

City of Peachtree City Land Use Plan

Goals and objectives

The following goals and objectives were identified within the City's Land Use Plan (adopted May, 1985).

A. Environment

Goal:

Protect environmentally sensitive areas from development while extending the open space concept throughout future development.

Objectives:

- (a) Protect all the major streams and minor drainage systems by preserving these areas in permanent open spaces or easements.
- (b) Protect the quality of water in the lakes and streams and prevent periodic flooding by developing a series of erosion sedimentation and retention ponds throughout the city to correspond to development needs.
- (c) Encourage the protection of the natural "flora" and fauna whenever possible during the construction phase of development by distinguishing limits of construction or by using techniques that are appropriate, but not unduly restrictive.
- (d) Enhance the natural environment by encouraging major tree planting programs and limited use of preserved open spaces.

B. Planning and implementation

Goal:

Establish a continuous planning process for Peachtree city and promote the full participation of city residents.

Objectives:

- (a) Create an on-going citizen involvement program to solicit local input.
- (b) Initiate a capital improvement program that is prioritized based on the city's land use plan and the phasing of development.
- (c) Continue to update and revise city plans and ordinances to conform and accommodate the "state of the art" development concepts.
- (d) Establish a strong site plan review process using the skills of a professional city staff: planner, engineer, landscape architect and other technicians.
- (e) Streamline the city's development approval and permitting process and provide builders and developers a list of criteria standards to acquire approval.

- (f) Initiate a bi-annual census of city residents to obtain demographic information from which to guide future planning decisions such as school expansions, commuter bus routes, tax forecasts, etc.
- (g) Promote a close planning relationship with Fayette County.

C. Land Use

Goal:

Provide for the appropriate allocation and compatible arrangement of land uses.

Objectives:

- (a) Establish a healthy mix of land use proportions of the city's total land area which will ensure such balances as enough commercial to support residential population and enough industrial land to provide an adequate employment base and allowing for the expansion of existing industrial firms.
- (b) Provide a separation between the different land uses, even the different density of housing classification, by the use of natural open spaces, major and minor collector roads, landscape buffers or lakes and streams.
- (c) Discourage strip commercial development along the state highways bisecting the city by encouraging the concentration of commercial business and providing area for residential office and open space use.
- (d) Influence development on the perimeter of the city in accordance with development inside the city.

D. Residential

Goal:

Provide opportunities for an appropriate mix of dwelling types, sizes and prices in order to meet the current and projected needs of city residents of all social-economic groups in accordance with their financial capabilities, mobility and preferences.

Objectives:

- (a) Encourage the private and public maintenance and improvement of the unique character and established integrity of existing neighborhoods and communities.
- (b) Create a sense of neighborhood by developing separate and identifiable subdivision surrounded by open space and/or landscape buffers.
- (c) Develop residential subdivisions that would discourage traffic by providing limited access onto minor and major collectors.
- (d) Provide landscape buffers along arterial, major and minor collectors thoroughfares to screen adjacent residential property.

- (e) Design residential subdivision that conforms to the natural features of the land; for example, streets that follow the topography and natural areas left in open space.
- (f) Continue to evaluate a variety of housing styles and innovative subdivision designs and concepts.
- (g) Utilize the “step-down” practice in which there is a regression from a higher to a lower density development.
- (h) Assure that location criteria for all forms of residential development include information regarding the potential impacts on school water and sewer requirements, drainage and effects on the environment and access.

E. Commercial

Goal:

Develop commercial areas conveniently located in four (4) village centers serving approximately 10,000 residents each and which support land use development that conserves energy.

Objectives:

- (a) Develop neighborhood activity centers which provide locations for public and private facilities.
- (b) Provide adequate open space and landscape buffers around commercial areas and promote the landscaping of parking lots and commercial establishments.
- (c) Discourage strip-type commercial development which generates poor traffic and pedestrian movement.

F. Industrial

Goal:

Promote the establishment of a diversified industrial base of clean industries to support a stable economy.

