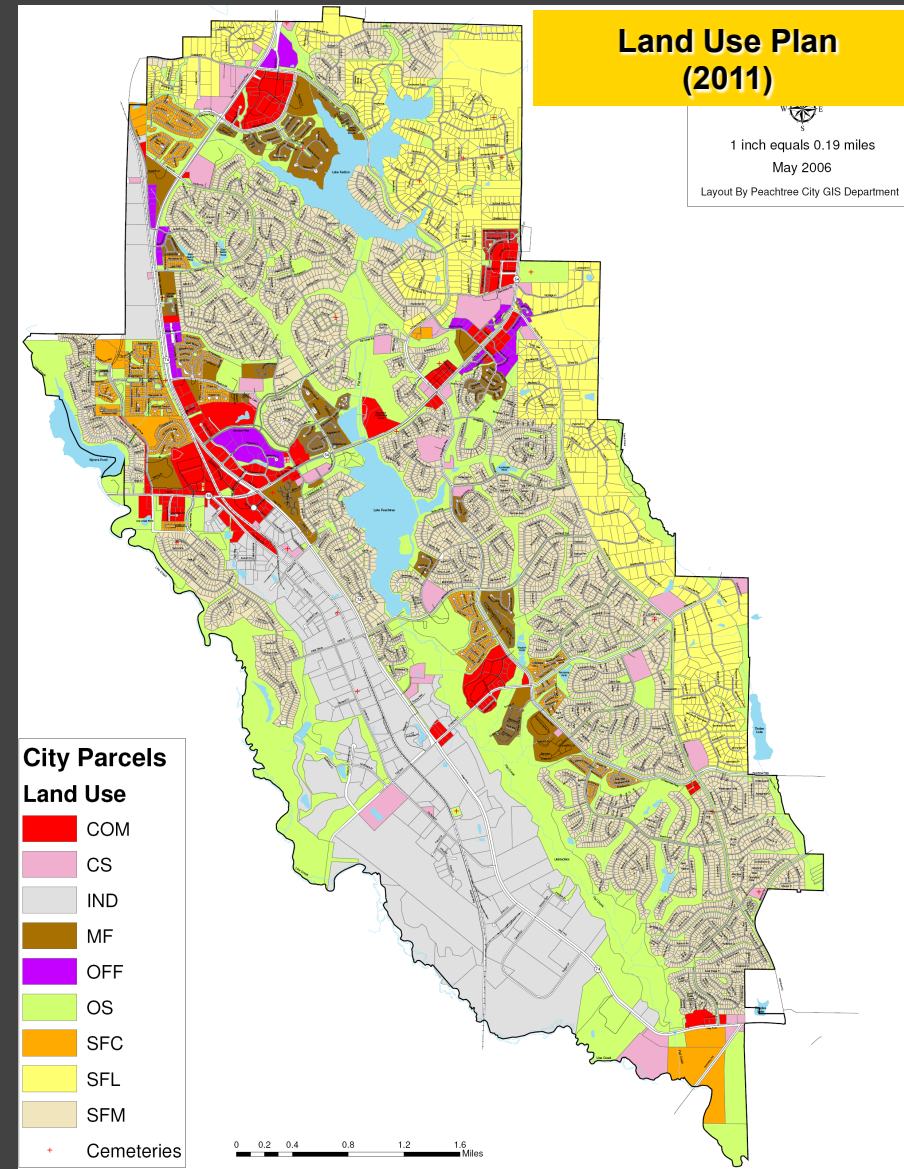
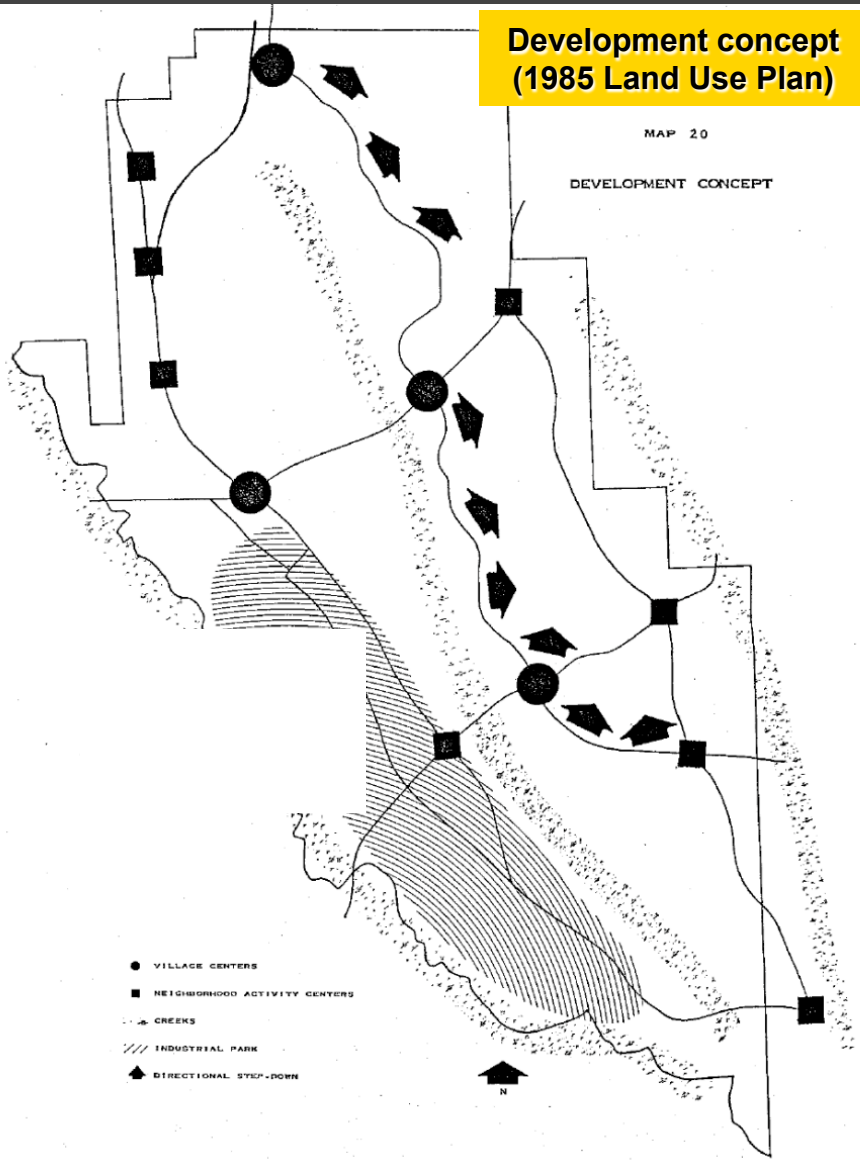
In terms of community, recreational and educational uses, the concept of multi-use is basic to the planning of the village centers. The multi-use of these facilities will assure a high utilization and provide an opportunity to intensify activity and contact among people. Such multi-use reduces the unnecessary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

