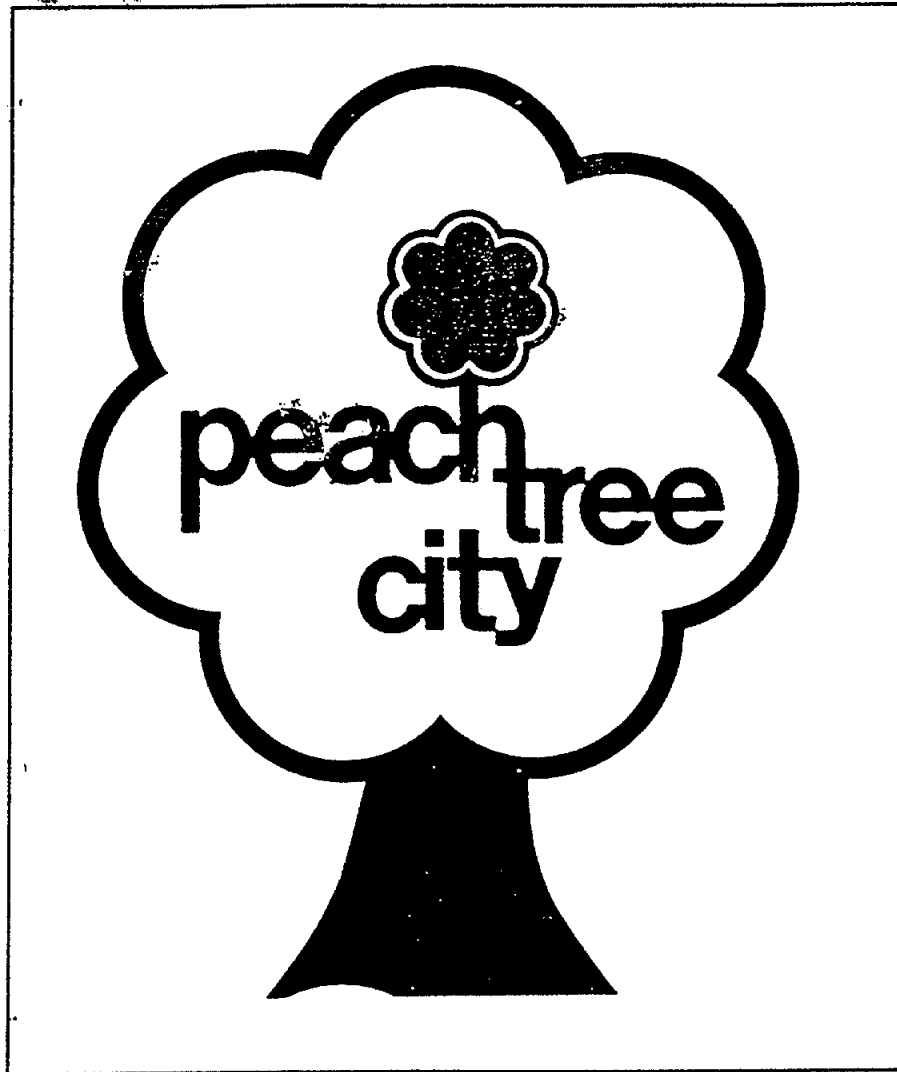


COMPREHENSIVE PLAN



1992 - 2015



Peachtree City

Georgia

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PREFACE

The Georgia Planning Act of 1989 establishes a statewide comprehensive planning process. In order to retain their "Qualified Local Government" status, this act requires local governments to complete plans consistent with the Minimum Planning Standards and Procedures established under the Act. These minimum standards identify six topical areas or elements which must be considered in the preparation of local plans. These elements are: Population, Housing, Economic Development, Natural and Historic Resources, Community Facilities, and Land Use.

The minimum local planning standards were developed to guide local governments through the coordinated and comprehensive planning process. The purpose of the comprehensive plan is to help community leaders and citizens assess the community's strengths and weaknesses, and, based on this assessment, map out a plan of action for the future. It is also intended to encourage cooperation between all levels of local government, i.e., the county and surrounding municipalities. Each local government is encouraged to utilize this process as the long range planning tool to guide its development in the future. Stepping back and accurately analyzing what is happening in the community allows realistic interpretation of the facts and figures, and provides the base from which sound decisions can be made by the governing body. The Plan is to be approved by the Planning Commission, the City Council, and the Atlanta Regional Commission, (ARC) before it is submitted to the State.

Peachtree City adopted a Land Use Plan in 1985. The Land Use Plan is comparable to what the Planning Act currently requires. The objective of the Peachtree City Comprehensive Plan is not to replace our existing Land Use Plan, but to use it as the framework for the overall "Master Plan", in which the Land Use Plan, Transportation Plan, and other functional plans will be a part of.

The Comprehensive Plan is designed to be conceptual in nature. The details of implementation are to be provided in the functional plans that are to come. The reason for the development of this plan is to comply with current state legislation, and to update the original plan, working out details and problems that were not foreseen in the first Master Plan. The Comprehensive Plan is also intended to compliment and relate to the Fayette County Growth Management Plan that was recently adopted by the Fayette County Board of Commissioners.

Data

Facts and figures about the local community, and the area surrounding it are essential in establishing a base of information from which you can make economic, land use and other decisions that impact the future of the community. Statistics alone do not explain why

population growth is occurring, nor can you ever really predict how much growth will occur in the future. Both data and projections are not absolutely sacred, but they can get you going in the right direction if they are properly interpreted.

The data used in this report was mostly gathered from the U.S. Bureau of the Census' 1990 Census. As everyone knows the Census Department figures are frequently questioned and often proved inaccurate. When making projections you must have a consistent source of information, and unfortunately, the Census is the only consistent source of information everyone has to work with. There are other sources used in the preparation of this Plan, including the Georgia Department of Labor, Woods and Poole (a private consulting firm), as well as the ARC, The Peachtree City Planning Department, and PCDC projections.

Participation and Preparation

Work on the Comprehensive Plan began in June of 1991. The Peachtree City Planning Department began assembling necessary data, and prepared a population and housing report to serve as an catalyst in the comprehensive planning process. At the completion of this report, it was announced at the Planning Commission Meeting of August 12th, 1991 that the actual preparation of the plan was beginning, and that the first public hearing on the plan would be September 9th. As the preparation progressed, there was discussion at each meeting of the Planning Commission.

At the public hearing of September 9th, citizens expressed their views on the current version of the Plan. At that meeting an informal public workshop was scheduled for October 7th to discuss the progress. At that workshop, citizens were present to discuss their concerns to the Planning Commission about the proposed goals and objectives. The main concerns that came out of this meeting were the pace of growth, the density of future housing, and the development of the State Route 74 corridor north of Route 54.

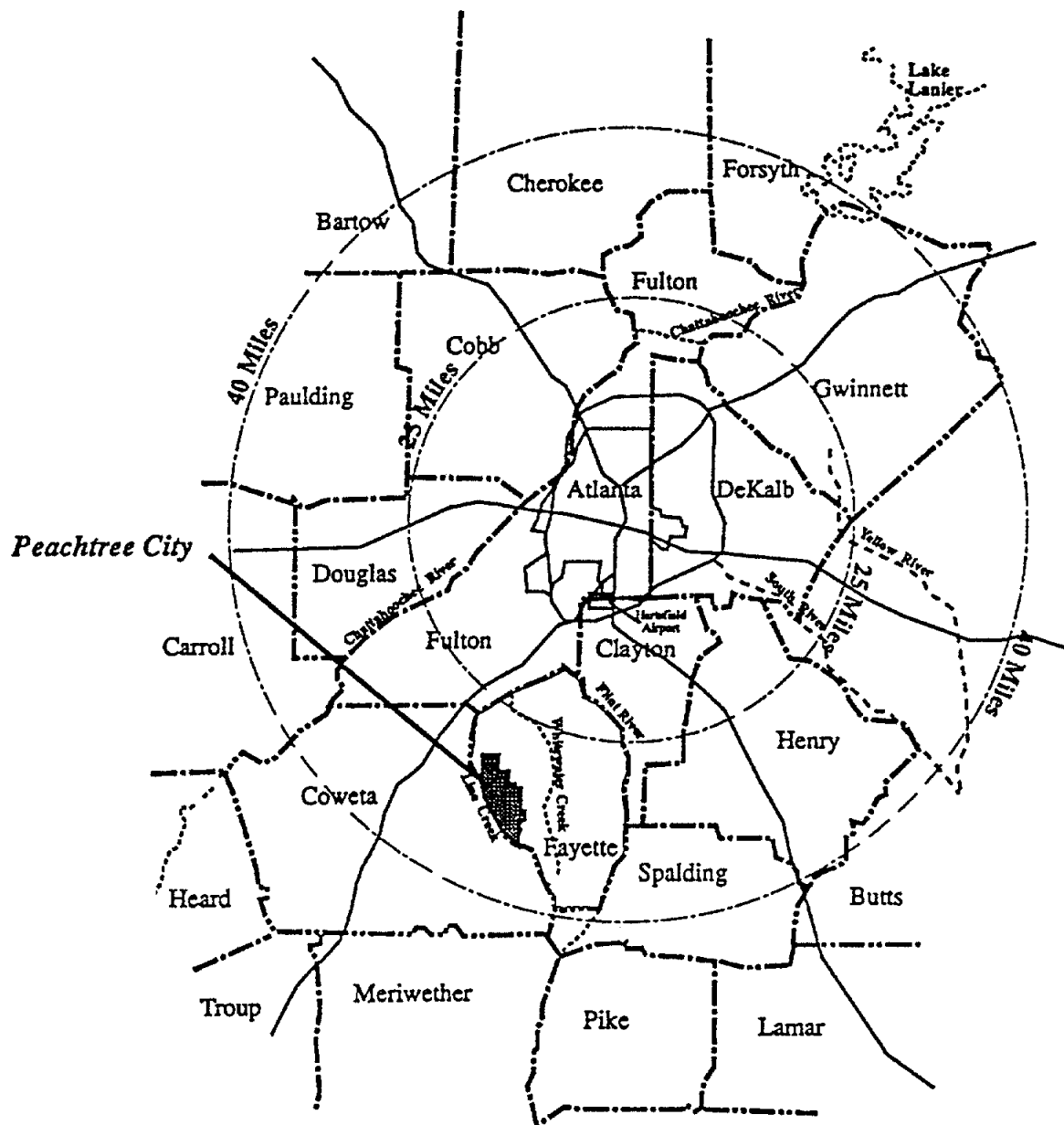
An additional workshop was held on October 24th without the Planning Commission. At the workshop, a representative of the ARC was present as well as a member of the Fayette County Planning Department. This workshop consisted of a smaller group of people who had some excellent input into the revision of the goals and objectives. The final workshop was held November 4th. The participants broke down into small groups to discuss in more detail the wording of the goals and objectives.

INTRODUCTION

Peachtree City is a planned community, located in Fayette County, Georgia. Its over 15,000 acres of wooded terrain and lakes lie only 30 miles south of downtown Atlanta, the 12th largest metropolitan area in the country, and 20 miles south of Atlanta Hartsfield International Airport, one of the busiest airports in the world.

Peachtree City is based on a village concept. The City currently has four villages, each village is planned for a buildout population of about 10,000 to 15,000 residents. Each of the villages has a village center. These centers are accessible by major thoroughfares, and include a variety of retail, office and service facilities. Recreation, community service, multi-family and medium density residences are in close proximity to the village centers. Low density residential uses lie further away from the centers. A path system throughout the city links the people to all commercial facilities and recreational areas. The industrial park is located in the western portion of the city, south of Highway 54 and west of Highway 74. It is physically separated from the rest of the city by the CSX Railroad tracks.

Being one of the fastest growing regions in the country, the Atlanta Metropolitan Area is trying to overcome many of the stresses that come with rapid growth. Peachtree City has also undergone substantial growth in the last 20 years, but it offers an additional advantage available in only a few other places in America, planned and controlled development. Industrial, commercial, and residential areas are located so as to assure maximum efficiency and compatibility with one another. All municipal and community facilities are available when and where required. Stability in the tax structure is built in the staged development of the industrial park and commercial areas. As a result, Peachtree City has continually offered a better quality of life for its residents.



Location Map

History

Peachtree City had its beginnings in the mid 1950's when a group of real estate investors began to amass land holdings in what was then the Aberdeen\Clover area of Fayette County. Their idea was to develop a planned community which would offer a better way of life to its residents through careful planning and development. The City would be developed into villages, each with its own shopping areas, recreational areas, and schools. Approximately twenty percent of the land would be dedicated as open space. In addition, a 2,000 acre industrial park was planned to help establish a tax base for the City.

On March 9, 1959 Peachtree City came into official existence through a state charter which named Joel Cowan as the mayor and also designated four City Council members. In 1961 the first city elections were held with Joel Cowan being elected as mayor.

The first few years of the City's history were dedicated to putting the infrastructure of the City into place. Land was carefully cleared, roads were graded and paved, and utilities installed. Lake Peachtree was completed in 1960. All of this development was directed by The Peachtree Corporation of Georgia, the City's first developer.

By 1965 Peachtree City had a population of 650 and was experiencing growth in residential, commercial, and industrial development. In 1974 the City adopted an ordinance permitting the use of electric golf-carts on city streets. These carts have become a major mode of transportation in the city with over 50 miles of cart-paths throughout the entire city. By 1975 Peachtree City had a population of over 2,000, and the City offered police and fire protection, recreation areas, and two shopping centers.

Peachtree City has been experiencing rapid growth over the last 10 years. In the year 1990, the Census Bureau estimated that there were over 19,000 residents in Peachtree City. A large commercial center in Braelinn Village is almost complete with over 300,000 square feet of commercial facilities. There are currently over 50 industries, with 3,000 employees in the industrial park. The two major state highways that bisect the city, State Route 54 and State Route 74, have recently been improved to four lanes.

Today, some 32 years after it began, Peachtree City is still being carefully developed. A professional City staff working in cooperation with Peachtree City Development Corporation (PCDC), the present developer, ensures that Peachtree City continues to offer the more than 21,000 current residents a better way of life.

Through careful planning and development, Peachtree City is looking forward to a dynamic future. In order to continue providing the current quality of life, and plan for the future, we need to be prepared.

The best way to see where we are going is by looking at where we are now, and by analyzing where we have been. This section of the comprehensive plan is a collection of data from various sources. It gives us a starting point from where we can make our assumptions and projections. From these predictions we can form a basis for our goals and recommendations.

POPULATION

Peachtree City has seen dramatic growth in population over the last 20 years. Between 1980 and 1990, the city grew by an average of 11.58% per year, adding 12,598 new residents. Figure 1 on the following page shows the population of the city each year for the last 10 years. The growth has slowed somewhat during recent years, probably due to current economic conditions. Between 1987 and 1990, our average growth rate was 4.91% per year. Still, Peachtree City has out-paced the rate of growth of its neighboring communities and the state as a whole. Table P-1, below, provides the population changes in Peachtree City and the surrounding area from 1970 - 1990

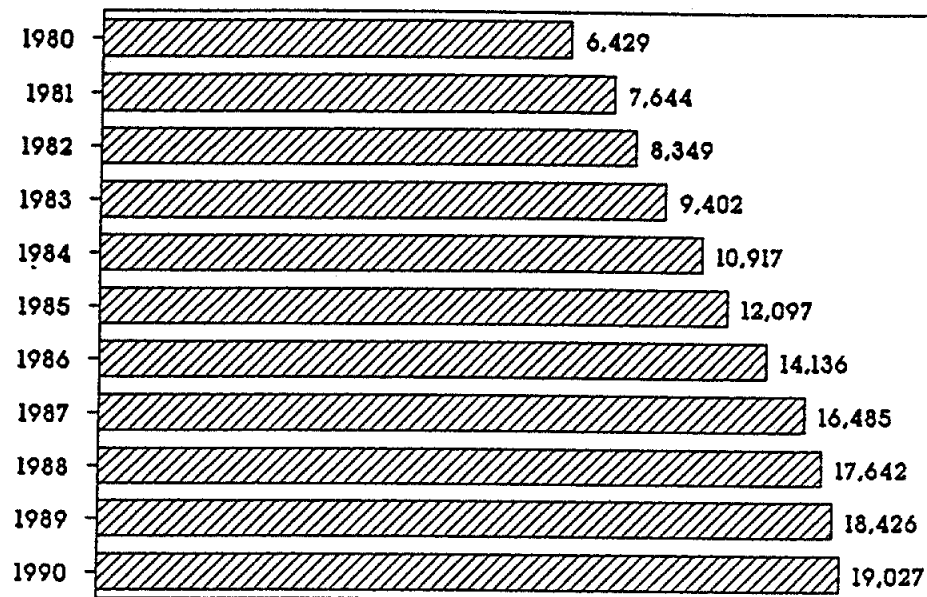
TABLE P-1

POPULATION CHANGES IN PEACHTREE CITY AND SURROUNDING AREA 1970-1990

	1970	1980	1990	CHANGE 70-80	CHANGE 80-90
Brooks	208	199	328	-4.3%	64.8%
Fayetteville	2,160	2,715	5,867	25.7%	116.1%
Peachtree City	793	6,429	19,027	710.7%	195.9%
Tyrone	131	1,038	2,724	692.3%	162.4%
Woolsey	91	99	120	8.8%	21.2%
Fayette County	11,364	29,043	62,415	155.6%	114.9%
Atlanta SMSA	1,598,197	2,029,710	2,833,511	27.0%	39.6%
Georgia	4,589,575	5,463,105	6,478,216	19.0%	18.6%

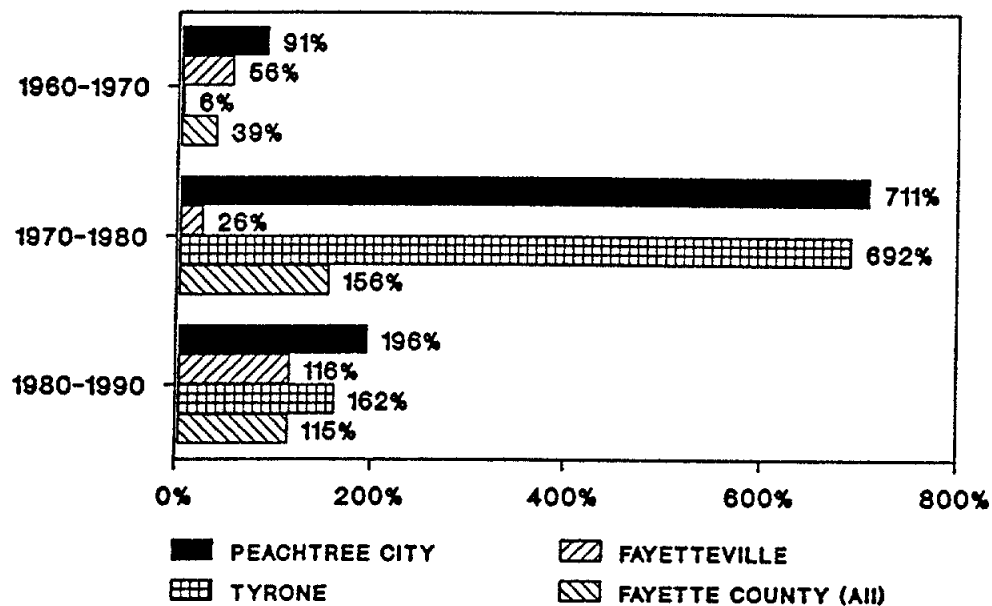
Source: U.S. Bureau of the Census

Figure 1: Peachtree City Population Trends



Source: Peachtree City Planning Department

Figure 2: Change in Population



Source: US Bureau of the Census

TABLE P-2

POPULATION BY AGE

	1980			1990		
	Under 18	18-64 years	Over 65	Under 18	18-64 Years	Over 65
Fayetteville	30.7%	59.2%	10.1%	24.1%	63.9%	12.0%
Peachtree City	37.6%	59.2%	3.2%	33.1%	60.5%	6.4%
Tyrone	32.4%	60.0%	7.6%	28.1%	65.1%	6.8%
Fayette County	33.4%	60.6%	5.9%	29.2%	63.6%	7.2%
Atlanta (city)	29.3%	63.0%	7.6%	24.1%	64.6%	11.3%
Georgia	30.1%	60.4%	9.5%	26.7%	63.2%	10.1%

Source: U.S. Bureau of the Census

As Table P-2 shows, there was an aging of the population between 1980 and 1990. This is fairly representative of the region, and the nation as a whole. In 1990, the proportion of residents over the age 65 in Peachtree City was twice as high as in 1980. One major reason for this could be the construction and occupancy of Southland Nursing Home in early 1988. It should be noted, however, that the city still has a much younger population than any other Fayette County city, the county as a whole, the region, or the state.

Table P-3 and Figure 3, (on the next page) break the age groups down further. The 5 to 17 year old age group is considered the school age population. The 18 to 24 year old age group is considered the college age population. These categories can help determine the adequacy of the size of our schools. There are 4,787 people, or approximately 25% of the population of Peachtree City in the school age category, and 1,191, people or 6.25%, in the college age category.

