PACKAGED CITIES:
YOUR ONE STOP SHOP

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What are Packaged Cities

- Administrators
  - City Manager
  - Assistant City Manager
  - City Clerk

- Community Development
  - Building Permitting Services
  - Planning and Zoning
  - Code Enforcement
  - GIS/IT
  - Parks & Rec

- Building official
  - Building inspectors
  - Land Development Inspectors
  - City Engineer
  - Code Enforcement Inspectors
  - City Planners

- Finance
  - Business Licensing
  - Budget Management
  - Start-up Cost Financing
  - Web Design & Main Press
  - City Broadcasts
  - City Publications

- Communications
  - City Receptionist
  - Call Center
  - HR
  - City Broadcasts
  - City Publications

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Who’s in the Box???

- Ability to share resources
- Ability to alter levels of service based on demand
- Ability to provided immediate services
PUTTING THE TEAM TOGETHER

Since 2005, CH2M has started up 5 new cities
  o  Sandy Springs, GA
  o  Milton, GA
  o  Johns Creek, GA
  o  Chattahoochee Hills, GA
  o  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:
  o Well established community within a larger metro
  o External threat(s)
  o Feeling of neglect
  o Desire for more local control

• Need to understand state’s enabling legislation!
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
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
“A Typical Day”

Jeff Conkle, Planning & Zoning Administrator
City of Peachtree Corners

Customer Service Department

“No, I’m not angry at you, sir.
I’m angry at the random act of fate
that directed your call to my extension.”

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