

City Council of Peachtree City
SPECIAL CALLED MEETING
September 12, 2006

6:30 p.m.

The Mayor and City Council of Peachtree City will hold a workshop on Tuesday, September 12, 2006, 6:30 p.m., in Council Chambers to discuss Coweta County development and the TDK Boulevard extension. A special called meeting will be held immediately following the workshop. The purpose of the special called meeting is to consider the continued development of the TDK Boulevard extension.

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting.



The State Senate

Atlanta, Georgia 30334

FACSIMILE TRANSMITTAL COVER SHEET

DATE: 9/12/06 PAGE 1 OF 3
TO: Mayor Logsdon & Council Members
COMPANY: City of Peachtree City
ADDRESS: _____

PHONE NUMBER: _____ FAX: (770) 631-2505

FROM: Senator Mitch Seabaugh

PHONE: _____ FAX: _____

SPECIAL INSTRUCTIONS: For tonight's
meeting

- IMPORTANT! -

NOTE: The information contained in this fax is legally privileged and confidential, intended only for the use of the individual named above. Should you receive this transmittal in error, kindly call. Thank you

CONFIDENTIAL

SENATOR MITCH SEABAUGH

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The State Senate
Atlanta, Georgia 30334

COMMITTEES:

Chairman, Finance
Regulated Industries and Utilities
Secretary, Reapportionment and Redistricting
Ex-officio, Judiciary
Secretary, Rules
Appropriations
Transportation

MAJORITY WHIP

September 12, 2006

Dear Peachtree City Councilmembers:

I apologize that I am unable to attend your meeting this evening due to a previously scheduled speaking engagement at LaGrange College, so I respectfully ask that you consider my remarks via this written letter.

When I was first elected in 2000, transportation in East Coweta and Fayette County was a major concern. In sitting down and listening to people, businesses and elected officials, the top priorities identified for the area were:

- 1) Accelerate the widening of Highways 34 and 54 from Thomas Crossroads in Coweta County to Highway 74 in Peachtree City.
- 2) Installation of a traffic signal at Dividend and Highway 74.
- 3) Construction of TDK / Coweta-Fayette extension.
- 4) Realignment of Rockaway Road and Highway 74.
- 5) Accelerate the widening of Highway 74 from Highway 54 to Georgia Highway 85.

Since then we have made significant progress in addressing all these. The widening of Highway 34/54 was recently completed. This wasn't to be completed until 2012. The traffic light at Panasonic was installed.

The Georgia Department of Transportation has committed that the Rockaway Road realignment will be the first item completed in Phase Two of the widening of Highway 74. The widening of Highway 74, which had been scheduled to be completed in 2020 is now on the fastest track possible for completion.

The TDK extension, which was agreed to be constructed by Coweta County, Fayette County and Peachtree City since 2002 has unfortunately languished for numerous unfortunate reasons. This project was brought to my attention by the Fayette County Chamber of Commerce as their number 1 priority. Members of the Peachtree City Council had supported it and money had been set aside for its construction.

When working to get the widening of Highway 74 accelerated, one of the major points I used was the construction of the TDK extension. There was concern of traffic on 74 due to the construction and to mollify that concern, we needed the widening to occur quicker than 2020. Failing to move forward on TDK could jeopardize the current status of the widening of Highway 74 as other projects might now be considered more critical.

Page 2

DOT was very impressed that local governments came together to address some of their transportation needs without depending all on DOT. That was a significant factor in their support of accelerating the widening Highway 74. I am afraid of the impact that equivocating on commitments might have on our collective credibility.

The struggle we have in this area is that our transportation infrastructure lags behind the growth that has come. For a long time many knew it was coming and we all know more will come. We have the opportunity to be proactive and act on putting in place the needed infrastructure to address the transportation needs in our area.

Not all the growth in East Coweta will be dependent on the extension. The improved Highway 34/54, the realignment of Rockaway Road will provide options for vehicles. I have not sat idly by as these transportation needs have been addressed. I have asked DOT to do traffic studies on Fisher Road and Highway 154 in Coweta County to begin preparing for better transportation in the area. So, the TDK extension will not be alone as an option in the area for travelers.