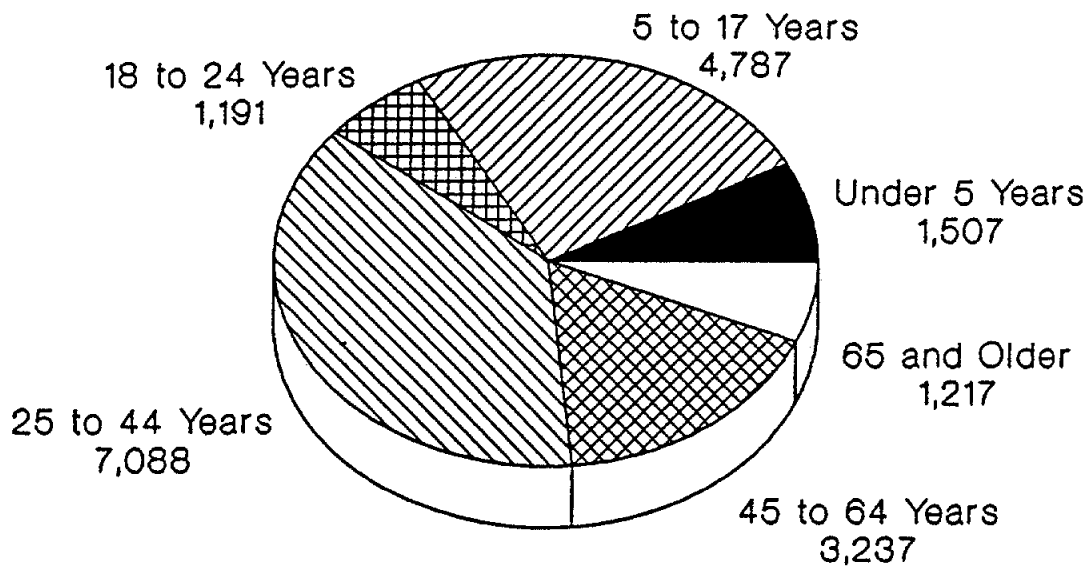
The population is also broken down into the working age population in order to help ascertain the labor force. There are 10,325 residents, or 52% of the population, in the 25 to 44 year old and 45 to 64 year old age groups.

TABLE P-3
POPULATION BY AGE 1990

	Peachtree City	Fayette- ville	Tyrone	Fayette County
Under 5 Years	7.92%	7.24%	6.68%	7.05%
5 to 17 Years	25.16%	16.85%	21.40%	22.15%
18 to 24 Years	6.26%	11.30%	9.28%	8.09%
25 to 44 Years	37.25%	34.13%	36.71%	35.12%
45 to 64 Years	17.01%	18.46%	19.13%	20.42%
65 and Older	6.40%	11.99%	6.79%	7.16%

Source U.S. Bureau of the Census

Figure 3: Age of Population 1990



Number of Residents

Source: US Bureau of the Census

TABLE P-4

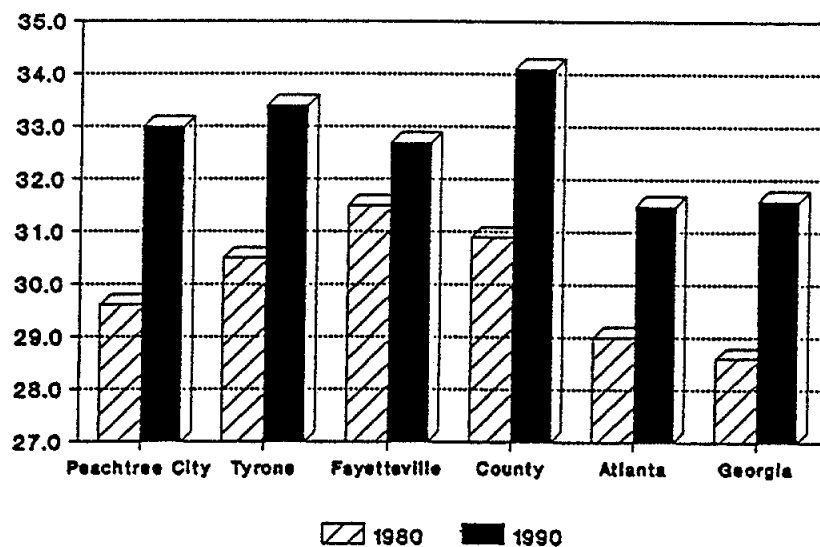
MEDIAN AGE

	1980	1990	% Change
Fayetteville	31.5	32.7	3.81%
Peachtree City	29.6	33.0	11.48%
Tyrone	30.5	33.4	9.50%
Fayette County	30.9	34.1	10.35%
Atlanta (city)	29.0	31.5	8.62%
Georgia	28.6	31.6	10.48%

Source: U.S. Bureau of the Census

Between 1980 and 1990, the median age increased from 29.6 years to 33 years. This figure is higher than that of the state and the Atlanta metropolitan area. The city grew in age at a much faster pace than other places. When you compare Peachtree City's median age in 1990, however, to those of other areas in the county and the state it is approximately the same.

Figure 4: Median Age



Source: US Bureau of the Census

TABLE P-5
PEACHTREE CITY POPULATION BY RACE

	1980 Number	1980 Percent	1990 Number	1990 Percent
White	6,247	97.2%	17,576	92.5%
Black	122	1.9%	756	3.9%
Asian & Pacific Isl.	42	0.6%	611	3.2%
Other	18	0.3%	84	0.4%
Total	6,429	100.0%	19,027	100.0%

Source U. S. Bureau of the Census

As shown in Table P-5, the number of minority residents of Peachtree City increased between 1980 and 1990, especially the Asian and Pacific Islander category. However, Table P-6 shows that these figures are still well below the Atlanta SMSA and Georgia averages. Table P-6 also shows that in 1990 there were slightly less males in the city than females. This is different than in 1980 when there were more males than females.

TABLE P-6
POPULATION BY RACE AND SEX

	1980 % NONWHITE	1980 % MALE	1990 % NONWHITE	1990 % MALE
Peachtree City	2.8%	51.7%	7.5%	49.1%
Fayette County	5.0%	49.6%	2.3%	49.8%
Atlanta SMSA	24.6%	48.4%	N.A.	47.7%
Georgia	27.0%	48.3%	26.9%	48.5%

Source: U.S. Bureau of the Census

TABLE P-7

EDUCATIONAL ATTAINMENT LEVELS BY PERCENT OF POPULATION: 1980

Years Completed	Peachtree City	Fayette County	Atlanta SMSA	Georgia
Elementary (0-8 years)	9.3%	11.8%	15.3%	23.7%
High School (1-3 years)		14.9%	16.7%	19.9%
High School (4 years)	36.9%	37.2%	29.9%	28.5%
College (1-3 years)	28.0%	19.6%	17.3%	13.3%
College (4 years)	18.1%	16.5%	20.7%	14.6%
College (5+ years)	7.6%			
% of High School Grads	92.6%	73.3%	68.0%	56.4%

U.S. Bureau of the Census (Persons 25 and older)

In 1980, 92.6% of Peachtree City residents over the age of 25 had graduated from high school. That is one of the highest rates in the entire state. As shown in Table P-7, the City is far above the average for the region and state. 54% of the population had some college, and almost 26% had at least 4 years of college, again, much higher than in the region or state.

That leads into the next table. People who are highly educated tend to have higher than average incomes. As shown in Table P-8 and Figure 5, Peachtree City's median family income and per capita income was the highest in the region.

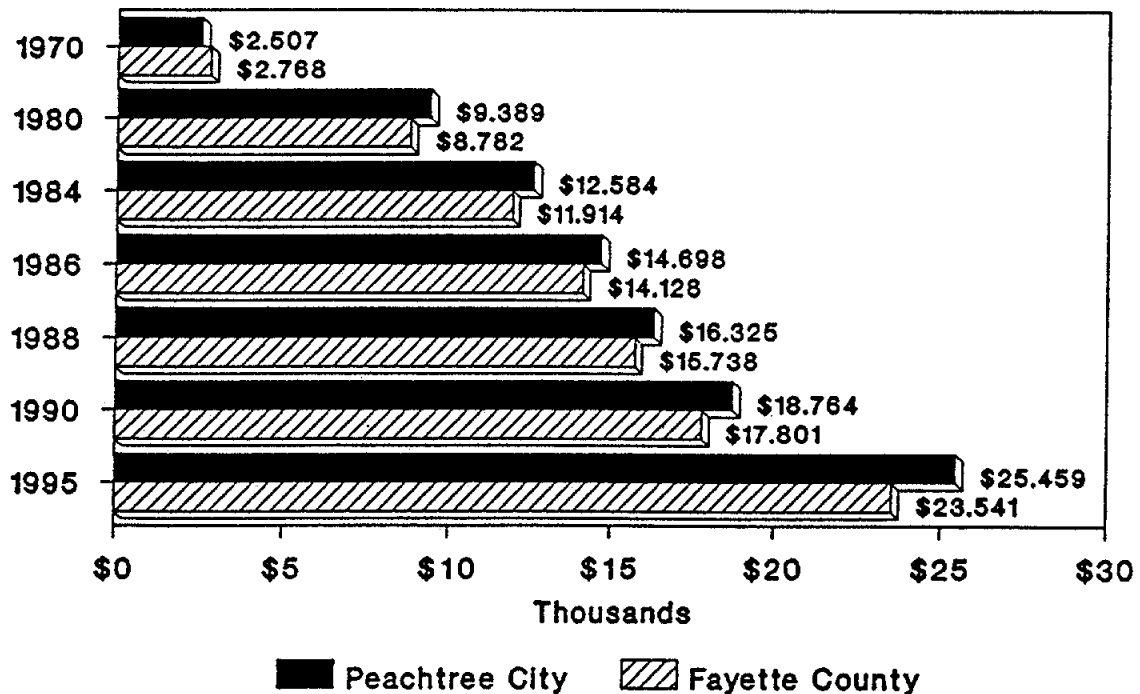
TABLE P-8

MEDIAN FAMILY INCOME

	1970	1980	1990	1995
Peachtree City	\$9,024	\$29,331	\$57,237	\$77,079
Fayette County	\$8,659	\$26,939	N.A.	N.A.
Atlanta SMSA	\$10,695	\$23,619	N.A.	N.A.
Georgia	\$8,167	\$17,414	N.A.	N.A.

U.S. Bureau of the Census (1970,1980); National Planning Data Corporation 1990, 1995 (Estimates)

Figure 5: Per Capita Income



Sources: 1970 - 1988 U.S. Bureau of the Census; 1990, 1995 National Planning Data Corporation Estimates

The number of total households has increased along with the population. Between 1980 and 1990, while the population grew over 195%, the number of households grew almost 220%. Here again, Peachtree City out-paced the rest of the county, region, and the State of Georgia.

TABLE P-9

NUMBER OF TOTAL HOUSEHOLDS

	1980	1990	% Change
Fayetteville	925	2,349	153.94%
Peachtree City	1,942	6,210	219.77%
Tyrone	339	934	175.52%
Fayette County	9,208	21,054	128.64%
Atlanta (SMSA)	719,799	1,058,104	46.99%
Georgia	1,871,652	2,366,615	26.44%

Source: U.S. Bureau of the Census

As the number of households is increasing, the average size of them is decreasing. As shown in Table P-10, the average household size fell from 3.3 in 1980 to 3.05 in 1990. While this is a 7.57% decrease, it should be noticed that the city still has the largest average household size than any other community in the region, and the state as a whole. This can be most likely attributed to the quality of life provided in Peachtree City that encourages family activities and lifestyles.

There are four different categories of households according to the US Bureau of the Census. They are married, female head of household, male head of household, and non-family. Male and female head of households are single-parent families, and a non-family household could be, for example, senior citizen homes or room-mates where two individuals not related are living together. As you can see in Table P-11, over 77% of the households are married families, higher than anywhere else in the region, especially when compared to the metropolitan Atlanta area. In 1990, there were 4,803 married families in Peachtree City.

TABLE P-10

AVERAGE HOUSEHOLD SIZE

	1980	1990	% Change
Fayetteville	2.94	2.44	17.00%
Peachtree City	3.30	3.05	7.57%
Tyrone	3.06	2.92	4.57%
Fayette County	3.15	2.96	6.03%
Atlanta (city)	2.51	2.40	4.38%
Georgia	2.84	2.66	6.34%

Source: U.S. Bureau of the Census

TABLE P-11

HOUSEHOLDS BY TYPE 1990

	Fayetteville	Peachtree City	Tyrone	Fayette County	Atlanta	Georgia
Total Households	2,349	6,210	934	21,054	155,752	2,366,615
Married Households	58.06%	77.34%	76.66%	76.51%	28.27%	55.21%
Male Head of Household	2.12%	1.88%	1.92%	2.22%	3.98%	3.24%
Female Head of Household	10.55%	7.27%	7.06%	6.83%	23.43%	13.93%
Non-family Households	29.24%	13.49%	14.34%	14.42%	44.31%	27.61%

Source: U.S. Bureau of the Census

Based on historical population growth and recent trends, Peachtree City's population is expected to continue growing through the year 2015. Population projections are used to help the city to make decisions on the future level of services needed. It is very difficult to be accurate in your projections, so, rather than relying on a specific projection, 3 alternatives were proposed. The city has an expected buildout population of between 45,000 and 50,000 people. The 3 alternatives projecting the population through the year 2015 are shown in the table below. The buildout population is reached in different years for each alternative. The description of each alternative follows the table.

TABLE P-12

PEACHTREE CITY POPULATION PROJECTIONS 1991-2015

	Alternative A	Alternative B	Alternative C
1991	20,287	19,959	20,859
1992	21,547	20,937	22,867
1993	22,807	21,963	25,069
1994	24,067	23,039	27,483
1995	25,327	24,168	30,129
2000	31,627	30,699	47,712
2005	37,927	38,994	***
2010	44,227	49,531	***
2015	***	***	***

*** Buildout Reached

Source: Peachtree City Planning Department

Alternative A:

This alternative projects an annual numerical increase of 1,260 people. This increase is based on the average number of new residents between the years of 1980 and 1990. Assuming that this will be the future growth rate, Peachtree City would reach its anticipated buildout population between the years 2010 and 2015.

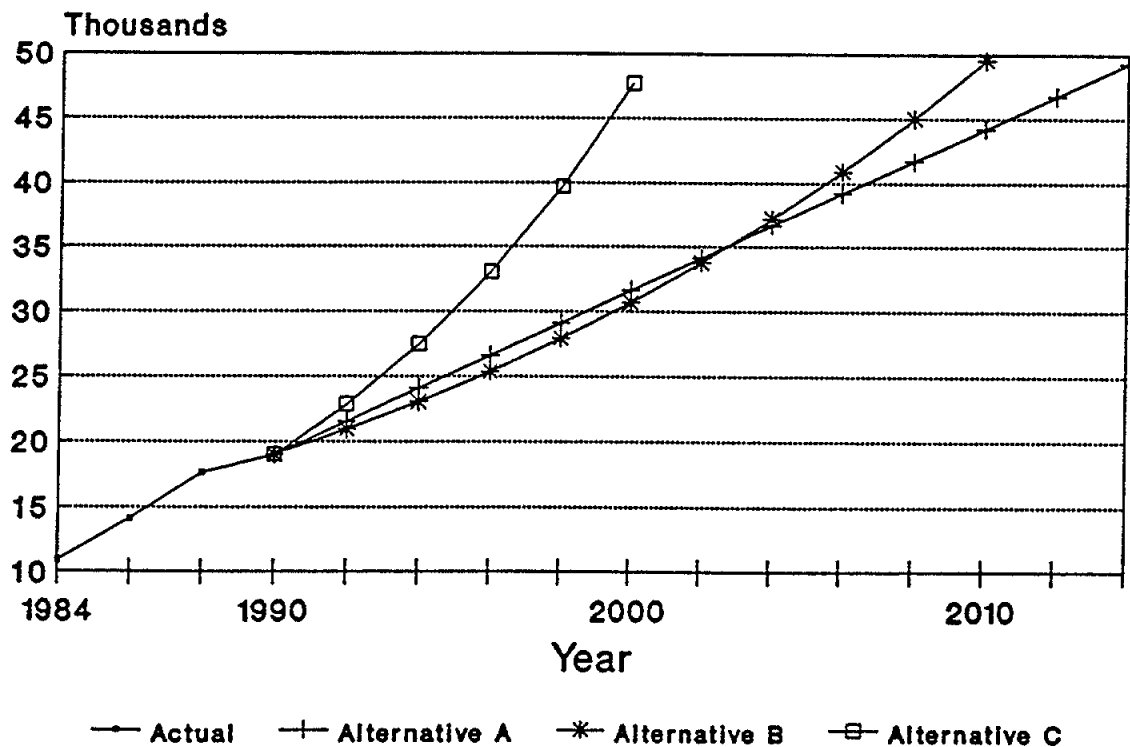
Alternative B:

This alternative assumes an average annual growth rate of 4.9%. This increase is based on the average annual growth rate from the years 1988 through 1990. Assuming that this growth rate will continue, Peachtree City will reach its anticipated buildout population around the year 2010.

Alternative C:

This alternative projects an average annual growth rate of 9.63%. This rate of growth represents the average of the annual growth rates occurring between the years 1985 and 1990. Using this growth rate, Peachtree City will reach buildout around the year 2000.

Figure 6: Population Projections



Source: Peachtree City Planning Department

HOUSING

In 1990 there were 6,541 housing units in Peachtree City, up 219% from the 1980 number of 2,048. A housing unit is the actual number of existing homes in an area, occupied or unoccupied. This is different than a household in that a household is an occupied housing unit. If you subtract the number of households from the number of housing units, you get the number of vacant housing units. As seen in Table H-1 below, Peachtree city has a very small number of vacant and renter occupied housing. 78% of the homes in Peachtree City are owner occupied.

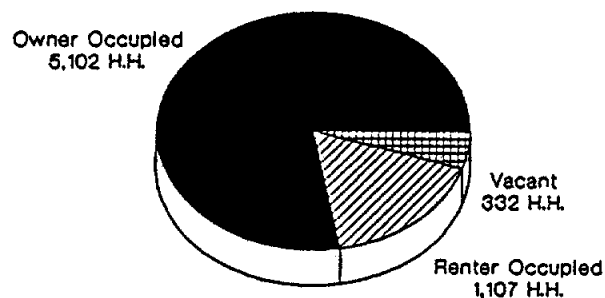
TABLE H-1

HOUSEHOLD TENURE AND OCCUPANCY 1990

	Fayetteville	Peachtree City	Tyrone	Fayette County	Atlanta	Georgia
Total Housing Units	2,609	6,541	968	22,428	182,754	2,638,418
Owner Occupied	55.77%	78.01%	77.48%	80.84%	36.73%	58.24%
Renter Occupied	34.26%	16.92%	19.00%	13.03%	48.49%	31.45%
Vacant	9.96%	5.06%	3.51%	6.12%	14.77%	10.30%

Source: U.S. Bureau of the Census

Figure 7: Household Occupancy



Source: US Bureau of the Census

TABLE H-2

TYPES OF HOUSING UNITS 1990

	Fayetteville	Peachtree City	Tyrone	Fayette County	Atlanta (city)	Georgia
1-unit, Detached	57.26%	83.41%	83.16%	81.82%	42.13%	62.11%
1-unit Attached	8.77%	4.49%	1.03%	2.57%	3.95%	2.78%
2 to 4 Units	12.76%	3.88%	5.47%	2.94%	12.08%	7.50%
5 to 9 Units	10.77%	4.75%	0%	2.66%	13.94%	6.35%
10 or More Units	6.20%	2.96%	0%	1.59%	26.10%	8.82%
Other	4.21%	.48%	10.33%	8.39%	1.76%	12.42%

Source: U.S. Bureau of the Census

As apparent Table H-2, above, there is a large concentration of 1-unit detached homes in Peachtree City. Numerically there are 5,456 single-family detached homes. As a percent it is 83.41%, which is almost twice as much as in the City of Atlanta (42.13%). The lack of apartment buildings in Peachtree City, explains the small number of large unit buildings. Due to strict code enforcement and active homeowner associations there does not appear to be any substandard housing within the city limits.

Table H-3 on the next page shows the actual value of homes in Peachtree City. The actual value of homes is different than the average new home price because it considers not only the new homes built but the resale homes and the homes that aren't even on the market. The majority of homes are in the \$100,000 - \$149,000 range. The median price of a home in Peachtree City is more than anywhere else in the region and in the state as a whole.

Table H-4 shows the average rental prices, they average higher than the rest of the region. As you can see Peachtree City has the highest median rent also, \$574.00. This could be explained by the fact that most of the rental properties are actually homes, and not apartments.