Components of the plan: neighborhood activity centers

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

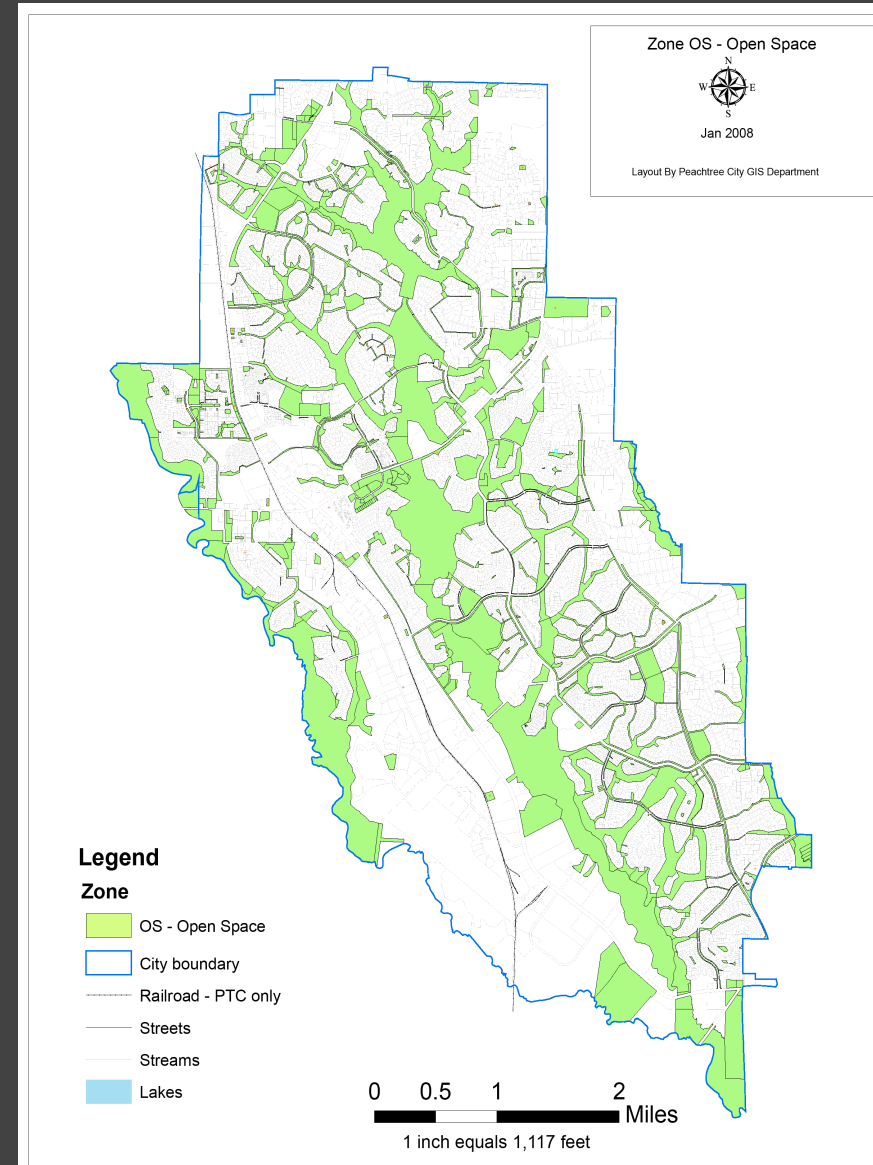
- Convenience store
- Community meeting room
- Early learning, elementary school or adult education
- Recreation
- Post office
- First aid
- Shared parking
- Path link to residential areas