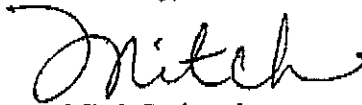
Our area is in need of improved east-west corridor improvements. We can all remember the nightmare that existed on Highway 34/54 because of the delay of meeting traffic demand. To delay construction of the TDK extension threatens to choke the progress we are making to improve transportation in this area. We don't want to go back to seeing the nightmare we have just finished enduring on highway 34/54, except this time on a four lane road. Our area needs options and the TDK extension is one of them.

I apologize again I could not be in attendance for your workshop and would like the opportunity to speak with you about transportation in our area. I have worked very hard to support Peachtree City's transportation needs and am still working to be proactive in getting a better match of infrastructure with our area's growth.

I simply ask for your help and the city's continued support of the agreement to provide this traveling option for the people in our area who want to live, work and shop in this area. Further delay will only prohibit our progress in catching up with the much needed transportation infrastructure in this area.

Should you have any questions, please call me on my cell at 770-634-4719. Together we can make transportation less of an aggravation for our constituents.

Sincerely,



Mitch Seabaugh
Senator, District 28

MS:cg



September 12, 2006

The Honorable Harold Logsdon
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

Re: TDK Extension Road Improvement and surrounding DRIs

Dear Mayor Logsdon:

On behalf of GRTA, I appreciate your inquiry to get some clarification of the potential implications relating to the TDK Extension as a requirement of surrounding DRIs. GRTA has conditionally approved two proposed developments in the vicinity of Peachtree City (# 728 Twin Lakes in the City of Senoia, #923 Sharpsburg Multi-use Development in the City of Sharpsburg) and has one application in the initial phase of the DRI process (proposed # 1191 McIntosh Trail in Coweta County). Per your request, I have included the study requirements of McIntosh Trail, the status of that DRI, and the GRTA decision process. Also, I have included a summary of what is required of Peachtree City and the risk for losing state or federal funding for associated road projects per the two conditionally approved DRIs.

DRI #1191 McIntosh Trail

The McIntosh Trail DRI applicant has initiated the DRI process and is currently preparing the transportation study per GRTA's requirements. Once the applicant submits a complete package, the full GRTA review will begin. Staff is unable to comment on the transportation impacts of the proposed development until the technical analysis has begun. The transportation study consists of the trip generation and traffic operations across a study network. Planned improvements in the area are provided, as well as an estimate of how much traffic growth can be expected from surrounding development. The traffic study analyzes scenarios with the 1) current transportation needs, 2) traffic from the proposed development when completely built out, and 3) traffic from surrounding growth without the proposed DRI development.

The following intersections are required in the study network for the McIntosh Trail DRI traffic analysis:

- McIntosh Trail at Vernon Hunter Parkway/TDK Extension (Future), and at Reese Road
- SR 54 at Reese Road/Stewart Road
- SR 154 at Willis Road/Marian Beavers Road, at Lower Fayetteville Road, at SR 34, at I-85 Southbound Ramps and Northbound Ramps
- SR 74 at TDK/Crosstown Drive and at Peachtree Parkway/Crabapple Lane
- Crosstown Drive at Peachtree Parkway
- SR 74 at SR 54 and at SR 85
- SR 16 at Broad Street
- Stallings Road at Gary Summers Road
- Christopher Road at SR 54 and at McIntosh Trail
- All site driveways/access roads

Once the technical analysis is performed, the transportation improvements are identified as mitigation for the impacts of the proposed DRI development. If the DRI is approved conditionally, the final GRTA decision lists

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Mayor Harold Logsdon, City of Peachtree City
TDK Extension Road Improvement and surrounding DRIs
September 12, 2006

the conditions to be completed before the completion of the proposed development. A list of associated road projects in the vicinity is included to identify which projects may risk losing state or federal funding if the conditions are not met.

TDK Extension Condition in other DRIs

The TDK Extension is listed as a requirement of both DRI #728 Twin Lakes and DRI # 923 Sharpsburg Multi-use Development. The required road improvement is stated: "Extend TDK Boulevard to intersect with McIntosh Trail (FA:253)." Since the TDK Extension is a multi-jurisdictional project between Peachtree City, Fayette County, and Coweta County, GRTA would have to consider each jurisdiction's portion in the project when determining the level of compliance with the condition. The GRTA Board adopted a cross jurisdictional policy when the Twin Lakes DRI was appealed in November 2005. Therefore, only the conditions that the jurisdiction is responsible for implementing and only the projects listed for enforcement within that jurisdiction are applicable GRTA enforcement and transportation funds being withheld from that jurisdiction.