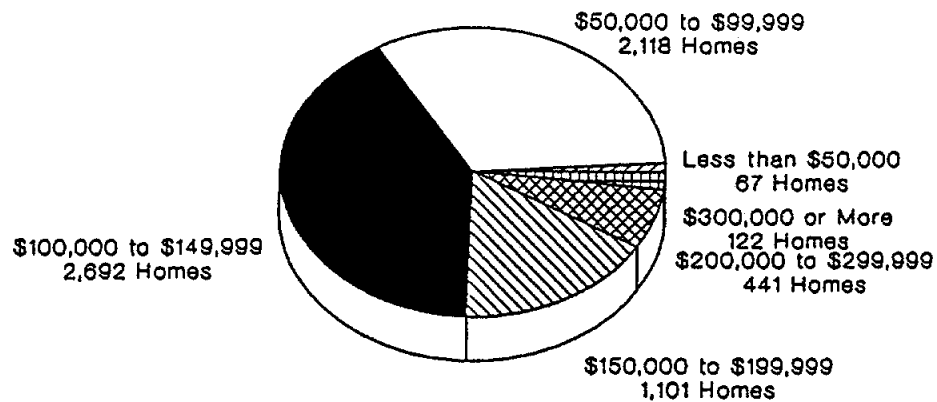
TABLE H-3

VALUE OF ALL HOMES 1990

	Fayetteville	Peachtree City	Tyrone	Fayette County	Atlanta (city)	Georgia
Less than \$50,000	3.59%	1.03%	4.95%	2.22%	29.06%	27.61%
\$50,000 to \$99,999	61.05%	32.38%	38.49%	31.91%	35.57%	46.64%
\$100,000 to \$149,000	24.82%	41.16%	34.50%	41.19%	10.17%	14.33%
\$150,000 to \$199,999	8.33%	16.83%	15.49%	15.47%	7.96%	5.87%
\$200,000 to \$299,999	1.43%	6.74%	6.38%	6.95%	7.63%	3.50%
\$300,000 or More	.08%	1.82%	1.5%	2.22%	9.58%	2.02%
Median Price (Thousands)	\$90.9	\$118.6	\$107.0	\$116.7	\$71.2	\$71.3

Source: U.S. Bureau of the Census

Figure 8: Home Value



Source: US Bureau of the Census

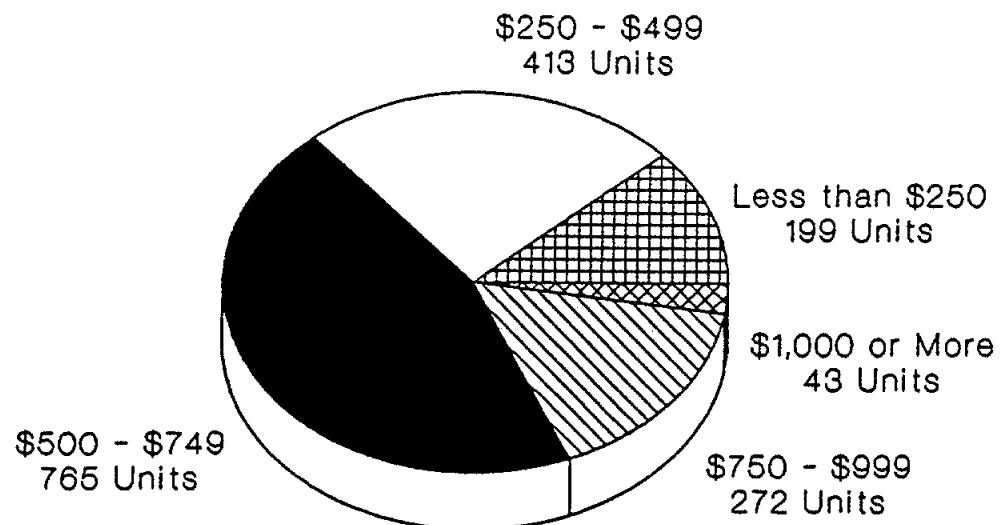
TABLE H-4

RENTAL PRICES 1990

	Fayetteville	Peachtree City	Tyrone	Fayette County	Atlanta (city)	Georgia
Less than \$250 00	5.31%	11.79%	17.15%	12.89%	32.27%	33.15%
\$250 00 to \$499 00	61.08%	24.43%	59.76%	40.79%	47.69%	47.66%
\$500 00 to \$749 00	29.79%	45.18%	18.34%	33.29%	14.45%	16.77%
\$750.00 to \$999 00	3.34%	16.03%	4.14%	11.14%	3.55%	1.73%
\$1,000 00 or More	46%	2.54%	.59%	1.86%	2.02%	67%
Median Rent	\$465 00	\$574 00	\$412.00	\$487 00	\$342.00	\$344 00

Source: U.S. Bureau of the Census

Figure 9: Rental Prices



Source: U.S. Bureau of the Census

TABLE H-5

RESIDENTIAL BUILDING PERMITS 1980 - 1990

		80	81	82	83	84	85	86	87	88	89	90
Fayetteville	SF	51	57	48	229	163	30	3	24	216	145	176
	MF	0	25	60	49	4	0	0	0	428	56	0
Peachtree City	SF	254	218	263	312	334	446	544	719	556	439	372
	MF	0	0	0	0	0	120	93	0	0	312	4
Tyrone	SF	24	20	33	52	65	73	54	52	55	25	40
	MF	0	4	6	12	8	6	10	6	8	2	4
Unincorp. County	SF	411	260	277	630	722	692	802	907	585	339	238
	MF	0	0	0	0	0	0	0	0	0	0	0

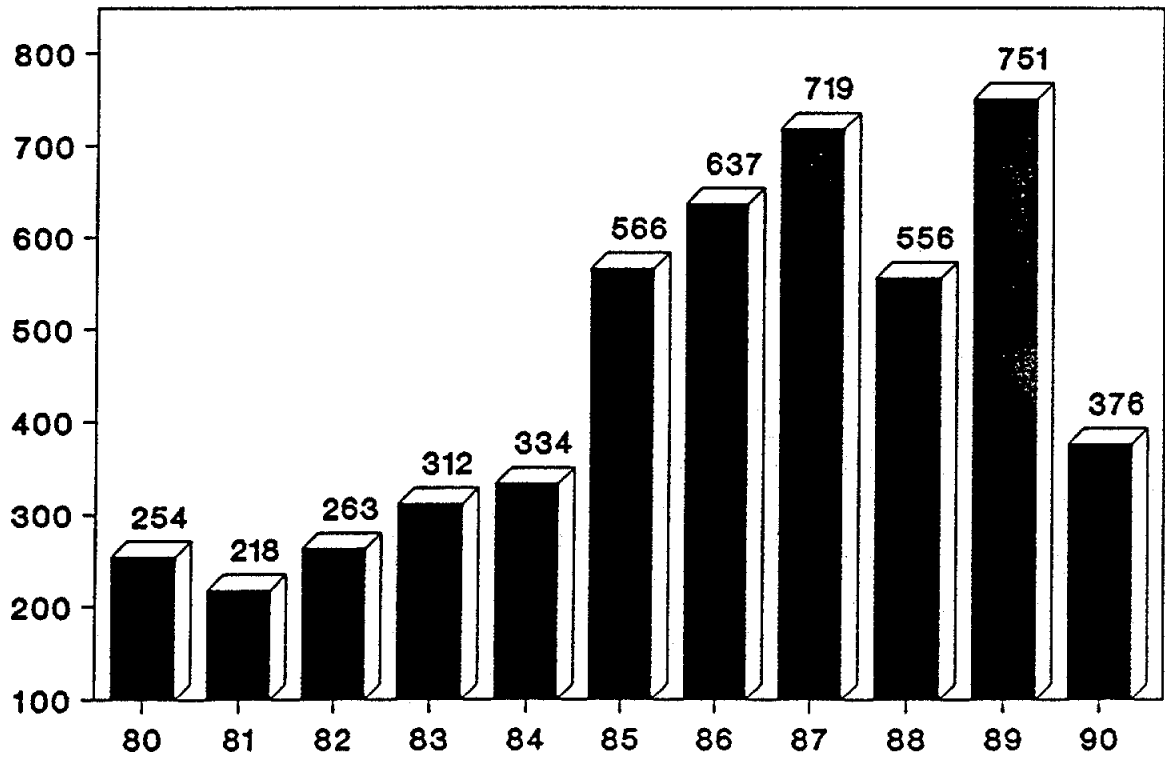
Note: SF = Single Family, MF = Multi-Family

Source: Local Building Departments

Both the city and the county have had banner construction years throughout the 1980's. From 1980 to 1990, Peachtree City issued on an average more than 371 building permits per year. In the unincorporated areas of the county there was an average of 533 building permits issued per year. On the Multi-Family side, you can see when the two Apartment complexes in Peachtree City came on line. One was built in 1985 and 1986, and the other in 1989. Figure 10, on the next page, graphically illustrates the number of permits issued in the 1980's.

According to estimates based on the 1970 population estimates of Peachtree City, at least 96% of the City's housing units are less than twenty years old. Almost seventy percent are less than ten years old.

Figure 10: Peachtree City Residential Building Permits
(Single and Multi Family)



Source: Local Building Departments

TABLE H-6

PEACHTREE CITY FUTURE HOUSING NEED

	Alternative A Population	Housing Units needed	Alternative C Population	Housing Units Needed
1991	20,287	6,651	20,859	6,839
1992	21,547	7,065	22,867	7,497
1993	22,807	7,478	25,069	8,219
1994	24,067	7,891	27,483	9,011
1995	25,327	8,304	30,129	9,878
2000	31,627	10,370	47,712	15,643
2005	37,927	12,435	***	***
2010	44,227	14,501	***	***
2015	50,527	16,566	***	***

*** Buildout Reached

Source: Peachtree City Planning Department

Table H-6 above projects the number of housing units needed in the future. Two of the previously mentioned alternative were used as a base. Alternative A, the most conservative, and Alternative C the most optimistic alternative. The number of needed housing units was calculated by using the projected population, and dividing it by 3.05. This is the current average household size. We are assuming that this number will remain constant through the year 2015.

Alternative A was chosen as the most likely projection by the Peachtree City Planning Department. If this holds true, we will need a total of 10,370 housing units by the year 2000, and 16,566 housing units by the year 2015.

ECONOMIC DEVELOPMENT

TABLE E-1

LABOR FORCE CHARACTERISTICS: FAYETTE COUNTY

	1985	1986	1987	1988	1989	*1990	*1991
Labor Force	21,377	23,502	25,671	28,325	29,871	29,738	30,227
Employed	20,662	22,869	24,931	27,522	28,904	28,869	28,634
Unemployed	715	633	740	803	967	869	1,593
Unemployment Rate	3.3%	2.7%	2.9%	2.8%	3.2%	2.9%	5.3%

Source: Georgia Department of Labor * Estimates not seasonally adjusted

The labor force is the number of people who are working or are seeking work. From 1985 through 1991, Fayette County's labor force grew at about the same rate as the population. In 1990, for every Fayette County resident with a job, 1.2 residents were not working.

TABLE E-2

ANNUAL FLUCTUATIONS IN LABOR FORCE AND EMPLOYMENT:
FAYETTE COUNTY 1985 - 1991

Labor Force		Number Employed	
Years	Percent Change	Years	Percent Change
1985 to 1986	9.9%	1985 to 1986	10.7%
1986 to 1987	9.2%	1986 to 1987	9.0%
1987 to 1988	10.3%	1987 to 1988	10.4%
1988 to 1989	5.4%	1988 to 1989	5.0%
1989 to 1990	0	1989 to 1990	0
1990 to 1991	1.6%	1990 to 1991	-0.8%

Source: Georgia Department of Labor

Between 1985 and 1988, the labor force grew at the torrid pace of from 9 to 10 percent per year. This was a boom period in the economy for the entire Atlanta region. In 1988 the pace slowed, and in 1989 through 1991, employment growth halted as population continued to increase. The unemployment rate remained stable between 2.9 and 3.3 percent until 1991. Fayette County residents lost a substantial amount of jobs when Eastern Airlines shut down its' operations. Even this rapidly growing and relatively high income County economy has reflected the impacts of the regional and national recession.

Such cyclic patterns in economic activity are not statistically predictable. Over a longer period of time, ten or twenty years, it is possible to make forecasts. This plan assumes that Fayette County and Peachtree City will continue to grow in population and that the labor force will continue to be about the same proportion of the population as it is today. This assumption would include the expectation that labor force participation patterns and the age distribution of the County will not change dramatically. Based on the last six years, it appears that Fayette County's population growth will reflect regional economic cycles, and the airline industry and airport growth patterns have significant impacts on Peachtree City's and the County's economy. The pace of the population and labor force growth is likely to be slower than in the mid 1980's, but more rapid than during the recession.

TABLE E-3

COMMUTING PATTERNS: FAYETTE COUNTY 1980

Employed Residents of Fayette County		Persons Employed in Fayette County	
County Where Employed	Percent of Total	County of Residence	Percent of Total
Fulton	33.90%	Fayette	62.70%
Fayette	33.18%	Clayton	11.01%
Clayton	17.53%	Coweta	9.78%
DeKalb	2.11%	Fulton	5.84%
Coweta	1.84%	Spalding	2.74%
Spalding	1.13%	Meriwether	1.95%
Henry	1.02%	DeKalb	1.35%
Gwinnett	.68%	Henry	.52%
Not Reported (Other)	8.57%	Other	4.06%

Source: U.S. Bureau of the Census

The above table shows the 1980 commuting patterns of Fayette county employees, and work force. Out of all the people who worked in Fayette county, 62.7% lived in the county. In contrast, out of all the employed people who live in Fayette County, just over 33% worked in the county. This could also be interpreted for Peachtree City, it seems that the majority of residents who worked, worked in other counties. In 1980, more Fayette county residents worked in Fulton County than Fayette.

Although most of Peachtree City's residents work outside Fayette County, Peachtree City is an employment center as well as a residential community. The City's ten largest firms employ about 2,500 workers. Seven manufacturers employ between 100 and 350 employees, and the top two employ over 500 people each.

TABLE E-4

RESIDENTS' EMPLOYMENT BY INDUSTRY: 1990 ESTIMATE

Sector	Peachtree City		Fayette County	
	Employees	Percent	Employees	Percent
Agriculture, Forestry & Fisheries	110	1.23%	427	1.48%
Construction	466	5.19%	2,125	7.36%
Manufacturing	1,707	19.10%	5,191	17.98%
Transportation, Communication & Utilities	2,244	25.09%	4,538	15.72%
Wholesale Trade	646	7.22%	2,382	8.25%
Retail Trade	1,258	14.07%	5,015	17.37%
Finance, Insurance & Real Estate	447	5.0%	976	3.38%
Services	1,543	17.25%	6,057	20.98%
Public Administration	521	5.83%	2,159	7.48%
Totals	8,942	100.00%	28,869	100.00%

Source: For Peachtree City: Peachtree City Planning Department; For Fayette County: Georgia Department of Labor

Since most of the labor force and employment statistics are only available at the county level, certain extrapolations were made for local figures. Until the 1990 census numbers are available, conclusions will be drawn from these projections since they are all that is available.

It is estimated that in 1990, 8,942 Peachtree City residents had jobs, up almost 205% from 2,935 in 1980. 28,869 Fayette County residents had jobs in 1990, up 104% from 13,559 in 1980. Peachtree City's biggest employment sector, (over 25%), is transportation, communication and utilities. This is most likely the result of the city's proximity to Atlanta Hartsfield International Airport. Manufacturing is the next largest sector, this can be attributed to companies such as NCR, Matsushita, and TDK Tapes located in the City's industrial park. 19% are employed in that sector. The Services sector and the Retail Trade sector employment growth can probably be attributed to the explosive population growth in the area through the eighties, and the need to serve new residents can add a large number of positions in these sectors.

TABLE E-5

AVERAGE WEEKLY WAGES PAID BY FAYETTE COUNTY EMPLOYERS

Sector	*Average Weekly Wage		Percent Change
	1985	1990	
Agriculture, Forestry & Fisheries	\$226.00	\$292.00	29.2%
Construction	\$350.00	\$416.00	18.8%
Manufacturing	\$366.00	\$468.00	27.8%
Transportation, Communication & Utilities	\$341 00	\$460.00	34.9%
Wholesale Trade	\$409 00	\$509 00	24 4%
Retail Trade	\$164 00	\$200 00	21.9%
Finance, Insurance & Real Estate	\$314 00	\$436.00	38.8%
Services	\$281 00	\$278.00	-1 0%
Public Administration	\$280.00	\$444 00	58.6%
AVERAGE	\$320 00	\$354 00	10.6%

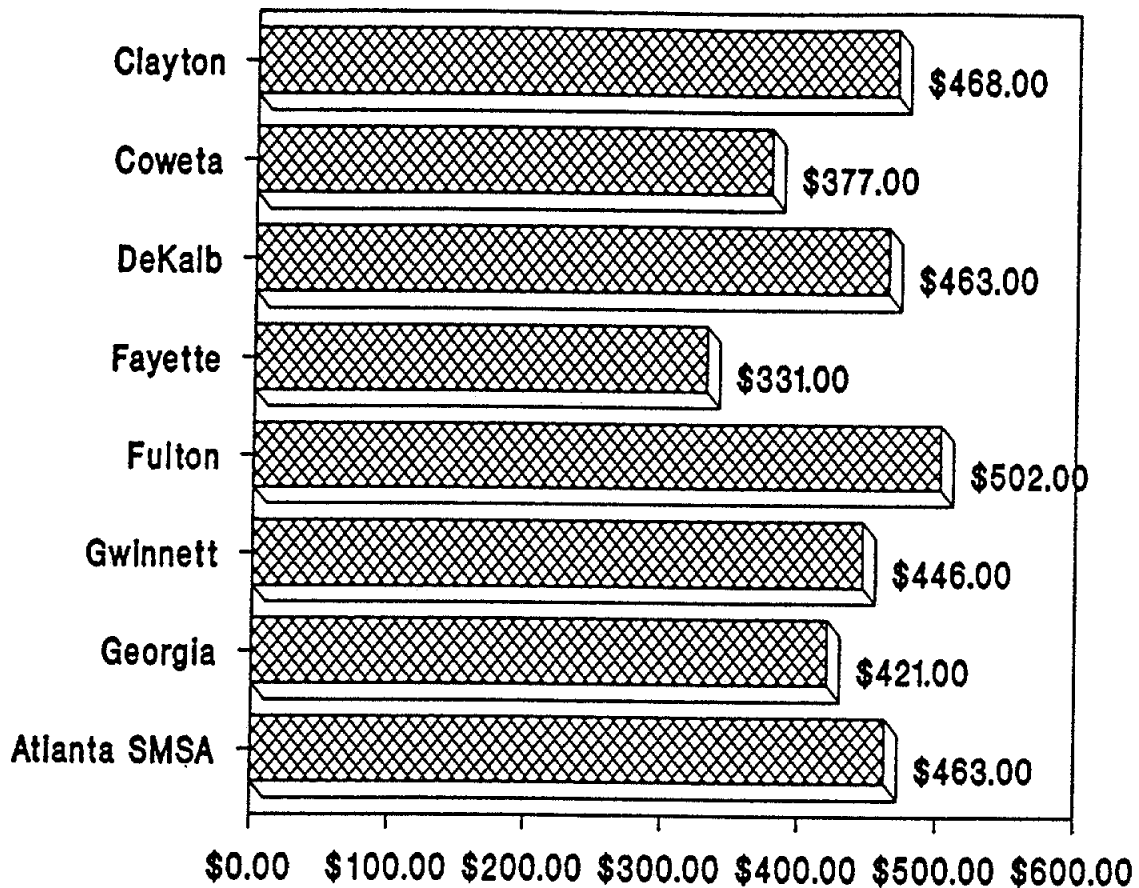
Source: Georgia Department of Labor

* Wages for all of Fayette County

Between 1985 and 1990, the average wage paid by Fayette County employers rose 10.6% to \$354 00 per week. The highest paid sector of employment was Wholesale Trade; Fayette County firms paid an average of \$509 00 per week. Compare that to the Retail Trade sector which was the lowest paid sector, with \$200.00 per week. While wages increased in every sector (except the services sector which fell 1 0%), inflation rose even more rapidly. In the whole Atlanta region, the cost of living rose 20.9% from 1985 to 1990.

Figure 11, on the next page, compares average wages paid by Fayette County firms in 1989 with the wages paid in neighboring counties. As shown, Fayette County has the lowest average weekly wage of any county in the region. In addition, even the more rural counties of Coweta (\$377), and Henry, (\$386), which are not shown in the figure had higher weekly wages.

Figure 11: Average Weekly Wage by County 1989



Source: Georgia Department of Labor

Summarizing some previous figures presented in this report, Fayette County has the highest average home price and rent. Its residents have the highest per capita income. In contrast, the people who work in the County are the lowest paid in the region. When bringing it together, it seems that the people who work in Peachtree City and Fayette County can't afford to live here. This is also shown in the commuting pattern table, (Table E-3, pg. 30), most of the county's residents traveled to other counties for work in 1980. Nearly 40% of those who work in Fayette County commuted from another county. It will be important to analyze the 1990 census data on commuting patterns in light of the County's goals and development plans.