Components of the plan: step down zoning



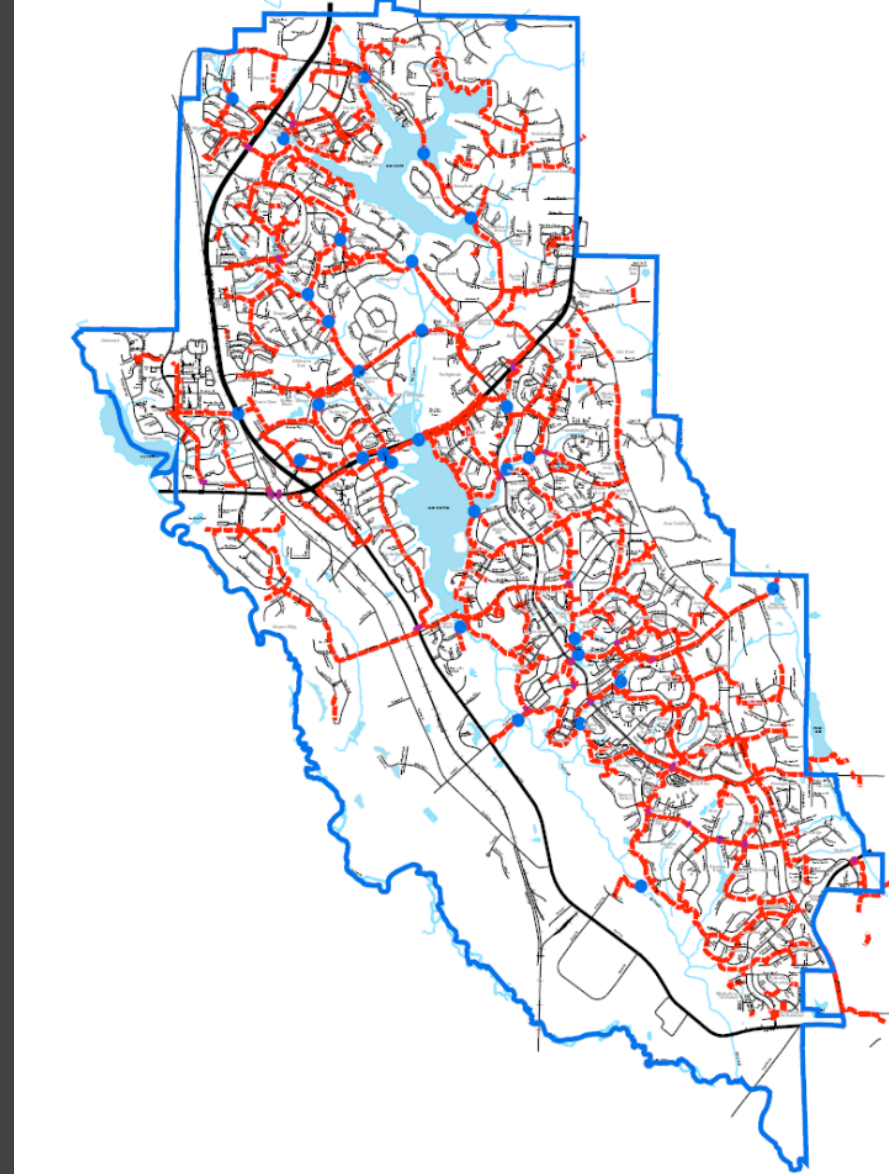
Components of the plan: open space

- Over 4,131 acres of dedicated open space
- Path connections, passive parks as well as active recreational facilities



Components of the plan: interconnectivity

- Current network over **94 miles**
- The city budgets funds each year to extend, resurface, replace and widen the existing path system
- Staff recently completed plotting the entire path system and incorporating this into our GIS system
- 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.



Components of the plan: multi-use paths

- Every development would be interconnect by multi-use paths, including bridges over state highways and tunnels underneath major roads
- Each new development would be required to interconnect with the existing path system