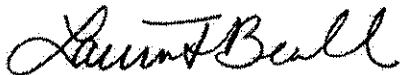
In the case of Peachtree City, the two DRIs conditionally approved – DRI #728 Twin Lakes and DRI #923 Sharpsburg Multi-use Development – require that the TDK Extension road improvement be implemented. If the improvement is not implemented, GRTA legislation authorizes it to withhold state and federal funding for certain transportation projects. The projects from DRI #728 Twin Lakes and DRI #923 Sharpsburg Multi-use Development, based on the analysis, are as follows:

- SR 74 at TDK Boulevard – turn lanes
- Rockaway Road at Holly Grove Road/SR 74 – realignment and turn lanes
- SR 54 at SR 74 – additional through lanes and left turn lane
- SR 74 at TDK Boulevard – additional through lanes and turn lanes
- SR 74 at Rockaway Road – signalization, turn lanes

My recommendation is that the City participates in the GRTA and the Chattahoochee-Flint RDC discussions and provides comment to the agencies when the McIntosh Trail DRI proceeds with a regional review. Unfortunately, the timing of that proposed development's review does not coincide with the timing of the City Council consideration. The issues are complex and challenging. I sincerely hope that the information provided addresses your immediate needs in understanding the implications of the TDK Extension road improvement and the future funding of the surrounding transportation system.

Once again, GRTA appreciates Peachtree City's interest in regional cooperation and stewardship. If you would like further explanation, please do not hesitate to contact me directly at 404-463-3068 or via email at lbeall@grta.org.

Respectfully,



Laura F. Beall, AICP
GRTA Land Use Manager

Cc: Steve Stancil, GRTA
Kirk Fjelstul, GRTA

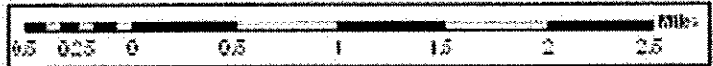
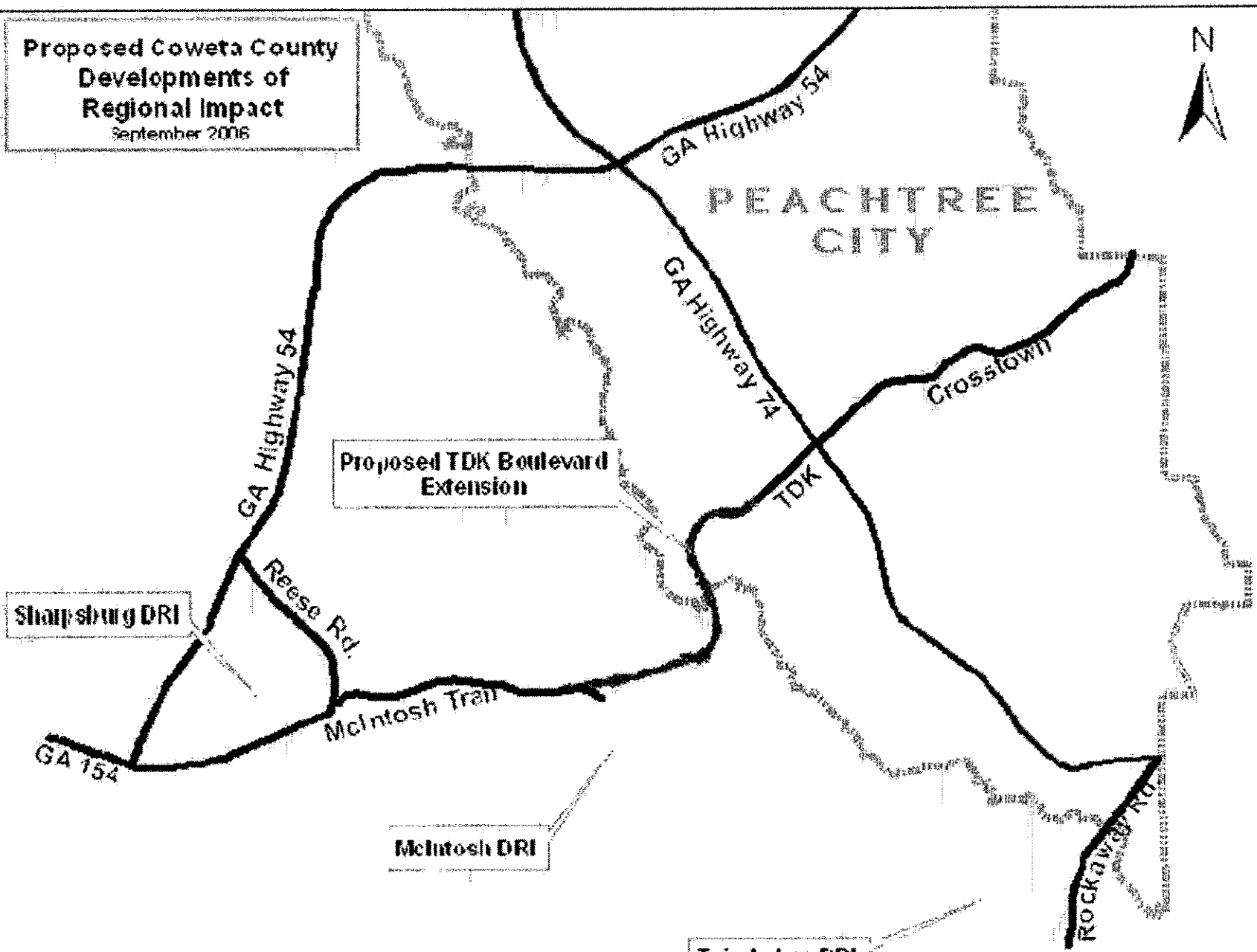
Developments of Regional Impact