TABLE E-6

ESTIMATED EMPLOYMENT BY OCCUPATION: PEACHTREE CITY RESIDENTS

Sector	Employees	Percent
Managerial and Professional	2,990	33.44%
Technical, Sales and Administrative Support	3,559	39.80%
Service	676	7.56%
Farming, Forestry and Fishing	64	.71%
Precision Products	977	10.93%
Operators, Fabricators and Laborers	676	7.56%
Total Employment	8,942	100.00%

Source: Peachtree City Planning Department

TABLE E-7

PEACHTREE CITY'S LARGEST EMPLOYERS 1990

Employer	Number of Employees	Description
Matsushita (Panasonic)	718	Manufacture of audio media
NCR Corporation	594	Worldwide service parts center
Alenco	350	Aluminum windows and patio doors
TDK Magnetic Tape	302	VHS video cassettes
Design Foods	230	Portion control meats
M.A. Industries	200	Manufactures polypropylene resin
Peachtree Conference Center	200	Conference Center
Hoshizaki America Inc.	190	Ice making equipment
Photocircuits	185	Printed circuit boards
Fasson	179	Pressure sensitive adhesive products

TABLE E-8

PEACHTREE CITY'S LARGEST MANUFACTURERS 1990

Employer	Number of Employees	Description
Matsushita (Panasonic)	718	Manufacture of audio media
NCR Corporation	594	Worldwide service parts center
Alenco	350	Alluminum windows and patio doors
TDK Magnetic Tape	302	VHS video cassettes
M.A. Industries	200	Manufactures polypropylene resin
Hoshizaki America Inc.	190	Ice making equipment
Photocircuits	185	Printed circuit boards
Fasson	175	Pressure sensitive adhesive products
TDK Components	101	Electronic components
Field Aircraft	86	Maintenance of turbo and prop jets

TABLE E-9

EMPLOYMENT BY CLASS OF WORK: 1980

Class of Work	Peachtree City		Fayette County	
	Number	Percent	Number	Percent
Private Wage and Salary	2,385	81.3%	10,502	77.5%
Federal Government	113	3.8%	625	4.6%
State Government	99	3.4%	459	3.4%
Local Government	207	7.1%	1,048	7.7%
Self-Employed	131	4.4%	889	6.6%
Unpaid Workers	0	0%	36	.3%
Total Employment	2,935	100.0%	13,559	100.0%

Source: U.S. Bureau of the Census

Another source of information, The Atlanta Regional Commission, has similar data. Their estimates show that Employment in Fayette County firms has grown from 5,175 in 1980, to 8,775 in 1985, to 16,300 in 1990. From 1980 to 1990, employment increased by 12.2 percent, much more rapidly than Henry and Douglas Counties, the other two least urbanized counties in the metropolitan Atlanta region. Much of this Fayette County growth took place in Peachtree City

The Atlanta Regional Commission forecasts that by 1994, Fayette County firms will hire 20,200 people. Most jobs will continue to be located in Peachtree City and Fayetteville. In Peachtree City, developable land with excellent rail, air and road access, all services, and industrial zoning is plentiful (see below). As the population grows, the associated retail and services sectors will grow in about the same ratio of jobs to population as the current pattern.

TABLE E-10

UNDEVELOPED INDUSTRIAL LAND PTC INDUSTRIAL PARK: MAY 1991

LOCATION	SIZE	PERCENT OF TOTAL
Southpark International	210 acres	19%
Airport Related (Falcon Field)	114 acres	10%
Large Rail User	240 acres	21%
Potential Commercial (Routes 54 & 74 access)	71 acres	6%
Dividend Court	25 acres	2%
Dividend Drive	72 acres	6%
Highway 74 sites	407 acres	36%
Total	1,139 acres	100%

TABLE E-11

PROJECTED EMPLOYMENT BY SECTOR: 1990 - 2010

Employment Sector*	Peachtree City		Atlanta SMSA	
	1990	2010	1990	2010
Commercial	4,755 54%	10,080 56%	787,400 55%	1,342,000 57%
Industrial	2,353 26%	4,054 23%	316,000 22%	447,000 19%
Retail	1,258 14%	2,880 16%	216,000 18%	432,000 18%
Construction	466 5%	900 5%	78,800 5%	129,000 5%
Miscellaneous	110 1%	86 < 1%	5,800 < 1%	5,000 < 1%
Total Employment	8,942	18,000	1,444,000	2,355,000

Source: Peachtree City Planning Department
Atlanta Regional Commission

Note: * "Commercial" includes transportation, communication, utilities, finance, insurance, real estate, services, and government. "Industrial" includes manufacturing and wholesale sectors. "Miscellaneous" includes agricultural, forestry, and mining.

Industrial jobs, (manufacturing and wholesale), will increase by over 70% from 1990 to 2010. Even so, the industrial sectors share of Peachtree City's total jobs will decline because the other sectors will grow more rapidly. Still, Peachtree City will have a larger concentration of industrial type jobs than the rest of the region because of the continued development of the large industrial park on the west side of town.

Commercial and retail sectors will more than double by 2010, in order to provide the current level of service to the population, especially as Hartsfield Airport continues to grow and influence Peachtree City's economy. The construction sector will begin to decline because the city should be starting to reach its' buildout somewhere around this time.

NATURAL AND HISTORIC RESOURCES

NATURAL ENVIRONMENT

The physical environment places real constraints on the way land is used. Soil characteristics, slope of the land, the water table level, and countless other environmental factors affect where development can occur without harming the environment. This section examines Peachtree City's climate, topography, geology, soils, hydrology, vegetation, and wildlife.

Climate

Located in the humid subtropics region, Peachtree City has a temperate climate characterized by warm summers, mild winters, and moderate to heavy rainfall. The city has an average rainfall of approximately 48 inches. The driest months are September, October, and November; while the wettest months are December through March, and July. More than half of the annual thunderstorms occur during the summer months. The average seasonal snowfall is about 1 inch. The average relative humidity in the mid-afternoon ranges from 50 to 60 percent. Humidity is higher at night, dawn, and in the summer.

Average daily temperatures in July range from a low of 69°F to a high of 88°F, while in January they range from a low of 34°F to a high of 52°F. The normal growing season is about 250 days. Probability of sunshine ranges from 65% in the summer to 50% in the winter. Prevailing winds are northwesterly in summer and southwesterly in winter. February has the highest average wind speed, 11 miles per hour.

Geology

Underlying the Piedmont Province is a complex of igneous and metamorphic rocks. The crystalline bedrock consists mostly of Precambrian metamorphic rocks: mica schist; sillimanite schist; hornblende gneiss, and porphyritic and undifferentiated granites.

Depth to bedrock is generally greater than five feet. Granite outcrops and areas occur between Peachtree City and Tyrone; in and near Tyrone; between Peachtree City and Fayetteville; near Woolsey; and southeast of Brooks.

Topography

Peachtree City lies in the mid-land Georgia subsection of the Southern Piedmont physiographic province of the United States. The Southern Piedmont contains several slope districts. Peachtree City lies in the Greenville slope district. This district encompasses all or parts of Fulton, Clayton, Fayette, Coweta, Henry, Spalding, Pike, Lamar, Upson, Meriwether, Heard, Troup, and Harris Counties. The Greenville Slope District is characterized by rolling topography that decreases gradually in elevation from 1,000 feet in the northeast, to 600 feet in the southwest. Elevation in Peachtree City ranges from 760 feet to 995 feet above sea level. Ridgetops are mostly smooth and convex; hillsides irregular, convex and fairly steep adjacent to small drainage ways. Most of the city has slopes of 10% or less. Along these drainage ways, however, slopes range from 10% to 25%. Flood plains are nearly level.

Soils

Soil is a product of geological weathering and biological activity. Soils in Peachtree City are generally red in color and well drained. These soils were formed from igneous and metamorphic rocks and range in texture from sandy loam to sandy clay loam.

Soils in Peachtree City are grouped into ten series. A soil series is a collection of soils which have similar profiles. Except for the differences in the texture of the surface layer or of the substratum, all the soils in a series have major horizons that are similar in composition, thickness, and arrangement in the profile. A soil series is usually named for the geographic place or feature near the location of its original discovery.

A soil phase indicates a feature such as texture, slope, erosion, stoniness, wetness, or other characteristics which may vary between soils in a series. These differences are the bases for dividing a series into a phase. Table NR-1 summarizes the slopes, texture characteristics, and limitations of the ten soil series found in Peachtree City. The symbols associated with a soil phase indicate the features associated with that phase and correspond to the soil map on page 42. Each of the soil series is described in more detail on the pages following the map and chart.

The limitations for development in the following table follow the following key:

Development Type #1	Dwellings with Basements
Development Type #2	Dwellings without Basements
Development Type #3	Septic Tank Absorption Fields
Development Type #4	Small Commercial and Light Industrial Buildings
Development Type #5	Roads and Streets

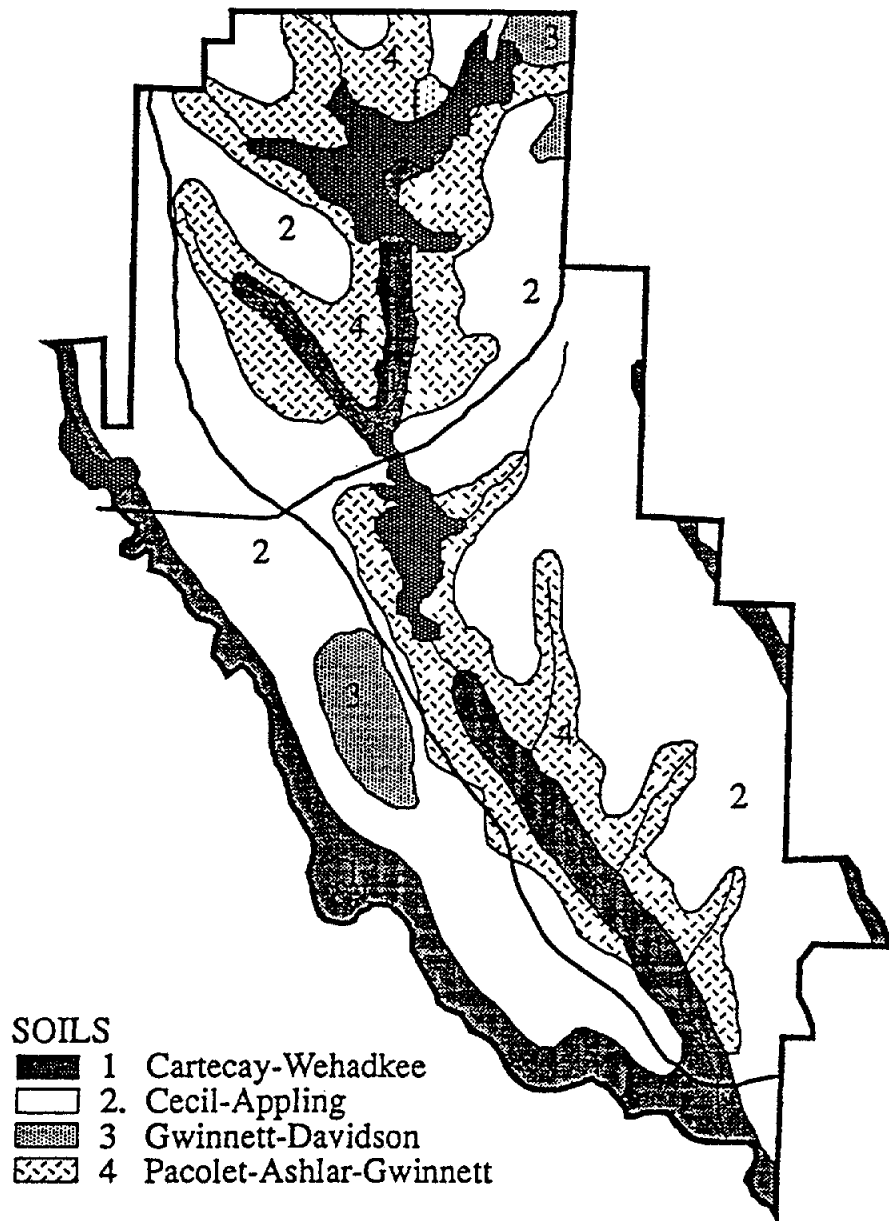
TABLE R-1

LOCAL SOIL SERIES CHARACTERISTICS

Phase	Series	Texture	Slope in percent	Limitations for Development*				
				Type #1	Type #2	Type #3	Type #4	Type #5
AkA	Altavista	sandy loam	0 to 3	severe	severe	severe	severe	severe
AmB	Appling	sandy loam	2 to 6	slight	slight	moderate	moderate	slight
AmC	Appling	sandy loam	6 to 10	moderate	moderate	moderate	severe	moderate
AsC	Ashlar	sandy loam	2 to 10	severe	moderate	severe	moderate	moderate
AtE	Ashlar	very rocky sandy loam	10 to 25	severe	severe	severe	severe	severe
CeB	Cecil	sandy loam	2 to 6	slight	slight	moderate	moderate	moderate
CeC	Cecil	sandy loam	6 to 10	moderate	moderate	moderate	severe	moderate
CfC2	Cecil	sandy clay loam	6 to 10	moderate	moderate	moderate	severe	moderate
DgB	Davidson	loam	2 to 6	slight	slight	moderate	moderate	moderate
GeB	Gwinnett	sandy loam	2 to 6	moderate	moderate	slight	moderate	moderate
GwC3	Gwinnett	sandy clay loam	6 to 10	moderate	moderate	moderate	severe	severe
GwE2	Gwinnett	sandy clay loam	10 to 25	severe	severe	severe	severe	moderate
MdB	Madison	sandy loam	2 to 6	slight	slight	moderate	moderate	moderate
MfC2	Madison	sandy clay loam	6 to 10	moderate	moderate	moderate	severe	severe
MfE2	Madison	sandy clay loam	10 to 25	severe	severe	severe	severe	severe
PaE	Pacolet	sandy loam	10 to 25	severe	severe	severe	severe	severe
To	Toccoa	sandy loam	0 to 2	severe	severe	severe	severe	severe
Ts	Toccoa	sandy loam	0 to 2	severe	severe	severe	severe	severe
WH	Wehadkee	silt loam	0 to 1	severe	severe	severe	severe	severe

Source: Soil Survey of Clayton, Fayette, and Henry Counties, Georgia Dept. of Agriculture, 1979

* See key on previous page



Altavista Series

The Altavista series consists of deep, moderately well drained, moderately permeable soils that formed in loamy sediments. These soils are low stream terraces. The seasonal high water table is within 18 to 30 inches of the surface late in the winter and in early spring. Slope is predominately less than 2 percent, but can go as high as 3 percent. Altavista soils are geographically associated with Toccoa and Wehadkee soils.

Appling Series

The Appling series consists of deep, well drained, moderately permeable soils that formed in material weathered from schist, gneiss and granite. These soils are found on ridgetops and hillsides. Slopes range from 2 to 10 percent, but predominantly 2 to 8 percent. Appling soils are geographically associated with Ashlar, Cecil, and Pacolet soils.

Ashlar Series

The Ashlar series consists of moderately deep, well drained or excessively drained, moderately rapidly permeable soils that formed in material weathered from granite. These soils are gently sloping to steep. Ashlar soils are geographically associated with Appling and Pacolet soils.

Cecil Series

The Cecil Series consists of deep, well drained, moderately permeable soils that is formed in material weathered from granite, gneiss and mica schist. These soils occur on broad ridgetops and strongly sloping hillsides. Cecil soils are geographically associated with Appling, Gwinnett, and Madison soils.

Davidson Series

The Davidson Series consists of deep, well drained, moderately permeable soils that formed in material weathered from diorite, gneiss, and hornblended gneiss. These soils are on broad ridgetops and short hillsides. Slope ranges from 2 to 10 percent, but those of 2 to 7 percent are dominant.

Gwinnett Series

The Gwinnett Series consists of deep, well drained, moderately permeable soil that is formed in material weathered from gneiss and schist. These soils are on ridgetops and hillsides. Slope ranges from 2 to 25 percent, but 2 to 18 percent dominates. Gwinnett soils are geographically associated with Cecil, Davidson, Madison, and Pacolet soils.

Madison Series

The Madison Series consists of deep, well drained, moderately permeable soils that formed in materials weathered from micaceous schist or mica gneiss. These soils are found on ridgetops and hillsides. Slope ranges from 2 to 25 percent, but usually 2 to 18 percent. Madison soils are geographically associated with Cecil, Gwinnett, and Pacolet soils.

Pacolet Series

The Pacolet Series consists of deep, well drained, moderately permeable soils that formed in material weathered from granite, gneiss and mica schist. These soils are found on ridgetops and hillsides. Slope ranges from 6 to 25 percent, but is predominately 10 to 22 percent. Pacolet soils are geographically associated with Appling, Ashlar, Cecil, and Madison soils.

Toccoa Series

The Toccoa Series consists of deep, well drained, moderately rapidly permeable soils that formed in predominately loamy sediments on flood plains. These nearly level soils are near streams that drain from the uplands. The water table is 30 to 60 inches from the surface in late winter and early spring. There is a high frequency of flooding during this period. Slope is dominantly less than 1 percent, but can range to 2 percent. Toccoa soils are geographically associated with Altavista and Wehadkee soils.

Wehadkee Series

The Wehadkee Series consists of deep, poorly drained, moderately permeable soils that formed in thick loamy sediments. These nearly level soils are found in slight depressions on flood plains. They are commonly saturated with water during winter and spring. Slope is less than 1 percent. Wehadkee soils are geographically associated with Toccoa soils.

SUMMARY

Residential/sewer; residential/septic; and commercial/industrial developments are of most significance in addressing the concerns of a comprehensive plan. Development should not be located where soils are not suitable due to slope, flooding or other hazards. Soil characteristics play a major, though not absolute role in land use planning. Moderate and even severe limitations can sometimes be overcome and areas developed for certain uses with careful planning and usually an added expense. While the soil characteristics map displayed in this plan is fairly accurate, site-specific study should be performed on all considerable developments.

Hydrology

The annual rainfall in the area averages about 50 inches per year, ranging from about 6 inches per month during the spring to 3 inches per month in the fall. Evaporation and vegetative consumption account for 33 inches of rainfall, resulting in about 17 inches annually available for stream flow and percolation to ground water

Peachtree City lies in the Flint River Basin of the Apalachicola Drainage System. Primary drainage ways are Line Creek, Flat Creek, and Camp Creek. Characteristic of streams flowing in a southeast direction in the Greenville Slope District, these creeks have narrower, deeper valleys with narrower, rounder divides than streams flowing to the southwest.

Line Creek, which forms the western City limit, is one of the major tributaries of the Upper Flint River. Peachtree City is upstream of the confluence of Line Creek and Flint River, which forms the intersection of Spalding, Pike, and Meriwether Counties. Line Creek drains 248 square miles at its mouth. Impoundments on Line Creek includes Wynn's Pond, north of State Route 54, and the proposed Lake McIntosh, south of S.R. 54

Flat Creek bisects the City from the north to south. Its confluence with Line Creek is south of S.R. 74 on the line with Coweta County. Impoundments on Flat Creek include Lake Peachtree and Lake Kedron.

Camp Creek skirts the eastern edge of Peachtree City and flows into Whitewater Creek in Fayette County east of Peachtree City. There are no major impoundments on Camp Creek in Peachtree City.

Floodplains

Flooding is the temporary inundation of normally dry land and is linked to the earth's hydrologic cycle. In a riverine system, flooding occurs when storm-water fills a stream channel with greater volume than it can carry. The excess water rises up and flows over the channel banks onto the adjacent land, the floodplain.

In a typical riverine situation, the volume of water in a stream is primarily determined by the amount of precipitation throughout the drainage basin, and the capacity and speed with which it can be absorbed. Land cover, slope, soil type, and the intensity and duration of rainfall all affect the rate of storm-water absorption. Storm-water that is not absorbed by the soil and vegetation, or detained on the surface in puddles, lakes, depressions, etc. runs off the land. Overland flow or surface runoff is the major constituent of stream flow immediately following a storm.

The stream's flow is supplemented by water released through the soil. The release of this

groundwater called interflow, is delayed by its movement through the soil. Retention and absorption of storm-water on site therefore reduces or delays its flow into streams. This is the basic principle of storm water management. Interflow and overland flow together are called runoff. Runoff progressively seeks lower elevations and becomes organized into drainage areas. The boundaries of these drainage areas define watersheds. All the runoff from a watershed accumulates in its streams. These streams collect the water and serve as an outlet for the water from the watershed.

Since the volume of the precipitation that becomes overland flow and the speed at which the flow accumulates in the stream channel are partly determined by the vegetation and soils, it stands to reason that removing the vegetation and paving over the soils will increase the volume of overland flow. Generally, the greater the degree of watershed urbanization, the greater the volume and rate of runoff, and the greater the potential for downstream flooding. It is also important to realize that fill material placed in the floodplain takes away valuable water storage areas. When this storage area is filled, the water elevation rises, flooding previously dry land.

Floodplains in their natural or relatively undisturbed state are an important water resource area. They have evolved from natural forces over thousands of years, and unwise development can alter or destroy their value. Floodplains serve three principle purposes:

- ◆ Natural Storage and Conveyance - The floodplain helps control the rate of water flow. They provide a broad area to store floodwater temporarily. In their natural state, floodplains slow the rate at which the incoming overland flow reaches the main waterbody, thus preventing increased flooding and flood damage downstream.
- ◆ Water Quality Maintenance - A vegetated floodplain slows surface water runoff, causing the river to drop most of its sediment in the floodplain. Thus, erosion and muddy waters are reduced. Pathogens and toxic substances entering the stream through the surface runoff and accompanying sediments are decreased. In addition, dissolved oxygen in the stream, which is needed by desirable aquatic species, is maintained.
- ◆ Groundwater Recharge - The natural floodplain has surface conditions favoring local ponding and flood detention, plus subsurface conditions favoring infiltration and storage. The slowing of runoff across the floodplain allows additional time for the runoff to infiltrate and recharge available groundwater aquifers, when there is unused storage capacity.

Aquifers and Recharge Areas

An aquifer is any underground accumulation of water. Aquifers differ greatly from region to region because of differences in subsurface geology, slope of the land, and amounts and durations of precipitation.

A recharge area is any area that facilitates the flow of surface water into the aquifer to recharge it with more water. Significant recharge action replenishes the supply of well water. Recharge areas also provide a potential path for contaminants to enter the ground water. It is important, therefore, to know and understand the recharge mechanisms for groundwater sources of drinking water.