Objectives:

- (a) Continue to develop a defined Industrial Park separate from the city’s residential development and improve the park’s amenities with landscaping, an improved airport facility and developing strong industrial performance standards and design criteria.
- (b) Establish a research and development park to attract high tech industry with a strong amenities package such as communication center along with recreational facilities.
- (c) Promote the industrial park as an area-wide economic base with communication and transportation linkages to adjacent areas.
- (d) Promote the Industrial Park as a location for international companies.

- (e) Provide easy accessibility to the Industrial Park for city residents as well as the labor pool outside the city.

G. Social

Goal:

Encourage the development of health, educational and cultural facilities and programs.

Objectives:

- (a) Expand and otherwise improve the library's materials and services, including serious consideration of a new facility and its location; as well as improving and expanding recreational programs and the performing arts in the city.
- (b) Promote the availability of a full range of high quality health maintenance and medical treatment services to all member of the community.
- (c) Promote and establish area-wide hospital facility easily accessible for county as well as city residents.
- (d) Encourage and help attract health care personnel to the city and develop training programs for paraprofessional and professional medical personnel.
- (e) Promote an efficient emergency health care system by establishing outpatient facilities and clinics and locating ambulance/ emergency services in accessible areas to the city.
- (f) Provide a wide range of educational opportunities for all residents of the community from quality daycare and preschool facilities and programs to adequate K-12 facilities, adult education and/ or college.
- (g) Locate schools and other educational facilities in areas accessible by major or minor collector roads and in areas where a higher concentration of population exists.
- (h) Encourage the county school system to develop and maintain a quality and varied curriculum which is both adequate and flexible.

H. Transportation

Goal:

Provide and maintain a comprehensive transportation system that will provide safe, convenient and efficient service to the general public and will promote and encourage the most desirable timing and patterns of land development.

Objectives:

- (a) Develop a road system that will link the city's collector roads with existing and proposed county and state roads in the area.
- (b) Reserve adequate right-of-way for possible future expansion (widening) of arterial and collector roads.

- (c) Promote and accommodate the expansion and improvement of State Routes 54 and 74.
- (d) Initiate and coordinate an ongoing survey of traffic patterns (home to work, home to shop, etc.) of community residents and use the data to prioritize road improvement projects and facilitate potential commuter bus routes.
- (e) Promote and facilitate the greater use of commuter bus systems to Atlanta and adjacent areas by developing and locating park and ride lots in efficient and accessible areas.
- (f) Discourage multiple curb cuts along State Routes 54 and 74 and other major collector roads in the city, by encouraging the use of limited access roads to concentrated commercial areas.
- (g) Continue to expand and maintain a path system through the city connecting residential subdivisions to schools, shopping areas, recreational facilities and other activities.
- (h) Separate the path system from the vehicular road system by locating paths in open space areas, and develop under/ over passes across major collector roads and arterials.

I. Recreation

Goal:

Provide a full range of passive and active recreational facilities and services conveniently located for city residents.

Objectives:

- (a) Provide a wide range of private and public recreational facilities based on present and future needs and demand of community residents, such as a swimming pool, gymnasium, etc.
- (b) Develop major recreational complexes to support the villages and provide minor facilities to serve neighborhood areas.
- (c) Encourage the development of private recreation in industrial development, multi-family projects and single-family subdivisions.
- (d) Provide numerous passive recreational opportunities, such as picnic and nature walks, by taking advantage of area dedicated to open space, such as the erosion and sedimentation ponds and the floodplain area of the city.
- (e) Provide the types of recreational facilities for a city the size of Peachtree City based on National Park, Recreation and Open Space Standards established by the National Recreation and Parks Association.
- (f) Pursue joint use of school property for recreational programs.

J. Public Facilities and Services

Goal:

Develop a community infrastructure of public utilities, facilities and services to address public needs.

Objectives:

- (a) Provide an adequate system of solid waste collection and disposal.
- (b) Promote a safe and adequate public water system by developing lakes and reservoirs and protecting these water supplies and the accompanying distribution system from pollution.
- (c) Promote a safe and efficient sewer system and locate treatment plants in isolated areas of the city.
- (d) Provide adequate city employment force to meet community needs.
- (e) Provide adequate personnel and training for city fire, police and emergency medical services.
- (f) Ensure that new development bears a fair share of and responsibility for the cost of new development.