**An overview of of three projects within
Coweta County**

City Council workshop

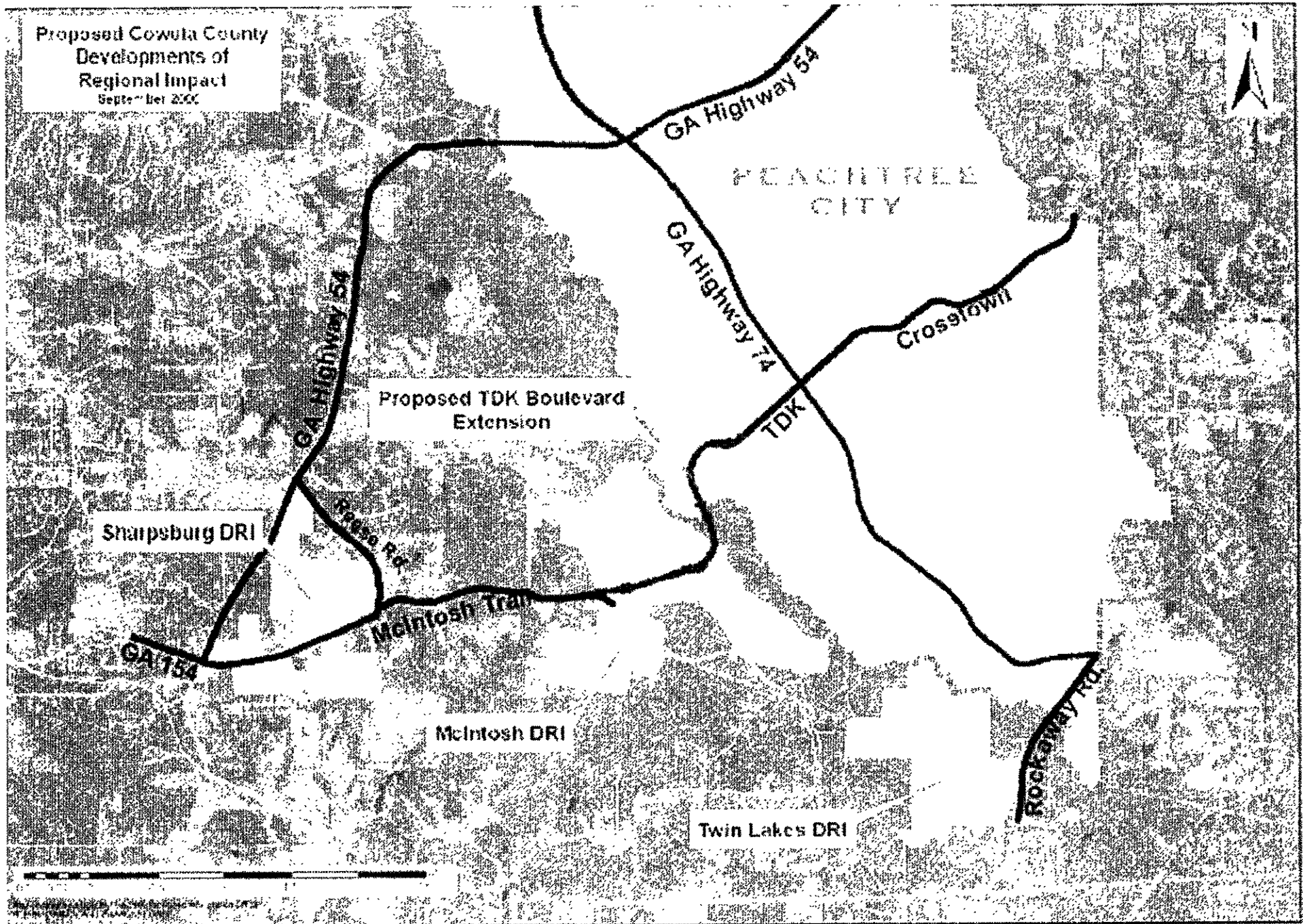
September 12, 2006

**Proposed Coweta County
Developments of
Regional Impact**
September 2006



Map prepared by the City of Peachtree City, Georgia
for the Peachtree City Planning Commission
July 2006

Proposed Coweta County
Developments of
Regional Impact
September 2000



DRI 728 - Twin Lakes subdivision

City of Senoia

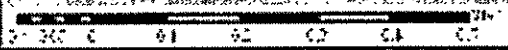
- **760 acres**
- **663 single-family detached homes**
- **Primary access from Rockaway Road and Stallings Road**
- **5,926 estimated trips per day**
- **Projected buildout 2012**

Proposed Coweta County
Developments of
Regional Impact -
Twin Lakes DRI
September 2000

74

Stallings Road

Roadway Road



Legend

Twin Lakes DRI
County Boundary

DRI 728 - Twin Lakes subdivision

City of Senoia

**Required intersection/ roadway improvements
included in GRTA Notice of Decision:**

Section 1

- **SR 74/ Holly Grove Road/ Rockaway Road**
- **SR 74 at SR 85**
- **Extend TDK Boulevard to intersect with McIntosh Trail**