Most of Peachtree City's water is delivered by the Fayette County Water System from surface water sources. But, there is one system well, and some private wells in Peachtree City. Fayetteville has demonstrated that groundwater may be a viable source of large volumes of drinking water, there is heightened interest in groundwater for the future of Fayette County. It is important, therefore, that Peachtree City protect groundwater quality.

The Department of Natural Resources has identified "probable areas of thick soils" that are likely to be significant groundwater recharge areas in the State. According to the DNR's map: Hydrologic Atlas 18, there exists a large recharge area in the northwest corner of Fayette County that approaches the City's northern boundary, and may extend into the area east of the rail line around Lake Kedron. It is likely that this recharge area contributes to the groundwater beneath the City. It is prudent, therefore, that we implement standards to ensure that development activity in this recharge area not contaminate the groundwater, and that the City advocate that neighboring communities do the same.

While possible recharge areas have been identified, based on thickness of soils and flatness of the surface, the geologic character of the individual recharge areas has not been analyzed in detail. Water flow in igneous rock, like found beneath Fayette County, is governed by the size and direction of fractures in the rock. Therefore it is not known from which direction the groundwater in Peachtree City comes from. It is also not known how much recharging takes place outside of those areas identified by the DNR.

Peachtree City should encourage groundwater studies in all of Fayette County to determine the availability of groundwater, to map significant geological recharge mechanisms, and to identify current potential contaminants sources. Understanding the recharge mechanisms is important to sound land use planning that will ensure the protection of groundwater from all man-made contaminants. The US EPA and Geologic Survey and the City of Fayetteville are beginning these studies for Fayetteville's public water supply wells.

For the areas DNR has identified as possibly significant groundwater recharge areas, local

governments are required to adopt and enforce preventative standards at least as stringent as state-wide rules. This applies to the area in northwest Peachtree City which is, roughly, east of the railroad tracks and west and north of Lake Kedron.

Residential subdivisions, that exist north of Lake Kedron, are plotted in minimum one acre lots, with houses to be served with septic systems. There are not any plans to extend sewerage in the future to that area. Since the area is in a recharge area, the DNR Rules require larger lot sizes. The prescribed minimum lot sizes depend on the soil type. Some soils are not considered suitable at all for septic tanks; others require between one and two acres. The Fayette County Health Department permits septic tanks throughout the County, therefore they are required to develop and enforce septic tank permit standards for groundwater recharge areas at least as stringent as the DNR Rules and site standards.

In the future, after sewerage and roads are extended to the area west of Lake Kedron, the City should follow the DNR Rules that require that local governments adopt and enforce local ordinances requiring new facilities where hazardous materials are stored and handled to have leak and spill retention structures. (See section on Wastewater for map of existing and future sewer service)

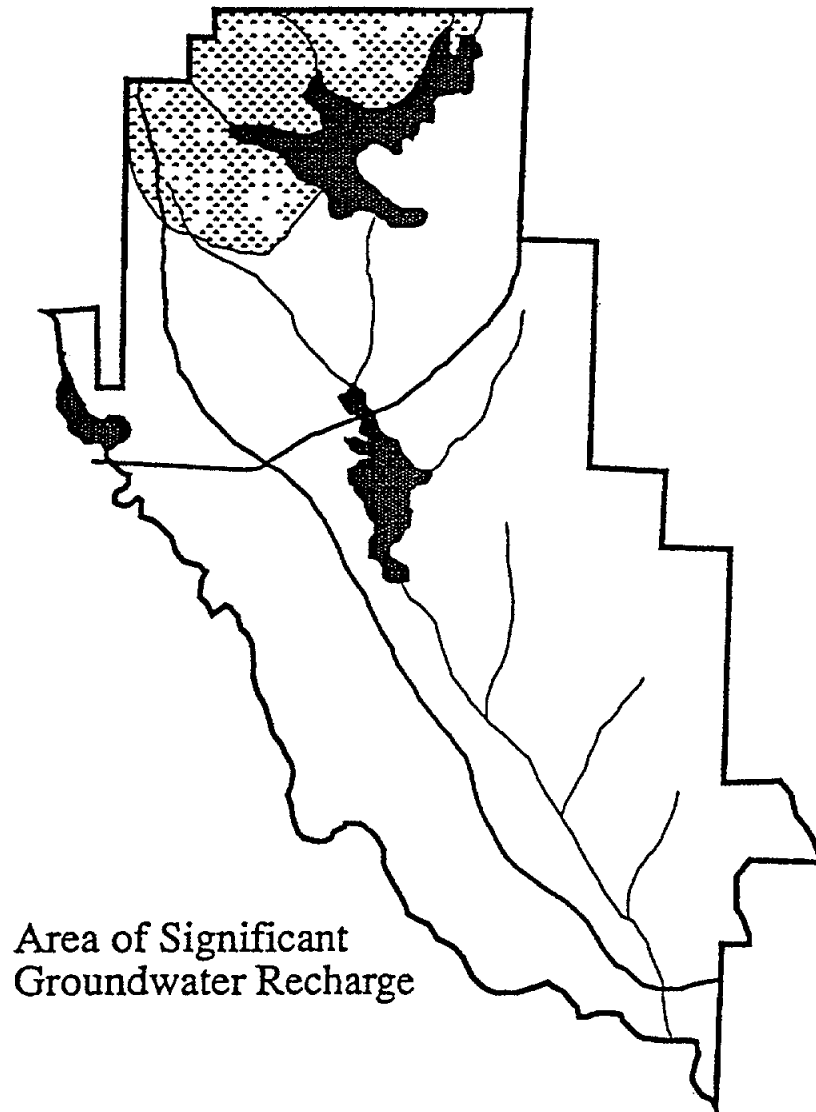
Watershed Protection

A public water supply watershed is the land area (natural drainage basin) from which stormwater enters streams upstream from a public water intake. Local land development policies are needed in watersheds to prevent direct stream contamination from spills and leaks. Local regulations are also needed to retain enough land with thick vegetation to slow the velocity of runoff and allow the sediments and contaminants to filter out, and much of the water to filter into the soil before entering the tributary streams and the public water intake.

All of Peachtree City, except the drainage basin of Flat Creek downstream from the Fayette County water intake on Lake Peachtree, lies in a public water supply watershed. Coweta and Fayette County also withdraw water from Line Creek. Fayette County (which provides the water throughout the county) withdraws most of the water from Lake Peachtree. The watershed drainage basins extend into parts of Coweta, Fayette, and Fulton Counties, and in the planning jurisdiction of Tyrone. Thus intergovernmental cooperation is required to protect the quality of the counties' water. Peachtree City plays an especially important role in protecting water quality because the City manages the County's only current surface water supply reservoirs, Lake Peachtree, and Lake Kedron, as well as the most heavily developed portion of the watershed of Line Creek.

Georgia law requires that local governments adopt minimum development standards for water supply watersheds. In more urban areas of the state local governments may determine that the minimum standards are not stringent enough to effectively protect water supply and enact standards. The Georgia Department of Natural Resources Rules for Environmental Planning

require that in addition to existing ordinances, Peachtree City must limit the impervious surfaces of development in the total City watershed area to 25% or existing, whichever is greater. Peachtree City could work with other local governments having jurisdiction in the Line and Flat Creek watersheds in order to create a total watershed development plan that would limit total impervious surface coverage to no more than 25% of the watershed or existing use.



Wetlands

The U.S. Army Corps of Engineers handles all permitting in wetland areas for Fayette County pertaining to Section 404 of the Clean Water Act, the major federal program regulating activities in wetlands. Under this law, the discharge of dredged or fill material into wetlands requires a permit.

The U.S. Fish and Wildlife Service defined wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: 1) at least periodically, the land supports predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil, and 3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year." Wetlands usually lie in low-lying areas or along rivers, lakes or creeks where they are subject to cyclic flooding.

Air Quality

There is little current information available concerning the ambient air quality in Fayette County, Georgia. The U.S. Environmental Protection Agency (EPA) and the Georgia Environmental Protection Division (EPD) do not have air quality monitoring stations in Fayette County. EPD indicated that air quality monitoring had been done in Fayette County a number of years ago. No violations of the ambient air quality criteria existed at that time. Therefore, the monitoring station(s) was removed. Due to Fayette County's location in reference to predominant wind direction and major air pollution sources and because the county is generally rural, it is likely the current ambient air quality is good.

Under the provisions of the Federal Clean Air Act, counties in Georgia with more than 200,000 registered vehicles must require emissions inspections. In 1990 Fayette County had approximately 71,300 registered vehicles.

Hazardous Materials

Fayette County is currently a minor generator of hazardous wastes in Georgia. However, several large and dozens of small hazardous waste generators exist in Fayette County. Establishments which produce, store, transport, or dispose of hazardous waste must be permitted by the Bureau of Fire Prevention.

There are no hazardous waste disposal sites in Fayette County or Georgia. Most hazardous waste is incinerated or recycled at facilities located in nearby states.

The Fayette County Emergency Operations Plan, Annex 11, provides an excellent overview and outline of emergency response to incidents involving hazardous materials. The plan also indicates the facilities in Fayette County where extremely hazardous substances existed as of August 1988. The plan was created by the Local Emergency Planning Committee under the Department of Emergency Services and Emergency Management. The committee consisted of local leaders, representatives of local industry and emergency response personnel.

The LEPC addresses all issues involving hazardous materials. Topics addressed include: annual review of local regulations, emergency preparedness/response and local action programs which address specific issues and augment state regulatory activities.

Vegetation

The natural forest cover in Peachtree City consists primarily of Southern and Loblolly Pines. These pine trees are located on the upper and middle slopes of local topography. Short Leaf Pine grows in a mixture with Loblolly Pines. The quantity of the mix depends upon the fertility of the soil, and the slope of the topography. Vegetative communities are also dependent upon the local temperature, precipitation, and the availability of water. The Short Leaf Pine is rarely found in pure stands within the planning area. One notable characteristic of the pine stands is the understory of mixed hardwoods including various oaks, hickories, and elms and many species which do not achieve a position in the dominant canopy, such as dogwood.

The natural succession is for pines to colonize sites which are open to direct sunlight, and for the hardwoods to establish themselves at some later time below the pine canopy. Ultimately, the hardwoods grow into the dominant trees and replace the majority of the pines. Depending on age, soil moisture availability, and the quality of the vicinity, the hardwoods sometimes occur in "pure" stands; i.e., stands of one or more hardwood species with pines absent or very sparsely present.

Stands of pine trees established for soil conservation measures are common in the Piedmont region. These stands, in general, are denser than the natural stands of the pine forest; i.e., they have more stems per acre, and the trees are spread more evenly across the stand. The Soil Bank Program of the 1950's established several of these plantations where both Loblolly and Slash pines were planted.

A different major forest type is encountered in the lower bottomlands of Peachtree City. Stands of bottomland hardwoods occupy the more fertile, moist sites alongside creeks and swamps. These bottomlands are too wet for successful colonization by pines, and the major species found here are Yellow Poplar, Tupelo Gum and Cottonwood.

Wildlife

The dominant animal species in Peachtree City are those which are most able to adapt to human habitation. Suburban, rural estate and farm areas may include extensive areas of woodlands and fields mixed with the human activity areas. These natural areas provide homes for many animal species which are capable of co-existing, or even thriving, with nearby human activities. Many species of rodent (rabbits, chipmunks, squirrels, mice, etc.) opossum, moles, shrews, raccoon, bats, salamanders, frogs, turtles, lizards, snakes, and birds are found throughout the city.

In wilder areas along the creeks and tributaries, and other areas which have not yet been significantly affected by development, other species which have more difficulty in co-existing with human activities may also be found. These species include deer, beaver, muskrat, fox, weasel, mink, skunk and other small mammals, reptiles and amphibians. Legally protected species are not likely to be found within the city, although the habitats of the Ivory-billed Woodpecker, the Red-cockaded Woodpecker, the Peregrine Falcon, the Bald Eagle, the Florida Panther, the Red Wolf and the Indiana Bat may be found in the city. However, these species are very habitat specific, and the likelihood for their survival in Peachtree City is not considered significant.

Concern for vanishing plant and animal life has brought about identification of species threatened with extinction. In Georgia, the Endangered Wildlife Act of 1973, and the Wildflower Preservation Act of 1973, require identification and protection of endangered species. The Department of Natural Resources published Georgia's Protected Wildlife and Georgia's Protected Plants in 1977, to establish the official list of protected species. The protected species listed as of 1991 that occur or might occur in Peachtree City are described below. The DNR Georgia Heritage Inventory is continually updated.

Indiana bat Myotis sodalis, a nocturnal insectivore lives in caves in the winter, and outside caves from April through October in this region while the young are born and developing. Public education is needed so that people understand the benefits of bats, their harmless coexistence near humans, and the endangered status of some bat species.

Red Cockaded Woodpecker Picoides borealis. This gregarious bird looks like the hairy woodpecker except that the top of the head is black, the cheeks conspicuously white, and the sides spotted with black. They nest in cavities of pine trees over 60 years old that are afflicted with red-heart disease. The nest is easily recognized by pitch (pine sap) that covers the bark below the nest entrance. The red-cockaded woodpecker has been found in neighboring counties and may be present wherever suitable habitats exist.

Peregrine falcon Falco peregrinus. This crow-sized bird of prey with long pointed wings and long narrow tail is distinguished from other falcons by its dark facial markings. It is noted for its speed which may reach 200 miles per hour. A common name is "duck hawk". Peregrines

usually mate for life and generally nest overlooking water. Illegal shooting by an uneducated public and capture for use in falconry have contributed to their decline. The principal cause has been ingestion of chlorinated hydrocarbons from pesticide accumulations in their prey which interferes with calcium metabolism resulting in thin shelled eggs that break in the nest. The Peregrine is not known to nest in the city, but probably visits during its migrations. They have nested in Downtown Atlanta's tall buildings where they can feed on pigeons.

Southern Bald Eagles usually live in inland waterways and estuaries, however they have been spotted nesting in tall trees in undisturbed Piedmont wetlands and lake shores. They eat mostly fish, and some birds and mammals. They have wing spans of six feet or longer. They nest in October in the same nest each year. It takes the young four to five years to mature. Southern Bald Eagles congregate for the winter in areas with a plentiful food supply. They are endangered because of illegal killing and the destruction of their undisturbed habitats. Lake shore forest preservation, especially in areas where there are few signs of human activity is required for these eagles to survive.

Native Protected Plants

Amphianthus Amphianthus pusillus. This diminutive annual aquatic herb is endangered and rare throughout its range. It is found in shallow, flat-bottomed depression pools of granite outcrops that are usually less than a foot in depth and may be completely dry in the summer. It has been seen in the south Atlanta area.

Quillwort Isoetes melanospora. A threatened inconspicuous, spore producing plant closely associated with Amphianthus on shallow depression pools of granite outcrops. It has been seen in Butts, DeKalb and Newton Counties, and may occur wherever its habitat exists.

Oglethorpe Oak Quercus oglethorpensis. This threatened medium size deciduous tree has gray, scaly bark. Leaves are alternately arranged on the stem, green, mostly elliptic, smooth above and covered with twany, star-shaped hairs beneath, and are two to five inches long. It is found in poorly drained, seasonally wet Piedmont seepage swamps and on small stream terraces in nearby counties.

Stonecrop Sedum pusillum. This endangered, small succulent annual herb with bluish-green leaves grows among mosses in partial shade under cedar trees on granite outcrops. It has been identified on outcrops in several nearby counties, but is endangered by the destruction of surface rock outcrops.

Pink Ladyslipper Cypripedium acaule. This is a tall showy plant that has a single flower borne on an erect stalk. It has two basal leaves that are hairy, strongly ribbed, green above and grey on the underside. It is found in acid soils of pinelands, upland woods with pine, occasionally

on the edges of rhododendron thickets, and in mountain bogs.

Golden Slipper Cypripedium calceolus. This unusual plant is similar and related to the Pink Ladyslipper except that it can have up to two flowers per stem. The flowers are yellow in color and veined with a purple spot in the center. The fruit is conspicuously covered with small hairs. It is primarily found in rich, moist, hardwood coves and forests.

Climbing Magnolia Schisandra glabra. This is a twining vine which can easily be confused with the climbing hydrangea, which is quite common. The difference between the two is that the hydrangea has opposite leaves and climbs by means of aerial roots, whereas the climbing magnolia has alternate leaves and twines. The leaves are sweet smelling when crushed, and the flowers are crimson red and drooping, the fruit is an aggregate of red berries on an elongated spike. This species is typically found twining over understory trees and shrubs in rich, alluvial woods, and on lower slopes near streams.

Ozark Bunchflower Veratrum woodii. This is a tall late-blooming wildflower. The leaves grow mostly from the base of the stem, and can be very long. The numerous mauve colored flowers are borne on a long stalk that rises well above the basal leaves. It is found in moist, hardwood-dominated woods, usually in small clumps on terraces along streams.

Barren Strawberry Waldsteinia lobata. This is a low plant that spreads by subsurface stems and shoots. The leaves are heart shaped, hairy, and are attached to the stem by long, hairy petioles. The flowers are on long stalks with numerous stamens that make the flower somewhat showy. The plant is found in rocky, acidic woods along streams. It is also found in drier, upland oak-hickory-pine woods.

Considering the habitats most of these plants are found in, the City should consider protecting the granite outcrops from destruction by quarries, overuse, and development.

Scenic Views and Sites

Peachtree City is still very rural and peaceful in nature. There are numerous rock outcroppings and hilly landscapes in the northern part of the City, and the south side tends to be more flat with a fairly large wetland area along Flat Creek. Recent rapid growth has endangered these scenic areas of the City. As the city continues to develop, these rural type features should be protected and enhanced whenever possible.

HISTORIC RESOURCES

Peachtree City was incorporated in 1959. It is located in one of the original Militia districts known as Shakerag.

Historic resources are not plentiful in Peachtree City. The city does not have any structures or sites that are listed on the National Register of Historic Places. (At present Fayette County only has two: the Tandy King House and the Fayette County Courthouse.) One structure, Tinsley's Mill located on the golf course in Peachtree City, is the only visible remains from the agricultural community that once thrived in western Fayette County. It was in this area that the settlements of Aberdeen, Clover, Kedron, and Wynn's Mill were established, prospered and died.

Several family cemeteries have been discovered within the city limits as the land has been cleared for development. However, no potential archeological sites are known at this time.

COMMUNITY SERVICES AND FACILITIES

Public Safety

The Peachtree City Police Department is the current provider of law enforcement in the city. The Police Department's Headquarters are at 153 Willowbend Road in Peachtree City. The building is approximately 13,000 square feet with 4 holding cells, but can be expanded as necessary. The Police Department consists of 13 cars, and has a current employment of 37. This includes:

- ◆ 27 officers
 - 1 Chief, 1 Captain, 2 Lieutenants, 5 Sergeants, and 5 Corporals
- ◆ 1 Communications Manager
- ◆ 8 Dispatchers
- ◆ 1 Clerical

In addition, there is an auxiliary force of 15 officers, and a local Explorers post with 20 student members. The City currently has an Enhanced 911 service, which provides computer printed data readouts, and an electronic communication system.

The Department is currently in the process of achieving national accreditation from the Commission on the Accreditation for Law Enforcement Agencies. They are in the final phase, and hope to receive accreditation by July 1992. If this is accomplished, The Peachtree City Police Department will be one of only 225 in the world, 10 in the State of Georgia, and one of the smallest in the United States. The City also has the lowest crime rate per population for Part 1 crimes in the State of Georgia, and one of the lowest in the U.S.

As the population of Peachtree City increases, so will the needs of the Police Department, more equipment and officers will be needed. Currently the ratio of police officers to 1,000 population is 1.4, but they hope to have 45 officers by the year 2000, and 70 officers by the year 2010.

Fire Protection

The Peachtree City Fire Department is responsible for providing Fire Protection and Emergency Medical Services (EMS) for the City of Peachtree City. The goal of the department is to provide the most efficient and cost effective Fire and EMS Service possible. To obtain this goal the department must have a strong fire prevention and suppression program which includes Code Enforcement, Public Education, and Investigations. In addition an adequate number of trained personnel and equipment for suppression operations is needed.

Currently the city has three fire stations strategically located throughout the City. Station locations are determined by the Insurance Service Office (ISO) requirements of 1.5 miles travel distance to a structure and the National Fire Protection Agency (NFPA) acceptable response time of five minutes. In order to maintain this standard in the future, approximately two more

stations will be needed. One in the Kedron Village area, and one in the extreme southern part of Braelinn Village. These stations will be equipped with pumpers, and provide space for additional equipment as needed. A minimum of four new employees would be required for each station. The site for these facilities have been designated, and the developer will donate the necessary land.

The Fire Department's current Emergency Operations Vehicles include:

- ◆ 3 Engines
- ◆ 1 Ladder Truck
- ◆ 1 Tanker
- ◆ 1 Brush Truck
- ◆ 1 Rescue Vehicle
- ◆ 3 EMS Units

Mutual Aid agreements have been established with the surrounding communities in order to provide additional equipment and manpower during major fires and disaster situations.

Emergency Medical Service

The Peachtree City Fire Department provides emergency medical services to the community by operating three ambulances. There is one ambulance assigned to each fire station. The ambulances are manned by firefighters cross-trained as Paramedics or Basic EMT's. Manpower is also supplemented with Volunteer EMT's.