Components of the plan: recreation

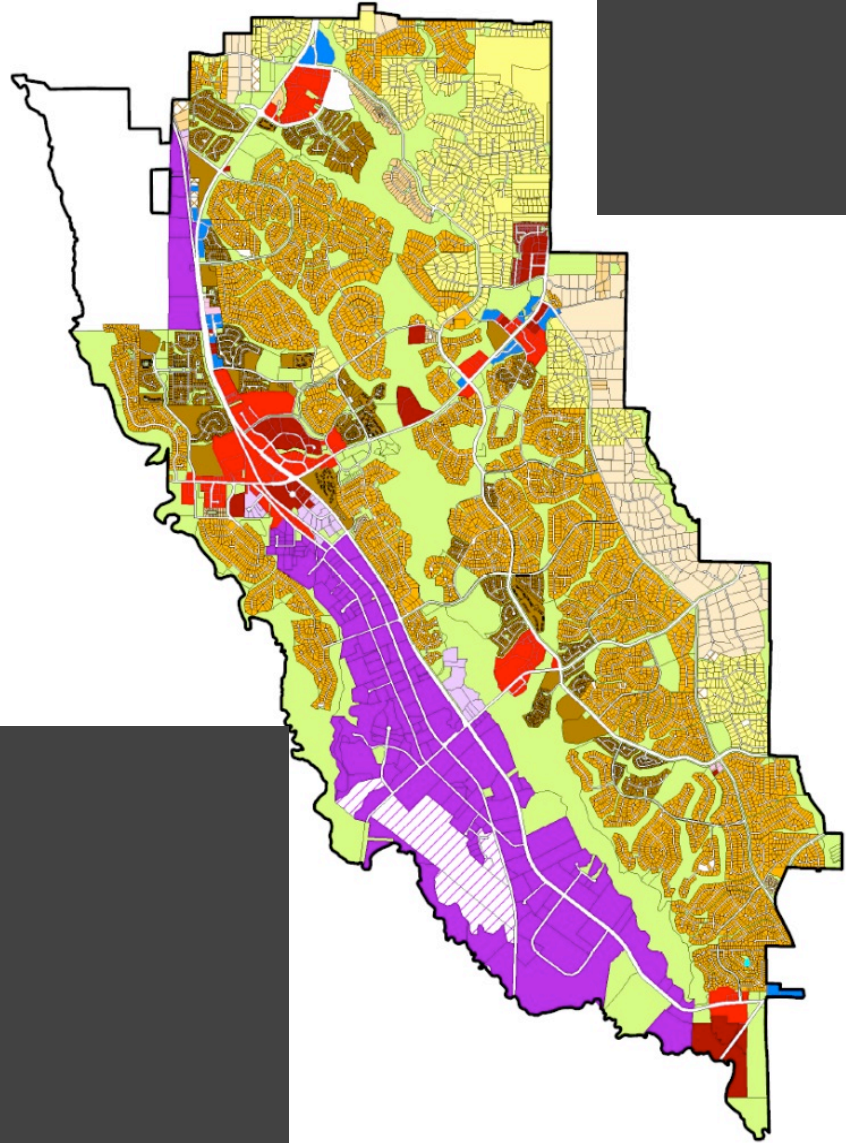


- Over 100 holes of championship caliber golf
- SR 74 baseball and soccer complex
- Meade Field softball and soccer complex
- Kedron Fieldhouse and Aquatics Center
- Kedron multi-purpose rink
- Full-sized BMX racing course
- Numerous outdoor soccer, softball, and baseball playing fields.
- The Field 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
- The All Children's Playground provides disabled youth the opportunity to play with other children