DRI 728 - Twin Lakes subdivision

City of Senoia

Section 2

- **SR 74 at SR 54**
- **SR 74 at TDK Boulevard**
- **SR 74 at Rockaway Road**
- **SR 74 at SR 74/ SR 85**
- **SR 16 at SR 74/ SR 85**
- **SR 16 at Broad Street**

DRI 923 - Pathways tract

Town of Sharpsburg

- **489 acres**
- **800 single-family homes, 69 townhomes, 100 assisted living units, 152,00 SF retail, 43,000 SF office, 11,000 SF day care**
- **Primary access from Highway 54, McIntosh Trail, Reese Road, North Road**
- **17,988 estimated trips per day**
- **Projected buildout 2011**

Proposed Coweta County
Developments of
Regional Impact -
Sharpsburg DRI

September 2006



54

Rose Road

Montosh Trail

54

Legend

- City Boundary
- Proposed 11' Right-of-Way
- Sharpsburg DRI

Scale: 1" = 1/4 Mile
0 1/4 1/2 3/4 1 Mile

DRI 923 - Pathways tract

Town of Sharpsburg

**Required intersection/ roadway improvements
included in GRTA Notice of Decision:**

Section 1

- **Extend TDK Boulevard to connect with McIntosh Trail**
- **All site access points on SR 54**
- **All site access points on McIntosh Trail**
- **Reese Road at Access "F" into Pod "R"**