All three ambulance provide advance life support care. Humana Hospital in Newnan, Georgia, approximately 12 miles from the city serves as the base hospital for the EMS service. Patients are transported to Newnan Hospital unless the patient requests a different hospital or their condition warrants a more appropriate facility. The Georgia Baptist Life Flight Helicopter transports severe trauma or illness cases. Our designated trauma center is Henry General Hospital located in Henry County approximately 22 miles away.

The Department currently employs 20 full time employees and 40 volunteers. The full time employees include:

- ◆ 1 Fire Chief, 1 Fire Inspector, 1 EMS Lieutenant, 1 Fire Maintenance Specialist, and 1 Secretary
- ◆ 15 Firefighter/EMT's - Every employee could be required to fight fires or EMT work depending on the circumstances, therefore all personnel except the secretary must at least be certified as an EMT by the State of Georgia.

Library Facilities

The Peachtree City Library is part of the Flint River Regional Library System (FRRL). FRRL oversees libraries in a seven county area. Set up by the state, FRRL distributes state funds to each of the seven counties, as well as providing technical assistance in areas such as administration, construction planning, inter-library loans, computer back-up and bulk purchasing.

In addition to the library in Peachtree City, three other libraries in the county are part of the FRRL. Fayetteville, Tyrone, and Brooks all have libraries that can be used by any resident of the county. It is recommended that each library should have 2 to 3 volumes per capita and .5 square feet of library space per person.

The current Library Building at 201 Willowbend Road was constructed in 1987. The Library is a 10,000 square foot facility that contains approximately 30,000 volumes, (equal to 1.5 per capita). There also is a meeting room that has a capacity of 100 people, and a History Room that can hold 10 people plus 50 volumes. There are currently 7 employees working for the library, 1 full-time head librarian and 6 part-time. The library operates 63 hours a week.

The future plans call for a 5,000 to 10,000 square foot addition to the library to begin in 1994. The expansion will provide approximately 60,000 volumes and additional meeting rooms for up to 200 people. The new facility could also include an enclosed children's area and a computer center used by the public. Longer hours of operation and additional employees will be needed to support the expansion.

Cultural Facilities

McIntosh Amphitheater is located on McIntosh Trail, approximately 1/2 mile west of the intersection of Peachtree Parkway. Final touches are currently being put in place on the new amphitheater that replaced the old one destroyed by fire in 1989. The new facility has 1,929 seats with a total capacity of 2,200. The Amphitheater is used for outdoor concerts, gatherings, and plays. In 1988, before the fire, more than 35,000 people attended functions held at the facility. It is hoped with the new and much improved facility those figures will be even higher.

Government

The Peachtree City Hall located at 151 Willowbend Road houses the Executive, Administrative and Judicial branches of the City Government.

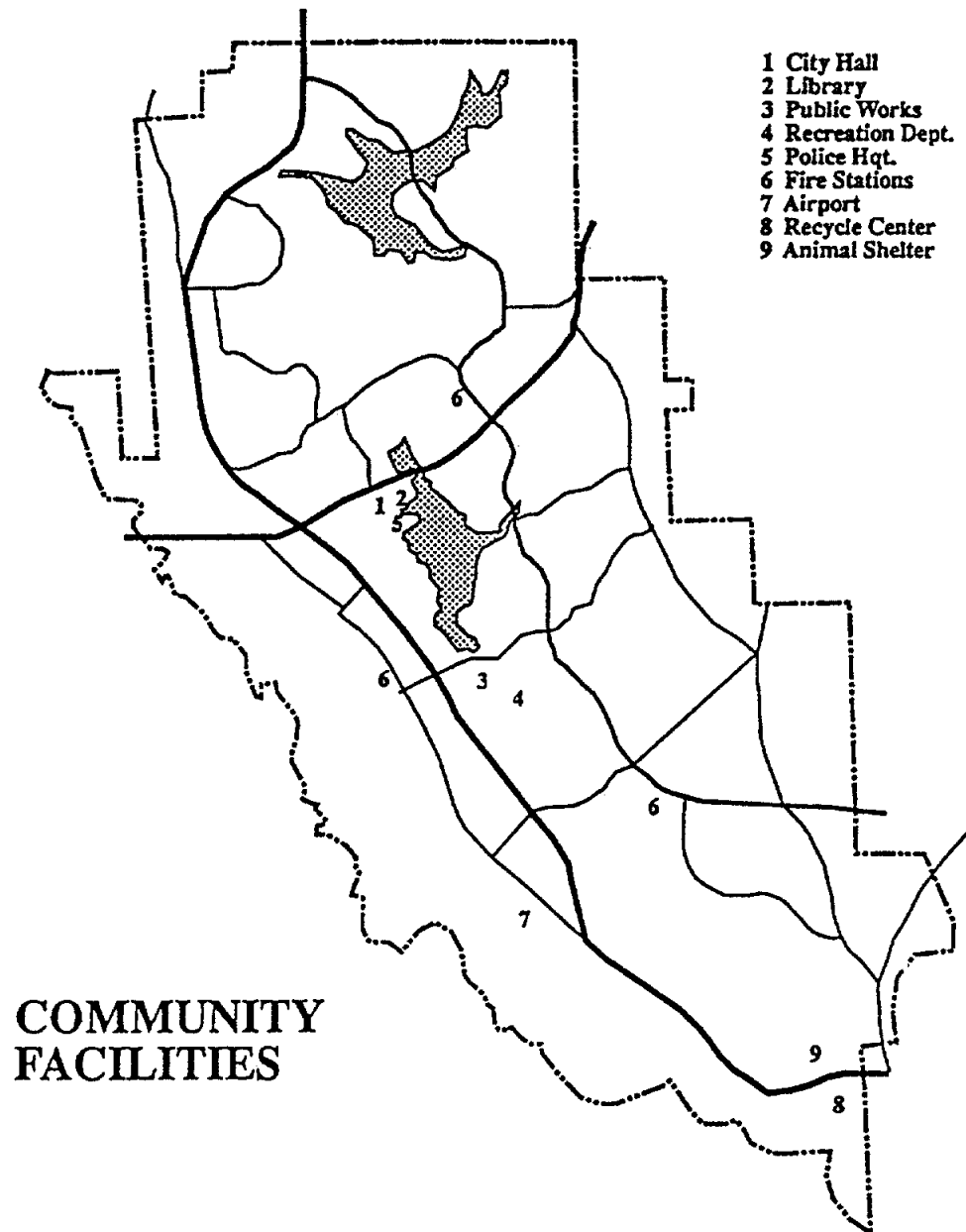
The Executive Branch includes the Mayor and a four member City Council. The Mayor maintains a full time office and the City Council members share office space on an as needed basis. The City Council meetings are held twice monthly in the Council Chambers at City Hall.

The Administrative Branch includes the City Manager, City Clerk, Personnel Officer, Purchasing Agent, and Planning and Zoning personnel. The offices have five secretaries. All administrative matters are dealt with in this area. The City Manager is responsible for the day to day operations of the City. Five Service Directors report directly to him. The administrative offices are responsible for all licensing including business and alcoholic beverage licenses, voter registration, collection of taxes and other revenues, zoning and variance applications, subdivision review, employment of personnel, overseeing the self-insurance program, and centralized purchasing. The Financial Branch includes the Finance Officer, Bookkeeper and Computer Specialist. All city accounting functions are handled in this department including payroll, payables and receivables.

The Judicial Branch is responsible for all functions of the Municipal Court which handles misdemeanors and city code violations. Personnel include the Judge and the Court Clerk.

Growth in population will necessitate some growth in personnel during the next five years. The Five Year Plan projections have an assistant City Clerk being added in 1992, a full time finance officer in 1993 and possibly an accounting clerk and insurance/records clerk in 1993. A Storekeeper is planned to be added in Purchasing in 1995.

There are no plans for additional facilities. When the City Hall was constructed in 1990 it was designed for the buildout population of the City. Needs for additional equipment will occur, and the Five Year Plan has the phasing in of a state of the art computer system over a period of 1992 through 1995, and the purchase of optical disc storage for maintaining records. The Planning and Zoning Department is currently working on the implementation of a Geographic Information System (GIS) and it too will be phased in from 1992 through 1995.



Waste Water Treatment

Georgia Utilities is a private firm that owns and operates the sewer system in Peachtree City. The two drainage basins in the City are the Flat Creek Basin and the Line Creek Basin. Currently, Georgia Utilities has three treatment plants operating with a combined capacity of 4.9 million gallons per day (MGD). The plants are:

- Flat Creek - Existing capacity of .9 MGD
- Line Creek - Existing capacity of 2 MGD
- Rockaway - Existing capacity of 2 MGD, with commitment from EPD to allow expansion of an additional 2 MGD

The combined average daily flow is now approximately 2.9 MGD. At buildout, the City's average demand is forecast to be 7.92 MGD. The system will be expanded with additional treatment capacity as needed by either point discharge or land application of treated effluent. Georgia Utilities is part of a county wide planning effort now underway for programming waste water treatment needs, including point discharges for Georgia Utilities in Peachtree City. If point source discharges are approved by the Georgia Environmental Protection Division the existing plants will be expanded. If land application of waste water is required, the plants will be expanded and land in the southern part of the County will be set aside for land application of treated waste water. The Table below summarizes the expected sewer treatment demand from now until the year 2010, as well as the planned source of capacity.

TABLE CS-1

WASTE WATER DEMAND AND CAPACITY (MGD)

Demand		Source of Capacity			Future Expansion	Total Capacity
Year	Flow	Flat Creek	Line Creek	Rockaway		
1990	2.59	.9	2.0	2.0		4.9
1995	3.67	.9	2.0	2.0		4.9
2000	5.16	.9	2.0	4.0		6.9
2005	6.55	**	2.0	4.0	1.02	7.02
2010	7.92	**	2.9	4.0	1.02	7.92

Source: Georgia Utilities

*This schedule of planned capacity is based on average daily flow. Peak flow considerations may require additional capacity to be brought on at an earlier date.

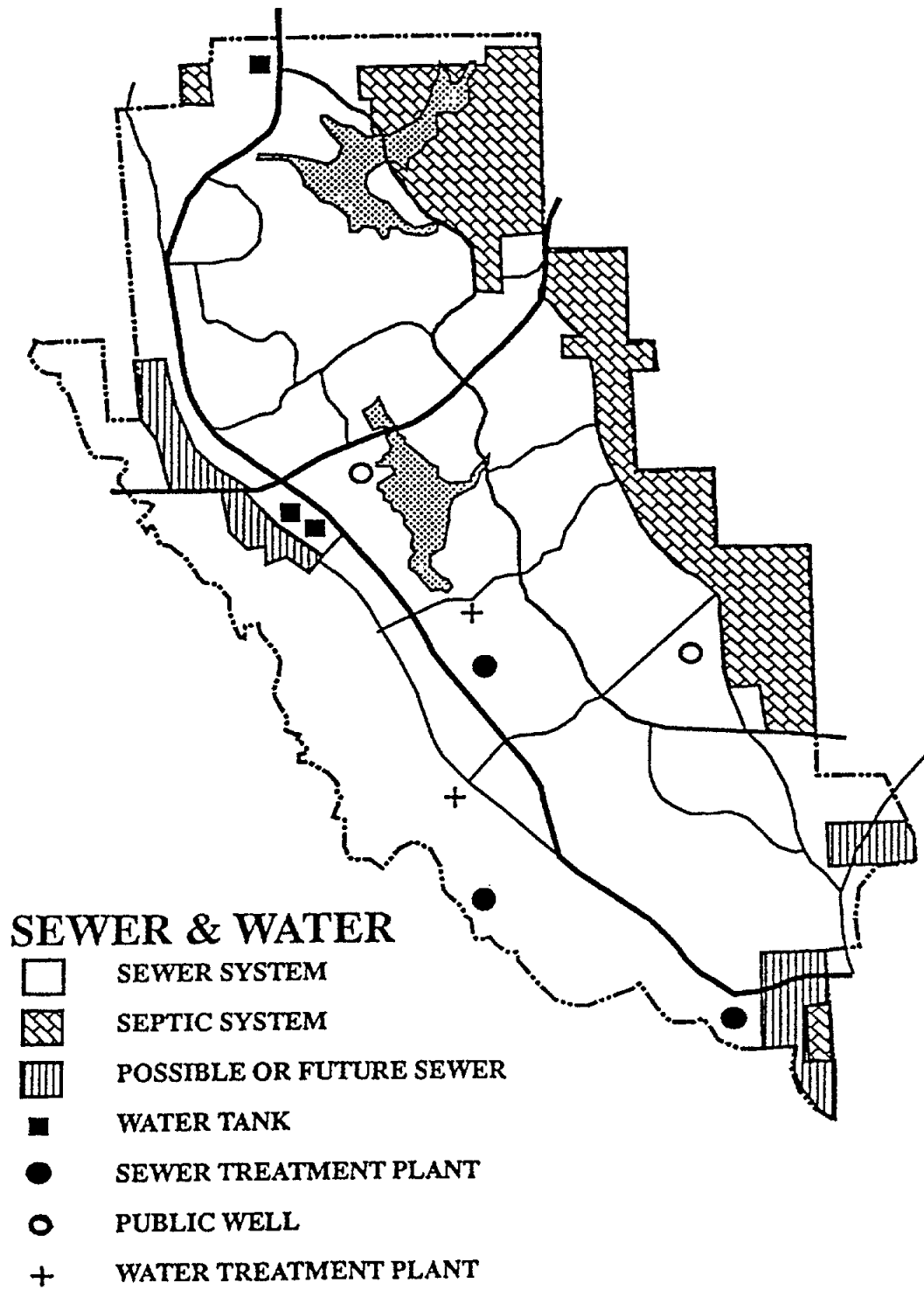
** This plant will probably be discontinued after new facility is fully operational.

Water System

The Fayette County Water System has a total production capacity of seven million gallons per day (MGD). This includes six MGD from the Crosstown Road Treatment Plant, .5 MGD from the Kelly Drive Treatment Plant and .9 MGD from various wells. The county has a contract until 2010 to purchase up to six MGD from the City of Atlanta. The total of available potable water is approximately 13 MGD.

The County has two existing reservoirs on Flat Creek; Lake Kedron (234 acres) and Lake Peachtree (250 acres). The county also draws water from Line Creek. The county is in the process of permitting two new reservoirs; Lake McIntosh (650 acres) on Line Creek and Horton Creek Reservoir (780 acres) on Horton Creek. During drought conditions Lake McIntosh has been projected to yield eight MGD and Horton Creek Reservoir has a projected yield of 6.6 MGD with no additional intake. Three off-site intake alternatives exist for Lake Horton, pumping from the Flint River, pumping from Whitewater Creek, or pumping from both the Flint River and Whitewater Creek.

The Fayette County Water System has approximately 319 miles of water lines of various diameters. There is a capacity of approximately six MGD of storage; a 2,000,000 gallon clearwell at the Crosstown Road Treatment Plant, a 2,000,000 gallon elevated storage tank on State Route 74 in northern Peachtree City, two additional elevated storage tanks in Peachtree City totaling 1,250,000 and a 500,000 elevated storage tank on State Route 92 in the north central portion of the county.



Solid Waste and Recycling

Peachtree City does not currently provide or specifically regulate waste collection service. Residences and businesses in the City contract individually for service with private companies. The City is serviced by about 5 commercial haulers that provide curbside service. The city intends to implement a program to reduce solid waste going to landfills to the maximum extent possible.

Peachtree City generates approximately 11 million pounds of solid waste per week. approximately two-thirds of the solid waste generated originates in the industrial/commercial areas. Each commercial hauler disposes their waste in different places depending on where they can get the cheapest rate at the time. Some of the City's waste goes to landfills in Taylor County, Fulton County, Henry County, and a transfer station here in Fayette County. Hazardous materials are trucked out of state, mostly to Alabama and South Carolina.

The City provides a drop-off location for newspapers, aluminum, glass and plastic. A few of the commercial haulers are currently experimenting with curbside recycling with mixed results. Recyclable materials processors or markets are Southeast Recycling (newspaper), Newnan Salvage (aluminum and glass), and M.A. Industries (plastic)

Health and Human Services

Peachtree City and Fayette County currently have no hospital. The County is served by hospitals in Clayton, Henry, Coweta and Spaulding Counties, in addition to Atlanta area hospitals. Fayette County's application for a hospital was recently turned down by the state.

There are approximately 25 full time physicians in the county and another 25 who see patients on a part-time basis. Approximately one-half of these doctors are primary care physicians and the other one-half are specialists. The Fayette Medical Clinic operated an Immediate Care center which is open 12 hours a day. There is no 24 hour emergency medical facility in the county.

There are currently two nursing homes in Fayette County, one in Peachtree City, with a total of 210 beds. In addition Christian City Retirement Community with personal care and skilled nursing beds is located in South Fulton County adjacent to Fayette County. These facilities have enough beds for Fayette County's current population.

The Fayette County Mental Health Department is supported by private and public funds. Full-time counselors are available. A psychiatrist is available on a part-time basis for consultation. In addition, there are several private counseling clinics available in the community. Anchor Hospital, a substance abuse facility in College Park, and Clayton General Hospital are the closest inpatient facilities. Peachtree City and Fayette County currently refers patients to Georgia Regional Hospital in Columbus, Georgia. Because of severe overcrowding and lack of funding by the state, the facilities at Columbus are not able to hold patients until maximal therapeutic benefit has been derived from their hospitalization. This is a state issue and needs to be addressed at the state level. The local county government, except through its influence with the state, has little input on funding of state hospitals.

The Fayette County Public Health Department provides services to the indigent and uninsured which include well baby care, immunizations and family planning services. Family and Children Services administers the distribution of food stamps, Aid to Dependent Children (ADC), foster and abused children programs, as well as aid to the elderly and indigent families.

Juvenile Court is a division of the Superior Court which also provides counseling and tutoring for juvenile offenders, in addition to assistance to abused children. The Youth Protection Home, located on State Route 279, provides shelter and counseling for troubled and abused youths.

The city and county are currently under-served medically. The closest hospital, Clayton General, is not currently able to provide timely services because of severe overcrowding of certain areas; i.e., a shortage of ICU beds has placed the hospital on critical care diversion on numerous occasions in the past.

Current ARC population projections indicate that Fayette county will have an approximate population of 102,000 by the year 2000, and a population of approximately 149,000 by 2010. Following current trends toward outpatient services and shorter hospital stays, that translates to a need for a hospital of approximately 180 beds by the year 2000 and 220 to 250 beds by 2020. It is imperative for continued quality growth and appropriate medical care that Peachtree City and Fayette County obtain a hospital. It would provide a focal point for medical care in the community and aid in recruiting the additional fifty to seventy-five full-time physicians who will be needed to care for the population.

With the aging of the population coupled with our projected growth, Fayette County will require 400 nursing home beds by 2000 and more than 700 beds by 2020. At this time, the private sector has been adequate to provide this service. The county should monitor the situation closely, but there is currently no need for government action on the local level. Funding of nursing home care for Medicaid patients by the State of Georgia is an issue that will have to be addressed, but the issue is statewide and not local.

Inpatient mental health facilities do not exist in Peachtree City or Fayette County. There is currently a Certificate of Need before the State Health Planning Agency for a private 50-bed mental health facility for Fayette County. If this is approved, it will provide a focal point to provide increased mental health services to Peachtree City and Fayette County.

Human Services are currently provided in a fragmented fashion. Family and Children Services, Fayette County Health Department and Juvenile Court are funded by state and local funds. In addition to these services, a legion of civic groups, churches and clubs have a plethora of programs to provide assistance. Many needed services, such as a battered women's shelter, are not available in the county and would be difficult to finance with the current population.