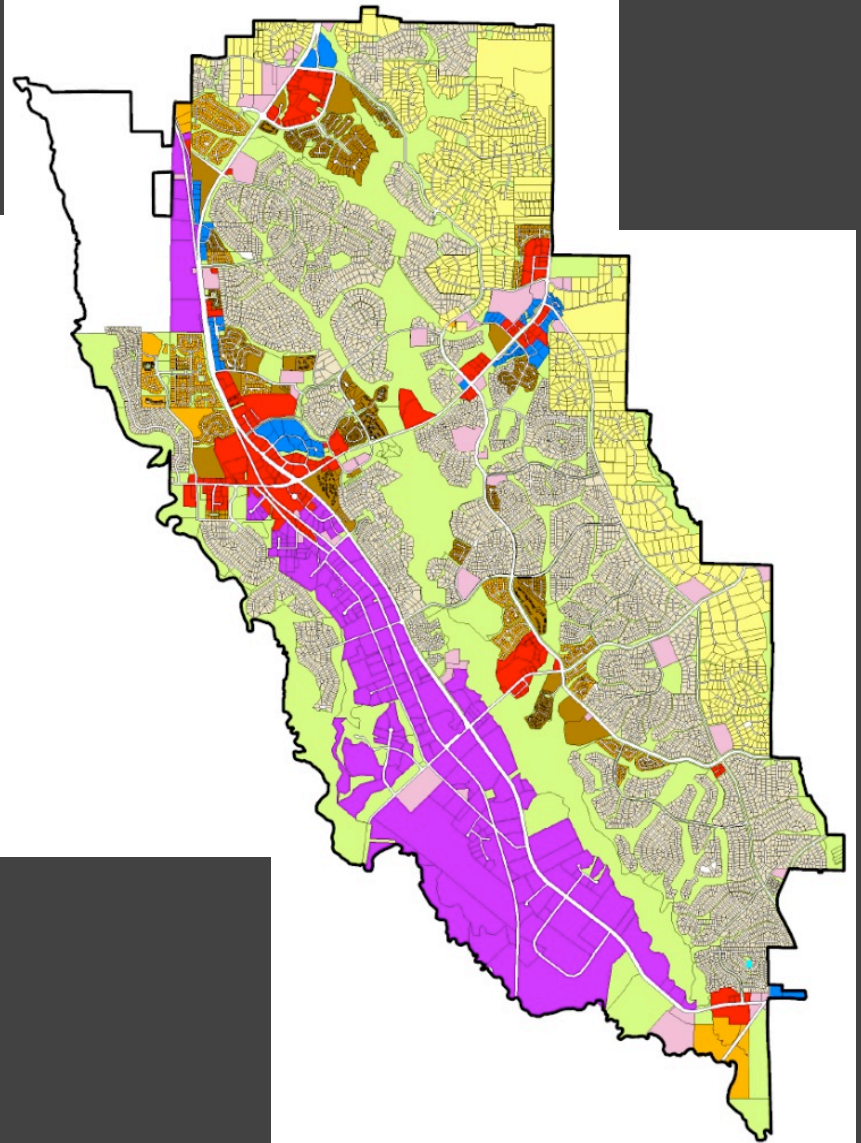
Components of the plan: recreation



- The Peachtree City Tennis Center includes twelve hard courts, six soft courts and six covered courts
- The 2,200 seat Frederick Brown Jr. Amphitheater provides outdoor concerts and entertainment throughout the year
- 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



Zoning Map



Land Use Map

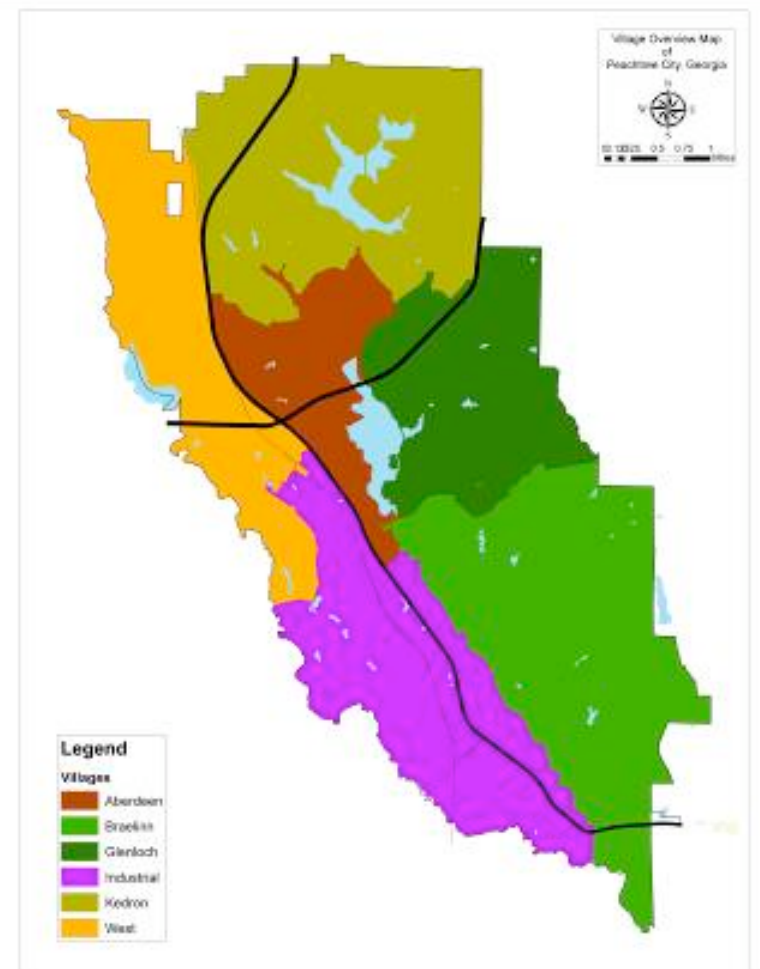
What is your VISION for
Peachtree City?

Is the village concept still viable?