DRI 923 - Pathways tract

Town of Sharpsburg

Section 2

- **SR 54 at Reese Road**
- **SR 54 at McIntosh Trail**
- **SR 54 at SR 16**
- **Fisher Road at Lower Fayetteville Road**
- **SR 74 at TDK Boulevard**
- **SR 16 at North Hunter Street**
- **All site access points on SR 54**
- **Reese Road at Access "C" entering Pod "R"**

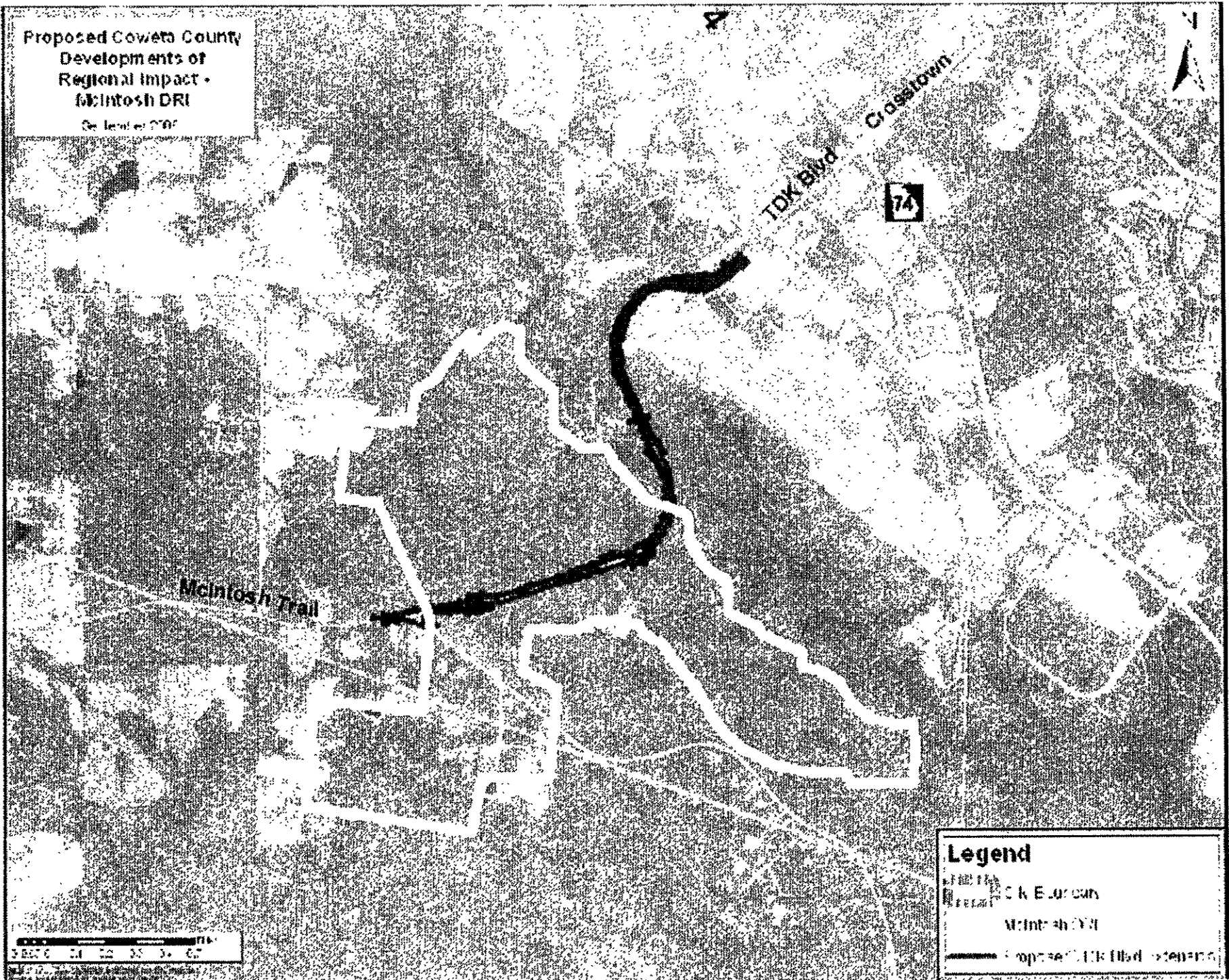
DRI 1191 - McIntosh Trail Village

unincorporated Coweta County

- **1,600 acres**
- **3,000 single-family homes, 164 live/ work residential units, 946,050 SF of retail, 119,650 SF of office space**
- **Plan shows six (6) access points on McIntosh Trail, one (1) on Byrom Road, and three (3) on proposed TDK Boulevard extension**
- **55,656 estimated new trips per day**
- **Projected buildout 2016**