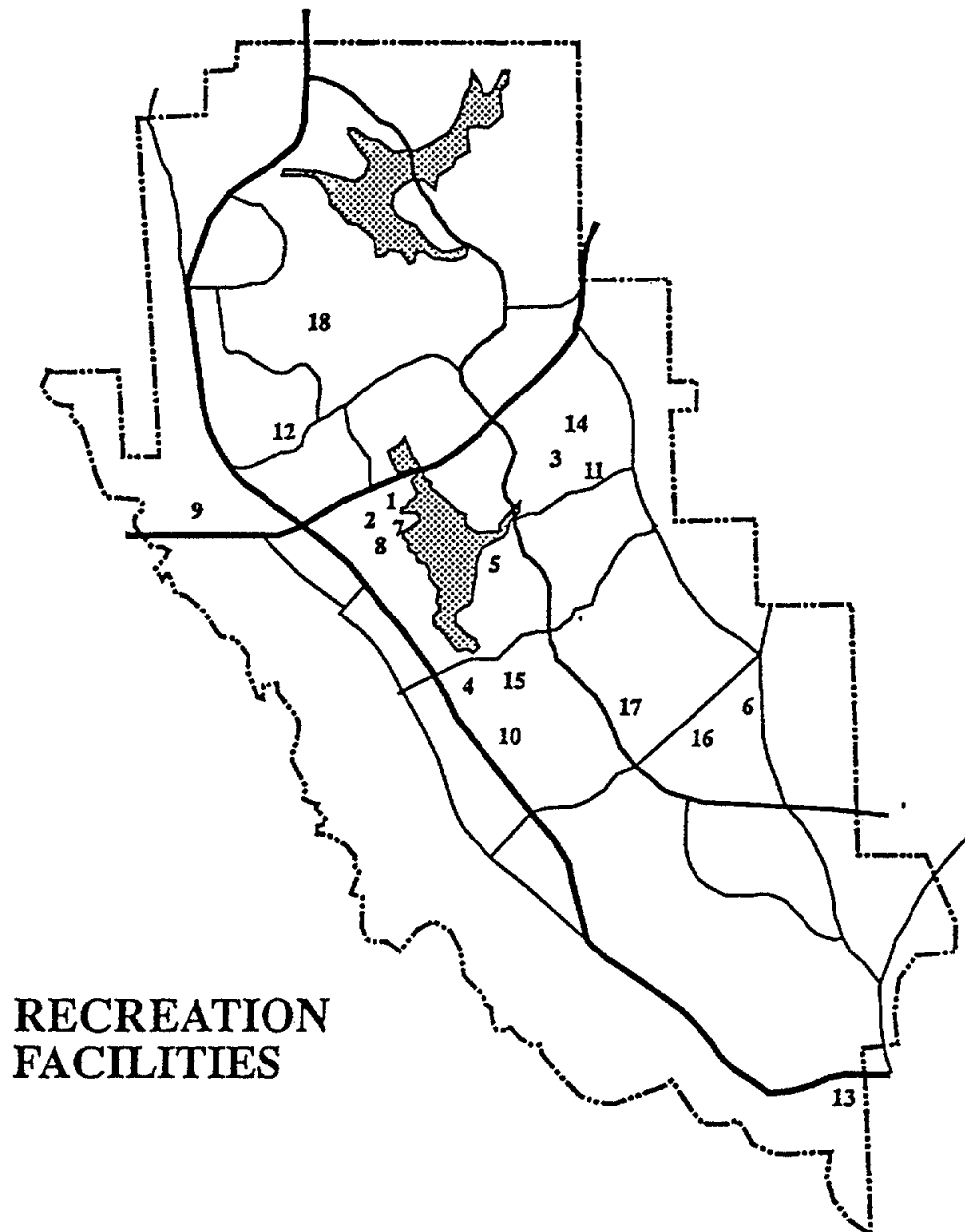
Recreation

The Peachtree City Recreation Department administers and maintains a variety of programs and facilities. In addition to the facilities offered by the recreation department, there are several schools and private facilities located within the city, especially tennis courts and swimming pools in individual subdivisions. There are two public/private golf courses in town. The following is a list of all the public recreation facilities maintained by the Recreation Department. The number listed corresponds with their location on the map on the next page.

TABLE CS-2

	Name	Activity	Size
1	Drake Field	2 Soccer Fields	4 acres
2	Pebblepocket Complex	pool, 2 lighted tennis courts	2.1 acres
3	Glenloch Complex	4 tennis courts, 2 soccer fields, basketball, pool, playground, recreation center	8.4 acres
4	Clover Reach Park	outdoor basketball, swimming pool	7 acres
5	Peachtree City Boat Dock	picnic area, boat launch, 250 acre lake	20 acres
6	Braelinn Complex	5 baseball fields, 2 tennis courts, basketball	19.9 acres
7	Picnic Park	playground and picnic area	5 acres
8	Pebblepocket Park	playground, multi purpose lighted courts	1.2 acres
9	Wynnmeade Park	playground, outdoor basketball	1.5 acres
10	Big Pine Park	playground	1/3 acre
11	Huddleston Pond	8 acre pond, physical fitness trail, picnic area	10 acres
12	Riley Field	playground, lighted multi-purpose field	14 1 acres
13	Meade Memorial Field	5 lighted baseball/softball fields, 2 soccer fields	62.4 acres
14	Glenloch Stables	8 soccer fields	13.5 acres
15	Municipal Complex	administration building, ceramic workshop, picnic area, BMX track, gazebo, amphitheater	50 acres
16	Rockspray Pond	tot-lot, pond, floating dock, walking trail	10.9 acres
17	Braelinn Ponds	3 ponds, gazebo, picnic area, walking trail	25.3 acres
18	Blue Smoke (1992)	basketball, tennis courts, multi-purpose field	10.3 acres

Source: Peachtree City Recreation Department



RECREATION FACILITIES

A provision in the Peachtree City Land Development Ordinance requires that a developer gives land to the city to be used as recreation areas. The amount of land is based on 3 acres for every 100 dwelling units constructed. So if a developer proposes a 150 lot subdivision he would be required to donate 4.5 acres to the city for recreation land. The purpose of this is to provide recreation areas in decentralized locations throughout the city

The following tables illustrate the National Recreation and Park Association Standards for minimum recreational facilities. These standards are meant to act as general planning guidelines since recreational needs may vary from one community to another. As apparent the City meets the standards in most cases.

TABLE CS-3

MINIMUM RECREATIONAL FACILITY STANDARDS

Facility Type	Minimum Standard	Minimum Required in Peachtree City 1990	Current Inventory in Peachtree City 1990
Baseball/Softball Fields	1 / 5,000 People	4	10
Basketball Courts	1 / 5,000 People	4	4
Tennis Courts	1 / 2,000 People	10	8
Swimming Pools	1 / 10,000 People	2	3
Football Fields	1 / 20,000 People	1	1
Soccer Fields	1 / 10,000 People	2	14
Total Park Acreage	10 Acres/ 1,000 People	200	266

Source: Recreation, Parks, and Open Space Standards and Guidelines; National Park and Recreation Association 1983

Where we lack will be made up with the construction of the Blue Smoke Recreation Area to be completed the end of 1991, and especially with the proposed Wynnmeade Recreation Area (1993) which will be a very large active recreation complex west of Highway 74, serving the western part of the City. An additional recreation area for Kedron Village is also in the process, it will be a active recreation area that will serve the entire village. The land for this facility will be donated by the developer, and will be operational sometime in 1994

Educational Facilities

Peachtree City's educational needs are served by the Fayette County Board of Education. The County Board currently administers 17 public schools in the county including 6 in Peachtree City. All of the systems schools are fully accredited by the Southern Association of Colleges and Schools, and by the Georgia Accrediting Commission. Fayette County Schools are widely recognized for their academic excellence, and regarded as one of the best in the State.

TABLE CS-4

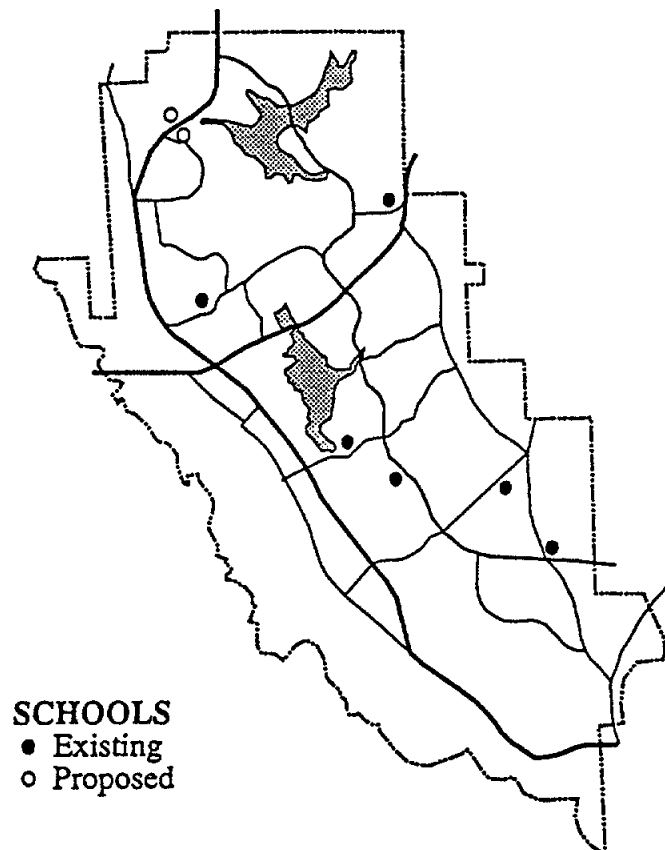
PEACHTREE CITY SCHOOLS

Name	Grades	Opened	Enrollment (1991)	Capacity	Classrooms
Braelinn Elementary 975 Robinson Road	K-5	1990	697	575 800 expanded	31 5 portable
Huddleston Elementary 200 McIntosh Trail	K-5	1975	702	550 800 expanded	29 6 portable
Oak Grove Elementary 101 Crosstown Drive	K-5	1986	643	650 800 expanded	34 6 portable
Peachtree City Elementary 201 Wisdom Road	K-5	1968	599	600 no expansion	32 5 portable
J C. Booth Middle School 250 Peachtree Parkway	6-8	1979	884	872 no expansion	49 5 portable
McIntosh High School 210 Walt Banks Road	9-12	1981	1,693	1,600 no expansion	82 1 portable
CURRENT TOTALS			5,218	4,847 5,472 expanded	257 28 portable
Proposed New Schools					
Kedron Elementary Kedron Drive	K-5	1994 est.	N.A.	575 800 expanded	31
Kedron Middle School Kedron Drive	6-8	1994 est.	N.A.	900 1,200 expanded	50

Source: Fayette County Board of Education

The anticipated total enrollment for the 1990-1991 school year was 5,218. Enrollment grew 15.4% from the 1989-1990 school year when total enrollment was 4,521 in only 5 schools. There are future expansion plans for three elementary schools in the city at a cost of over \$2.5 million. A new high school opened in 1991 in the northern part of the county which alleviated some of the overcrowding. In addition there are long range plans for an additional high school to be built on the southern limits of Peachtree City. This school will ultimately serve the needs of students south of State Route 54, and the existing school will serve those students who live north of State Route 54.

As a rule of thumb, the school district uses an average of about 1 student per household. Thus the projection of a total of almost 10,000 households by the year 2000, would result in almost 10,000 students. Even with the planned school expansions, the growth of the city may demand that the two schools proposed in Kedron Village and the new high school come on line sooner than planned.



Transportation

The majority of Peachtree City residents commute outside of the City for work, and many of the City's employees commute to work into the City. This has a major impact on the transportation needs of the City. There are approximately 135 miles of paved roads in Peachtree City.

The City has two major north-south routes. Georgia State Route 74 which was recently widened to a four lane divided highway from I-85 south to State Route 54, and Peachtree Parkway which connects with Route 74 in the north, and is a four-lane divided highway south of Route 54. These roads are the major route of residents in the Peachtree City and the west side of the Fayette County commuting to downtown Atlanta. The City's major east-west route is Georgia State Route 54. It is used by people commuting between Fayetteville, Peachtree City, and Newnan. This roadway is currently being widened from two lanes to a four lane divided highway with a grass median from Fayetteville to Route 74 in Peachtree City. The City also has two local east-west routes with Crosstown Road, and McIntosh Trail.

Each street in Peachtree City is classified by its transportation function in the Peachtree City Land Development Ordinance. This function ranges from primarily providing an uninterrupted travel way for vehicles and pedestrians, to primarily providing access to property. The classifications are as follows:

Arterial Streets: These street are intended to provide higher travel speeds between or within communities, or to and from collectors and expressways. Access is controlled so that only community significant land use may have direct access to these streets.

Collector Streets: Collector Streets connect residential streets to the highways system's major and minor arterials or provide access to nonresidential uses and arterials. Collectors form barriers between neighborhoods and are designed for higher speeds and traffic volumes than are residential streets. Collectors can be classified as either major or minor collectors.

Major Collector: The primary function is to carry traffic for most major intra-urban trips over 1 mile. These streets provide only limited direct access to adjacent land, usually subdivisions commercial developments or other major traffic generators. These roads can not be used for parking, and are generally constructed with 4 travel lanes.

Minor Collector: These streets are generally receive traffic from residential streets and transmit it to major collectors and arterials. They are usually less than 1 mile in length, and are constructed with 2 travel

lanes.

Residential Streets: Their primary function is to provide access to residential areas. All residential streets are intended to accommodate relatively low traffic volumes at slow speeds in order to minimize the basic incompatibility of vehicles, and the pedestrians and children who characterize residential neighborhoods.

Fayette County recently completed a Road Improvement Plan that encompasses 15 years of future transportation issues for the entire county. The RIP lists several improvements that need to be implemented in Peachtree City. The plan discusses three phases of implementation, Phase I is to be constructed before 1993, Phase II before 1998, and Phase III before 2003.

There are two Phase I projects in Peachtree City. The first and probably the most major project is the widening of State Route 54 now under construction. Another Phase I project is the Bernhard Connector. This multi-lane facility connects two existing roads, Peachtree Parkway, and Bernhard Road. This improvement will provide increased access for the residents of southern Peachtree City travelling to Fayetteville, as well as traffic traveling to the new Whitewater Creek School.

Phase II projects include the widening of Crosstown Road to four lanes from Peachtree Parkway to State Route 74. This project will improve access to the developing commercial areas in this part of town, as well as alleviate some of the east-west congestion from State Route 54. Another widening project in Phase II programmed for State Route 74 south of Route 54. This widening will provide additional road capacity for the industrial traffic from the Industrial areas located in this section of the City. Phase II also calls for the widening of State Route 54 from the Coweta County Line to State Route 74. This improvement will help the congestion in this part of town as well as improve the dangerous intersection of State Route 34 and State Route 54. There are not any Phase III projects in the RIP for Peachtree City, but as we get closer to the buildout population more improvements may need to be made.

Peachtree City has received very little State or Federal money for road construction. A few dollars were given to the City through the Local Assistance Road Program (LARP) but that is not expected to be a major source of funding in the future. Most of the construction of new roads is provided by developers. They must construct roads before their subdivision developments have an adverse impact on traffic conditions. The City should also develop some type of needs assessment for the next update of the Atlanta Regional Transportation Improvement Program (TIP). If the City's road improvement projects can be listed in the Regional Program, there is the possibility of state and federal funding.



Publicly funded transit does not operate in Peachtree City. There is a privately owned shuttle service that takes workers from Peachtree City to downtown Atlanta in the morning, and brings them back home after work. The City is also investigating the possibility of a park and ride facility. MARTA proposes to extend the rail system to southern Fulton County between 2000 and 2010.

The Seaboard Coast Line Railroad runs north and south from Fulton County through Peachtree City to Senoia. Rail service to the industrial areas in the City is provided by CSX Railroad.

Cart Path System

Peachtree City enjoys over 60 miles of cart/bike paths or trails throughout the city. Besides being used for recreational purposes, the path system is a popular transportation system. Many of the residents of Peachtree City own golf carts that they use to do shopping, or take the kids to school activities. The City's Land Development Ordinance requires that developers facilitate pedestrian and golf cart access from residential and commercial developments by connecting all of their developments to the existing system. The cart/bike trail system includes several bridges and underpasses.

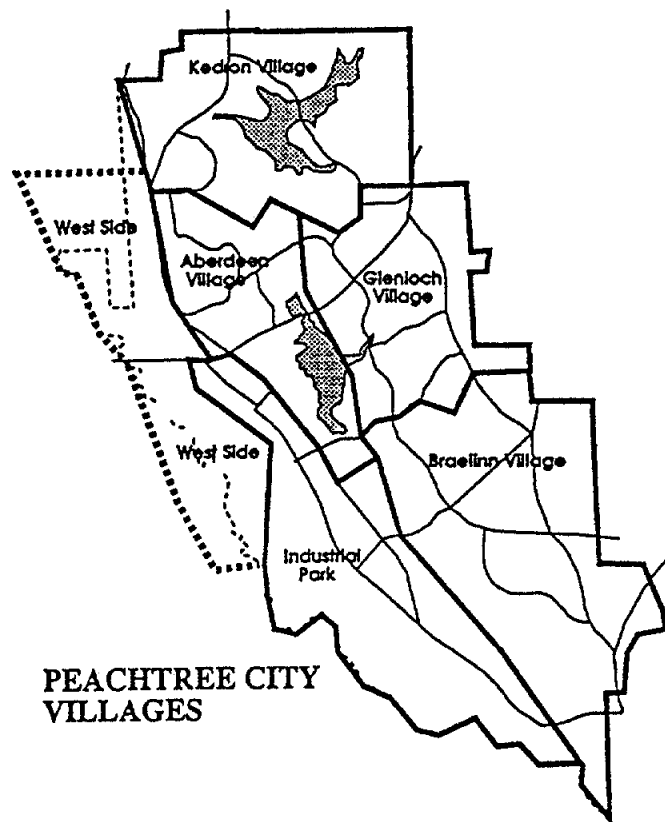
Airport Facilities

Falcon Field in Peachtree City is the County's only general aviation airport. The airport is seeing an increase in the amount of commuter, corporate and private airplane usage. In the fall of 1990, a new 5,200 foot all-weather lighted runway was completed allowing the facility to accommodate corporate jets and smaller commercial airplanes. The older 4,600 foot runway is being converted into a parallel taxiway. Plans are underway for the construction of a much larger and improved terminal building. Discussions are being held with the FAA, since they are "enthusiastic" about the development of Falcon Field as a reliever for Atlanta's Hartsfield Airport.

LAND USE

Peachtree City is based on a village concept. Each of the villages has a village center. These centers are accessible by major thoroughfares, and include a variety of retail, office and service facilities. Recreation, community service, multi-family and medium density residences are in close proximity to the village centers. Low density residential uses lie further away from the centers.

Currently the City is comprised of four villages and an industrial park. (See Map 3 below) The four villages are Aberdeen, Glenloch, Braelinn, and Kedron. The two neighborhoods on the west side, Line Creek and McIntosh do not yet fit into village form. The last area of development is the Industrial Park. This area is physically separated from residential and other developments by State Route 74 and the railroad tracks, but is easily accessible by area residents.



Land Use Categories

Peachtree City's Land Use Plan is based on the following land use categories.

Residential. The predominant use in this category is for single and multi-family dwelling units. There are 3 basic categories that this category can be broken down to.

Low Density Single Family: These areas are generally considered to have lots of more than 1 acre. They are probably economically unfeasible to sewer, therefore, lots large enough to facilitate septic systems are required.

Medium Density Single Family: This category comprises of lots that are generally one-quarter of an acre up to one acre. Due to density, a central sewerage system is required.

Medium and High Density Multi-Family: Generally this category consists of 3 to 6 units per acre for the medium density, this includes cluster homes, duplexes and multi-family units. The high density contains condominiums and apartment complexes with seven to twenty-five units per acre.

Commercial. Commercial uses include retail sales, offices, medical, training and other services. These uses may be located as a single use in one building or as part of a shopping center or office complex.

Industrial and Mining: This category indicates the locations of manufacturing facilities, processing plants, factories, quarries or other similar uses.

Public Use/Community Service: Included in this category would be the local government facilities, schools, libraries, churches, cemeteries, public works buildings such as water treatment plants, and police and fire department buildings.

Open Space: The open space category is for those areas of the community that are designated as open space or city greenbelts. This is land that has been set aside to provide aesthetic landscaped areas around buildings or to create buffer zones between different land uses. It is also used as protection for natural features such as lakes, streams, and floodplains.

Recreation/Parks: This is land that has been developed or is proposed to be developed for parks or recreation facilities.

Vacant/Undeveloped. Land that has never been or yet to be developed for a specific use.

Agricultural. Farming and timber production are not planned in Peachtree City

CURRENT LAND USE MAP

TABLE LU-1

LAND USE DATA BY VILLAGES AND NEIGHBORHOODS: PEACHTREE CITY

Acres	Aberdeen Village	Glenloch Village	Braelinn Village	Kedron Village	Line Creek Neighborhood	Lake McIntosh Neighborhood	Industrial Park	Totals
TOTAL	1,832	2,610	3,670	3,390	698	800	2,600	15,600
Industrial	0	0	0	0	216	32	1,760	2,008
Percent	0	0	0	0	31%	4%	68%	13%
Commercial	164	86	71	104	40	100	30	595
Percent	9%	3%	2%	3%	6%	12%	1%	4%
Office	100	71	0	34	20	0	5	255
Percent	5%	3%	0	1%	3%	0	< 1%	1.5%
Public	52	200	192	100	150	0	240	804
Percent	3%	7.5%	5%	3%	21%	0	9%	5%
Open Space	437	300	900	450	56	373	265	2,875
Percent	24%	11.5%	24.5%	13%	8%	47%	10%	18.5%
Collector Roads w/Greenbelts	200	240	270	310	0	30	300	1,400
Percent	11%	9%	7%	9%	0	4%	12%	9%
RESIDENTIAL	879	1,714	2,241	2,392	172	265	0	7,663
Low-Density	0	730	496	1,242	0	0	0	2,468
Percent	0	28%	14%	37%	0	0	0	16%
Medium-Density	644	914	1,505	870	172	125	0	4,230
Percent	35%	35%	41%	26%	25%	16%	0	27%
Multi-Family	235	70	240	280	0	140	0	965
Percent	13%	3%	6.5%	8%	0	17%	0	6%

Source: Peachtree City Development Corporation (PCDC)

FUTURE LAND USE MAP

GOALS

HOUSING

Goal.

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to satisfy the needs of new and future residents while ensuring natural pleasing surroundings.

Policies:

- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.
- Develop subdivisions linked to the main cart path system where the homes are serviced by an entrance road, and the entrances open onto collector roads which then feed arterials.
- Provide a variety of housing prices by encouraging innovative residential developments and housing types in accordance with the existing Land Use Plan.
- Offset dense residential developments with greenbelts and natural areas within the subdivision. These greenbelts should be more than what is required in single family developments.
- Utilize the "step-down" practice in which there is a regression from a higher density close to the village center and lower density as you move away from center
- Encourage a variety of architectural styles and different sizes to accommodate the individual buyers and better establish the unique character of the community
- Ensure that adequate infrastructure is in place prior to any development, including transportation links, water and sewer, police, fire, schools and cart path connections.
- Impacts on natural conditions in general, as well as wetlands, floodplains, and watersheds should be evaluated before the environment is disturbed.
- Design subdivisions that highlight the layout of the land, and are screened from the major roadways with natural buffers or geographical features.
- Promote the availability of senior living accommodations in order to keep up with the changing demographics of our society

COMMERCIAL

Goal.