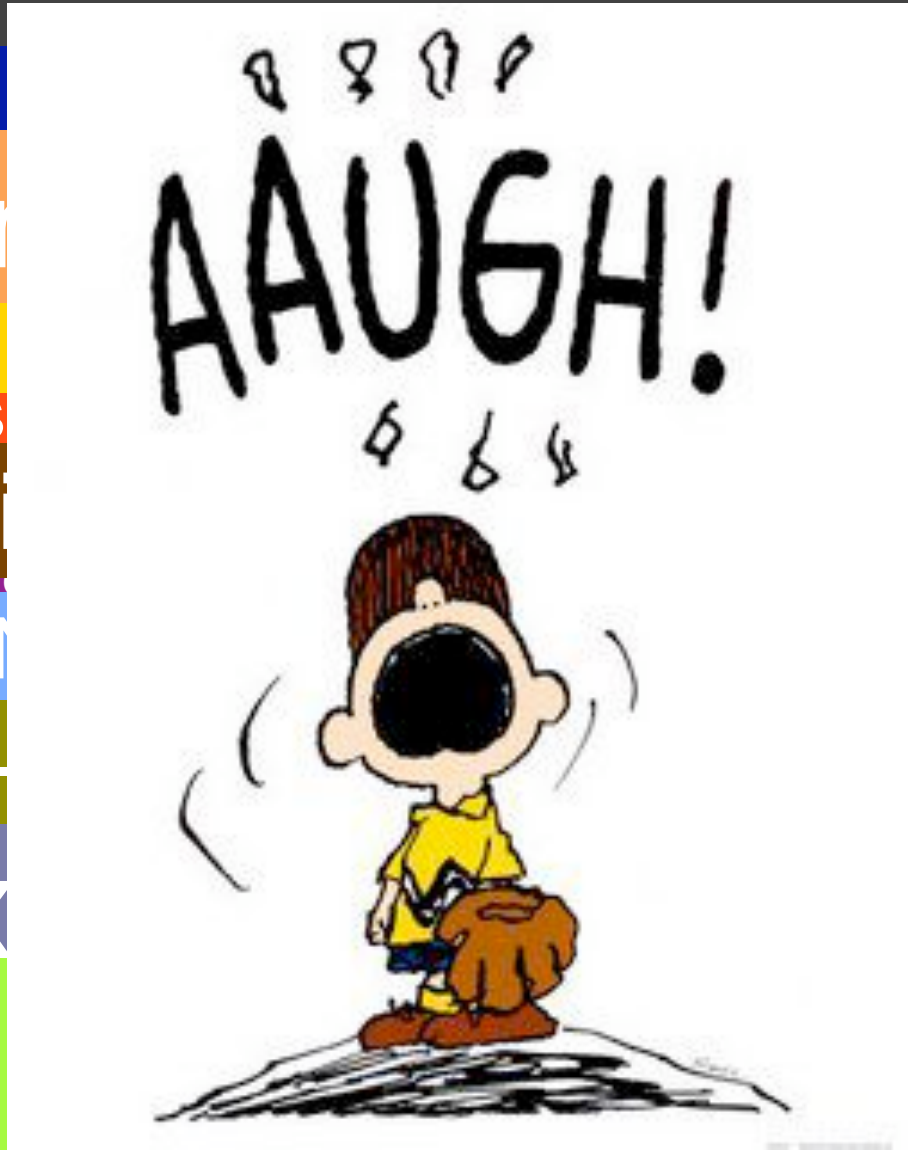
Master plan concept - 1957



Peachtree City - 2009



Are we 'hip' to "new planning" concepts?



Active living

Green

Historic

Context sens

Retrofitt

Crime prevention and

Traditional

Transit-

Job-h

Mix

Mixed-

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What about planning du jour?

No growth

Slow growth

Regional growth

Smart growth

Sustainable growth

Quality growth

Urban growth

Are we aging gracefully?

- 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's on first?

CITY COUNCIL

MNCWD

CIVIC CLUBS

AIRPORT AUTHORITY

HOA'S

DEVELOPMENT AUTHORITY

DCA

CITIZENS

WATER & SEWERAGE AUTHORITY

GDOT

RECREATION COMMISSION

GRTA

ARC

PLANNING COMMISSION

54 West Advisory Board



What is OUR VISION for
Peachtree City?





PEACH TREE CITY



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