Proposed Coweta County
Developments of
Regional Impact -
McIntosh DRI

October 2005



Legend

Coweta County

McIntosh DRI

Proposed TDX Blvd extension

DRI 1191 - McIntosh Trail Village

unincorporated Coweta County

GRTA Letter of Understanding indicates traffic study network will include the following intersection analyses:

- **McIntosh Trail at TDK Boulevard extension**
- **McIntosh Trail at Reese Road**
- **SR 54 at Reese Road/ Stewart Road**
- **SR 154 at Willis Road/ Marian Beavers Road**
- **SR 154 at Lower Fayetteville Road**
- **SR 154 at SR 34**
- **SR 154 at I-85 southbound ramps**
- **SR 154 at I-85 northbound ramps**

DRI 1191 - McIntosh Trail Village

unincorporated Coweta County

- **SR 74 at TDK Boulevard/ Crosstown Drive**
- **Crosstown Drive at Peachtree Parkway**
- **SR 74 at Peachtree Parkway/ Crabapple Lane**
- **SR 74 at SR 54**
- **SR 74 at SR 85**
- **SR 16 at Broad Street**
- **Stallings Road at Gary Summers Road**
- **SR 54 at Christopher Road**
- **McIntosh Trail at Christopher Road**
- **All site driveways/ access roads**

GRTA Notice of Decision

“The purpose of GRTA’s review is to approve or disapprove the use of state and federal funds to create transportation services and access that may be required as a result of the DRI. The goals of the review are protecting and efficiently allocating limited state and federal resources, promoting compliance with regional transportation and air quality standards, and furthering GRTA’s missions and goals. The current policy for GRTA review of DRI’s became effective in January of 2002.”

Mobility 2030 Regional Transportation Plan and FY 2006-2011 Transportation Improvement Plan

FA-074A1	SR 74 (Joel Cowan Parkway): Segment 1
FA-074A2	SR 74 (Joel Cowan Cowen Parkway) grade separation
FA-074B1	SR 74 (Joel Cowan Parkway): Segment 2
FA-074B2	SR 74 (Joel Cowan Parkway) Flat Creek bridge rep.
FA-237	Crosstown Drive at Peachtree Parkway (intersection)
FA-252	Crosstown Drive (SR 74 to Peachtree Parkway)
FA-253	TDK Boulevard extension
FA-255	Peachtree Parkway at Walt Banks Road (intersection)
FA 263	SR 74 Corridor Study (SR 85 to I-85)
FA-AR-179	SR 54 W multi-use bridge and gateway feature
FA-AR-180	SR 54/ CSX RR multi-use path connections
FA-AR-183	Westpark/ Market Place multi-use tunnel
FA-AR-BPO24	SR 74 S multi-use path

TDK Boulevard extension - update

- **Currently have agreement between Peachtree City and Fayette County**
 - In agreement Peachtree City will acquire right-of-way and develop construction plans
 - Fayette County will build the road and bridge
- **Fayette County is paying for construction of the bridge and road**
 - Funds will come from the State (\$1,227,000) and from County Funds (\$2,901,200)
 - Total cost of \$4,128,200

TDK Boulevard extension - update

- **Preliminary design complete**
 - Needs to be finalized with changes to grading plan and updates to environmental/historical studies.
- **Cost for completing design is \$28,500**
- **Have agreement in principal for needed right-of-way and scheduled closing on September 15, 2006**
- **Airport Authority has received \$2,000,000 grant from FAA for land acquisition – will expire on October 1, 2006**
- **Right-of-way for TDK will be donated to City**

TDK Boulevard extension - update

- **Once right-of-way is acquired, relocation of golf holes will commence. It will take approximately 1-year to establish the new holes.**
- **Also, Fayette County should be able to proceed with soliciting bids and constructing the bridge.**
- **Existing access is available for construction of the bridge w/o TDK extension being in place.**