Provide commercial facilities concentrated in the four village centers already established that serve the needs of the residents of that Village. Ensure that these facilities do not adversely affect the adjoining residential areas, the environment, or existing traffic patterns.

Policies:

- Promote the compatibility of commercial areas to the surrounding environment by advocating landscaping, signage, and design that not only buffers, but softens the effects of large commercial centers and parking lots.
- Discourage any "strip-type" commercial development. Commercial areas should be located only in village centers on major thoroughfares with limited curb cuts and access roads providing free-flowing circulation within a group of sites, and significant buffers to separate adjacent land uses.
- Village centers should not only be commercial centers, but also neighborhood activity centers that encourage family recreation and neighborhood gathering.
- Before any major commercial developments occur, the following needs to be assessed. marketability, infrastructure capabilities, traffic, environment, and needs of the residents.
- All commercial facilities should be linked to the cart path system upon development.
- Parking lots should be designed to insure safe passage of traffic, and screened with landscaping and buffers so that the business can be seen from the street, not the cars in the parking lot.
- Alternative lighting ideas should be investigated so that the brightness of the lights dos not create adverse effects on the surrounding areas.

ECONOMIC DEVELOPMENT

Goal.

To maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.

Policies:

- Encourage development of local jobs suitable for residents.
- Continue development of the industrial park in such a way that it is separate from residential areas, but appears to be just as aesthetically pleasing as the rest of the city
- Work closely with the local chamber of commerce, the citizens, and the developers in promoting the park as an attractive area for international and high-tech corporations to locate.
- Encourage incentives and amenity packages that entice research and development firms to establish offices in town.
- Ensure adequate infrastructure is in place that can accommodate these new businesses, as well as provide access to the labor pool and city residents.
- Work closely with the county and other local organizations, so that the entire county can be marketed in such a way as to benefit all of the residents of Fayette County
- Work towards reducing the tax burden on the residents, shifting more towards the industrial and commercial base.
- Encourage the development of sources of higher education in the area like a technical school or satellite branch of a state university
- Continue to look towards the developers for the construction of the infrastructure.

TRANSPORTATION

Goal.

Establish and maintain a comprehensive system of transportation that provides safe and convenient circulation through and around the city including roads, cartpaths, and rideshare services.

Objectives

- Continue to develop adequate linkages between other cities and downtown Atlanta with commuter bus services, Falcon Field improvements, high occupancy vehicle lanes, and park-and-ride lots.
- Discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities. Develop bridges and underpasses for the cart-paths where needed to alleviate traffic and safety problems.
- Follow the existing hierarchy of street classification system in the development of new roadways.
- Allow a minimal amount of curb-cuts along major thoroughfares like Peachtree Parkway, State Routes 54, 74, and Crosstown Road.
- Peachtree City should initiate a State Route 74 inter-governmental plan to limit access (curb and median cuts), as well as apply other transportation management programs in order to ensure a quick, safe route to Downtown Atlanta.
- Study high traffic intersections to determine the need for signalization, turning lanes, and widening improvements. As new signals are put in place they should be synchronized with existing lights to ensure the free flow of traffic.
- Promote the development of streets and highways for transportation, not economic development. When additional capacity is needed explore alternatives instead of just widening the roads.
- Continue the expansion of the cart-path system and require access to all commercial, residential, school, and recreational facilities.
- Develop major roads around not through the City in such a way that the existing environment is left as natural as possible.
- Develop a transportation plan that will be included in the Atlanta Regional Commission's

(ARC) Transportation Improvement Program (TIP), so the improvement can be considered for State and Federal funding.

- Work closely with the county on transportation issues, and follow suggestions made in Fayette County's Road Improvement Program (RIP)
- Anticipate future problem areas and prepare in advance to satisfy transportation needs so there is never a deficiency
- Allow commercial and through traffic trucks only on designated routes. Develop ordinances regulating the transportation of hazardous materials through the City
- Encourage the use of electric golf-carts over gasoline powered to help maintain the environment and noise pollution in the natural areas.

RECREATION

Goal.

Continue to provide a full range of recreational facilities and programs which serves to satisfy the needs of individual neighborhoods, and the community as a whole.

Objectives

- Ensure proper location and adequate access to all facilities so that every resident has the opportunity to make use of a facility near their home.
- Accommodate the needs of residents of all ages including toddlers, school age children, adults and senior citizens.
- Make sure that there is adequate supply of land that can be used in the future for all kinds of facilities both passive and active.
- Investigate the development of an all weather recreation facility containing a swimming pool and gym that can be used all year long.
- Develop a nature center and boardwalk trail through the area of Flat Creek's wetlands that will help educate the children on current our environmental concerns.
- Encourage citizen input in the development of new recreational facilities and services.
- When new recreational facilities are developed, insure minimal impact on the environment. Proper buffer zones, and screening also should be used to lessen the impacts on adjoining neighborhoods.

LAND USE

Goal.

Establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics.

Policies:

- Follow the village concept adopted by the city
- Keep a proper balance of different land uses, promoting industry in the industrial park, commercial areas in the village centers, and residential developments that become less dense as you move away from the village center
- Provide adequate buffers and screening between different land uses, even different housing densities by utilizing natural features such as lakes, streams and ridges to accomplish this as much as possible.
- Work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- Enforce and strengthen existing ordinances and develop new ordinances that help to preserve environmentally sensitive areas.
- Continue to pursue the purchase of a Geographic Information System (GIS) that will aid in the collection and monitoring of all available data.

NATURAL RESOURCES

Goal.

Protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to expand city greenbelts and open space areas.

Policies:

- Protect all of the lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of the water in the lakes and streams and prevent periodic flooding by developing stormwater management systems which will prevent increased runoff by the least environmentally damaging method.
- Enhance the natural environment by encouraging major tree planting programs, ensure close following of the landscape ordinance, encourage median plantings, and limiting the use of preserved open spaces.
- Monitor site preparations and grading to ensure proper erosion control methods are in place, and that limits of construction and tree clearance areas are distinguished.
- The removal of any tree should be limited to those that are absolutely necessary, no specimen tree over 6 inches in diameter should be removed without approval.
- During any kind of development, steps should be taken to limit the impact on existing trees by keeping heavy equipment away from areas within the drip line.
- Develop a waste reduction program and a city-wide recycling program that requires the businesses, industries, and the residents to participate.
- Encourage the development of non-polluting industries that would not endanger the delicate balance of the ecosystem.
- Enforce all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management, and update city ordinances as new regulations are put in place.
- Require environmental impact studies for projects that have the potential to disrupt or change the environment.

COMMUNITY SERVICES AND FACILITIES

Goal.

Continually provide adequate levels of service in all areas as needed for the residents of Peachtree City

Policies:

- Ensure that the level of service corresponds with the growth of the community Plans should be in place before the need exists so that facilities are ready as they are needed.
- Explore the option of more private services providing some of the necessary public services.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.
- Allocate and purchase land for services like schools, fire stations, and recreation before development in the area occurs which drives up the price of the land.
- Provide a wide range of educational opportunities for all residents of the community from quality day-care and pre-school facilities to adequate schools, adult education and college.
- Continue to encourage the county to provide a curriculum that changes with the times and the needs of the students.
- Encourage the coordination of the school district and city recreation department to provide programs for children after school until their parents get home from work.
- Any new facilities developed should have the potential to be expanded if it is desired in the future.
- Promote the availability of a full range of high quality health maintenance and medical treatment services to all members of the community
- Development of a regional hospital is essential for the community Sources of funding should be investigated that would help in the establishment of such a facility
- Invest in continuing education, professional training, and regionally competitive salaries & benefits for City employees to retain attract quality employees.

COMMUNITY AESTHETICS

Goal.

To preserve and enhance the visual image and appearance of the community

Policies:

- Maintain and beautify all entrances of the city with wooded areas, trees, and natural landscapes, creating a visible impact for all residents and visitors.
- Encourage and support the planting of trees and flowers in all parts of the city
- Require that all future utilities are located underground.
- Keep the impacts of traffic and construction to a minimum at all times.
- Encourage public participation in cleanup programs and specially sponsored events.
- Eliminate all litter from public and private lands, roads, streams and construction sites.
- Continue to reduce the effects of improper and unnecessary signage by adhering to the city's existing sign ordinance.
- Not only concentrate on visual aesthetics but work towards eliminating noise and air pollution as well.

PLANNING

Goal.

To continue to provide the city with a planning process that encourages citizen participation in every decision.

Policies:

- Encourage the residents to attend all Planning Commission and other public meetings. Generate a strong belief that people can make a difference
- Provide a strong level of communication between the residents and the City government to keep residents aware of current events and developments.
- Continue providing a capital improvements program that is based on future needs, not on current problems.
- Update and revise the city's Land Use Plan every 3 to 5 years in order to conform to changing trends and demographics.
- Strongly encourage close ties with Fayette and surrounding county's planning departments in order to ensure the proper handling of extra-territorial problems and possible annexations.
- Work towards integrating Fayette County's Comprehensive Growth Management Plan our own Comprehensive Plan.
- Protect and enhance the existing quality of life in Peachtree City without disturbing the natural environment.

IMPLEMENTATION STRATEGY

1992

CAPITAL INVESTMENTS

Public Services		
92-1	Street Resurfacing Program	\$771,320
92-2	Cart Path Repair Program	\$30,000
92-3	Cart Path Construction (N. Side of SR 54 Bridge to Peachtree Parkway)	\$65,026
92-4	Relocate McIntosh Trail Cart Path	\$24,700
92-5	Highway 74 Cart Path Bridge	\$189,100
92-6	Highway 74 Landscape Program	\$66,000
92-7	Public Works Bobcat (trade-in)	\$19,000
92-8	Public Works Backhoe	\$47,000
92-9	Amphitheater Reconstruction	\$650,000
92-10	Refurbish Clover Reach Pool and Building	\$38,000
92-11	Resurface Glenloch Lower Tennis Courts	\$45,000
92-12	2 Turf Mowers	\$33,000
92-13	Wynnameade Park Construction (Phase I)	\$15,000
92-14	Library Book Computer System	\$15,000
92-15	Tot Lots	\$5,000
92-16	Public Works Parking Lot	\$7,044
Public Safety Services		
92-17	Haz-Mat/Dive Team Utility Van	\$20,000
92-18	Hwy 54/Robinson Road Signalization	\$7,079
92-19	Hwy 54/Walt Banks Road Signalization	\$7,079
92-20	Prime Point Construction	\$5,000
Administrative Services		
92-21	City Computer System Upgrade (Phase I)	\$86,000
92-22	GIS (Aerial Photos/Base Maps -- Phase I)	\$30,000
TOTAL		\$2,175,348

1992 cont.

REVENUE SOURCES

Dedicated Public Improvement Funds	\$1,068,436
General Fund Transfer	\$100,868
Amphitheater Insurance Settlement	\$44,363
Carryover	\$106,979
Re-budgeted	
Street Program	\$473,500
Tot Lots	\$5,000
Amphitheater Reconstruction	\$350,000
Hwy 54/Robinson Road Signalization	\$7,079
Hwy 54/ Walt Banks Road Signalization	\$7,079
Prime Point Construction	\$5,000
Public Works Parking Lot	\$7,044
TOTAL	\$2,175,348

STRATEGIES AND ACTIONS

- 1 Prepare and adopt Solid Waste Management and Recycling Plan with the County
2. Revise formal annexation procedures that ensure the proper handling of all future annexations, and protect the interests of all parties involved.
- 3 Prepare applications for State grants to be used for the expansion of the City Library
- 4 Form impact fee committee that works toward implementing a new impact fee structure that adheres to newly enacted state legislation.
- 5 Work with the DOT on the widening of Georgia SR 54 West to ensure proper consideration is given to all landowners.
6. Find a suitable site for the new Kedron Fire Station.
- 7 Develop a feasibility study for the proposed nature preserve proposed for Flat Creek.
8. Investigate possible hardware and software to be used for GIS System. Work with other county agencies to determine the possibility of sharing some expenses.
- 9 Determine site for SR 74 cart path bridge, and explore different construction concepts.
- 10 Reword the Land Development Ordinance section 1003(b)(23) o refer to a public water "intake or" reservoir, to conform to state requirements for watersheds.
- 11 Update Capital Improvements Plan and Short Term Strategies and Actions (1993 - 1997)

1993

CAPITAL INVESTMENTS

Public Services		
93-1	Street Resurfacing Program	\$190,000
93-2	Cart Path Resurfacing Program	\$25,000
93-3	Public Works Three Bay Facility	\$175,000
93-4	Public Works Standby Generator	\$25,000
93-5	Highway 74 Cart Path Bridge	\$140,000
93-6	Amphitheater Reconstruction (Ded. Rec. Funds)	\$456,000
93-7	Resurface Glenloch Upper Tennis Courts	\$48,000
93-8	Tot Lots	\$15,000
93-9	Turf Mower	\$17,000
93-10	Recreation Bus	\$60,000
93-11	Wynnmeade Park (Phase II)	\$22,400
Public Safety Services		
93-12	Ambulance (Replaces 1985 Medic 3)	\$60,000
93-13	Mini Pumper (Replace 1976 Pumper)	\$70,000
93-14	Communications Tower Extension	\$20,000
Administrative Services		
93-15	City Computer System Upgrade (Phase II)	\$45,000
93-16	Optical Disc Storage / Imaging Equipment	\$50,000
93-17	GIS Hardware / Software (Phase II)	\$50,000
TOTAL		\$1,468,400

1993 cont.

REVENUE SOURCES

Dedicated Public Improvement Funds	\$1,191,000
General Fund Transfer	\$277,400
TOTAL	\$2,175,348

STRATEGIES AND ACTIONS

1. Develop City Transportation and Cart Path Plan that compliments the Fayette County Road Improvement Plan.
2. Work with Fayette County to include these Transportation Plans in the Atlanta Regional Commissions' Transportation Improvement Program (TIP)
3. Find suitable sites for the two proposed schools in Kedron Village. Ensure the County School Board is included in the site selection process.
4. Evaluate the City's Ordinances regarding the storage and disposal of hazardous materials, and study the possibility of introducing emission standards.
5. Identify wetland areas in the city and revise ordinances to reflect the changes in the DNR's 404 legislation.
6. Investigate all concepts for the Flat Creek Nature Preserve. Ensure that any construction done protects the existing environment.
7. Review all plans for Library expansion to determine the best possible proposal for the City's needs.
8. Develop a feasibility study determining the need for a county hospital.
9. Determine site for SR 54 cart path bridge, and explore different construction concepts.
10. Work with the DOT on the widening of Georgia SR 74 South to ensure proper consideration is given to all landowners.
11. Update Capital Improvements Plan and Short Term Strategies and Actions (1994 - 1998)

1994

CAPITAL INVESTMENTS

Public Services		
94-1	Street Resurfacing Program	\$151,500
94-2	Cart Path Repair Program	\$25,000
94-3	Reconstruction of Crabapple Lane (west of Hwy 74)	\$248,500
94-4	Highway 54 Cart Path Bridge Replacement	\$150,000
94-5	Highway 54 Median Landscaping	\$85,000
94-6	Public Works Mechanic Shop Expansion	\$45,000
94-7	Public Works Asphalt Spreader	\$35,000
94-8	Public Works Bobcat	\$27,000
94-9	Replace Public Works Tandem Dump Truck	\$60,000
94-10	Public Works Motor Grader	\$70,000
94-11	Library Expansion	1,375,000
94-12	Refurbish Pebblepocket Pool and Building	70,000
94-13	Asphalt Braelinn Recreation Complex Parking Lot	\$52,500
94-14	Picnic Park Parking Lot and Bridge	\$97,700
94-15	Asphalt Glenloch Recreation Complex Parking Lot	\$80,500
94-16	Wynnmeade Park (Phase III)	\$20,800
Public Safety Services		
94-17	Computer Aided Dispatch	\$30,000
94-18	Standby Generator Leach Fire Station	\$20,000
94-19	Police Department Expansion (Phase I)	\$50,000
Administrative Services		
94-20	City Computer System Upgrade (Phase III)	\$69,700
94-21	GIS (Hardware/ Software -- Phase III)	\$50,000
TOTAL		\$2,813,200

1994 cont.

REVENUE SOURCES

Dedicated Public Improvement Funds	\$1,289,243
General Fund Transfer	\$286,457
State Library Grant	\$1,237,500
TOTAL	\$2,813,200

STRATEGIES AND ACTIONS

- 1 Review the Peachtree City Zoning Ordinance. Update and revise to conform to current developmental concerns.
2. Develop a Wastewater and Sewerage Plan with the County and Georgia Utilities.
- 3 Encourage the development of a local business and industry group, or Peachtree City Chamber of Commerce to supplement existing marketing and recruitment efforts.
- 4 Develop a landscape plan for the newly widened GA SR 54 through the City
- 5 Update and Revise the Recreation Plan to address existing and future recreation facility and program needs. Work with the County Board of Education in determining the needs of children in Peachtree City
6. Review the Peachtree City Sign Ordinance. Update and revise to ensure that the new commercial developments conform.
- 7 Update Capital Improvements Plan and Short Term Strategies and Actions (1995 - 1999)

1995

CAPITAL INVESTMENTS

Public Services		
95-1	Street Resurfacing Program	\$161,200
95-2	Cart Path Repair Program	\$25,000
95-3	Reconstruction of Spear Road	\$135,000
95-4	Flat Creek Nature Preserve Construction	\$50,000
95-5	Public Works Front End Loader	\$65,000
95-6	2 Public Works Dump Trucks	\$60,000
95-7	Public Works Pole Barn	\$125,000
95-8	Public Works Street Sweeper	\$75,000
95-9	Highway 54 Median Landscaping	\$100,000
95-10	Gymnasium (Ded. Rec. Funds)	\$300,000
95-11	Meade Softball Fields (2)	\$150,000
95-12	Braelinn Ponds Cart Path	\$32,700
95-13	Riley Restrooms/Concession Pad	\$70,000
95-14	Asphalt Meade Field Parking Lots	\$41,500
95-15	Relocate BMX Track	\$100,000
Public Safety Services		
95-16	Engine Pumper (Replace 1977 Model)	\$233,000
95-17	Ambulance	\$70,000
Administrative Services		
95-18	City Computer System Upgrade (Phase IV)	\$23,500
TOTAL		\$1,817,500

1995 cont.**REVENUE SOURCES**

Dedicated Public Improvement Funds	\$1,394,840
General Fund Transfer	\$422,660
TOTAL	\$1,817,500

STRATEGIES AND ACTIONS

- 1 Develop a Stormwater Management Plan.
- 2 Review current Landscape Ordinance. Update and revise as needed.
- 3 Encourage the development of a Housing Task Force that would ensure that the provided meets the needs of the residents.
- 4 Update Capital Improvements Plan and Short Term Strategies and Actions (1996 - 2000)

1996

CAPITAL INVESTMENTS

Public Services		
96-1	Street Resurfacing Program	\$217,800
96-2	Cart Path Repair Program	\$25,000
96-3	Reconstruction of Holly Grove Church Road	\$75,600
96-4	Reconstruction of Crabapple Lane (East of Highway 74)	\$439,500
96-5	Public Works Jet Truck	\$25,000
96-6	Public Works Chipper	\$20,000
96-7	Gymnasium (Dedicated Recreation Funds)	\$300,000
96-8	Recreation Administration Building	\$312,000
96-9	Turf Mower	\$20,000
96-10	Public Works Car Wash Facility	\$90,000
Public Safety Services		
96-11	Police Department Expansion (Phase II)	\$56,000
96-12	Fire Training Tower	\$150,000
96-13	Neely Hdq. Administration Office Expansion	\$100,500
TOTAL		\$1,831,400

1996 cont.**REVENUE SOURCES**

Dedicated Public Improvement Funds	\$1,503,436
General Fund Transfer	\$327,964
TOTAL	\$1,831,400

STRATEGIES AND ACTIONS

- 1 Evaluate Comprehensive Plan and determine if an update is necessary
2. Prepare a governmental operations study to address the provision of city services.
- 3 Update and review City's disaster plan.
- 4 Update Capital Improvements Plan and Short Term Strategies and Actions (1997 - 2001).

**POSSIBLE FUTURE
CAPITAL INVESTMENTS**

- 1 Kedron Village Fire Station and Engine
2. Industrial Park (South) Fire Station and Engine
- 3 Replace Medic 2 Ambulance
- 4 Realignment of Rockaway Road
- 5 Reconstruct Davis Road
6. Reconstruct Sumner Road
- 7 Municipal Building Elevator
8. Refurbish Leach Fire Station
- 9 Widening of Peachtree Parkway North
- 10 Additional Tennis Courts
- 11 Additional Baseball/Softball Fields
12. Additional Soccer Fields
- 13 Asphalt the Remainder of Amphitheater Parking Lot
- 14 Asphalt the Remainder of Meade Field Parking Lot
- 15 Replace Rockaway Road Bridge
16. Peachtree Parkway/ Crosstown Road Traffic Signal
- 17 Highway 74/ Dividend Road Traffic Signal
- 18 Highway 74/Wisdom Road Traffic Signal
- 19 Highway 74/Kelly Drive Traffic Signal