
City Council of Peachtree City

REVISED AGENDA

August 16, 2018

6:30 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
20-Year Service Recognition – Lt. David Winkles, Fire Department
Proclamation – National Payroll Week
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
August 2, 2018, Regular Meeting Minutes
August 7, 2018, Special Called Meeting Minutes – 7:30 a.m.
August 7, 2018, Special Called Meeting Minutes – 6:30 p.m.
- VII. Consent Agenda
 1. Consider Acceptance of Complete Annexation Application from
Brent Holdings, LLC/Ravin Homes, SR 54 East
(This is formal acceptance of submitted application; it is not approval of request)
 2. Consider Agreement for Visiting Judge – Clay Collins
 3. Consider Stormwater Maintenance Agreement – Golf Rider
- VIII. Old Agenda Items
08-18-02 Public Hearing – 2018 Millage Rates
- IX. New Agenda Items
 - 08-18-03 Consider Adoption of 2018 Millage Rates *(Paul Salvatore)*
 - 08-18-04 Public Hearing – Consider Variance, Rear Building Setback,
122 Masters Drive North *(Mike Warrix/Robin Cailloux)*
 - 08-18-05 Public Hearing – Consider Variance, Rear Building Setback,
126 Masters Drive North *(Mike Warrix/Robin Cailloux)*
 - 08-18-06 Consider Purchase of ALS Patient Simulator and Associated Donation and
Budget Amendment *(Fire Chief Joe O'Conor)*
 - 08-18-07 Consider Application for Georgia Public Libraries Major Repair and
Renovation Grant Program, FY 20 *(Jill Prouty)*
- X. Council/Staff Topics
Discuss Public Hearing & Public Participation Procedures *(Betsy Tyler)*
- XI. Executive Session
- XII. Adjourn

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Jill Prouty
Library Administrator 

DATE: August 15, 2018

SUBJECT: Consider Application for Georgia Public Libraries Major Repair and Renovation Grant Program, FY20
August 16, 2018 City Council Meeting

Recommendation:

Staff recommends that Council approve Application for Georgia Public Libraries Major Repair and Renovation Grant Program FY20 for \$20,784.83 to renovate upstairs adult restrooms at Peachtree City Library. MRR grant requires a 50% local match, which would be \$10,392.42.

Discussion:

Upstairs restrooms were constructed in 2004/05 and have had heavy use over the past 13 years. Current flooring is difficult to keep clean. New tile will be a darker shade. New grout will also be darker in color and will be sealed. Current toilet stalls are prone to vandalism and graffiti and have been through several repairs. New stalls specified are more durable and graffiti resistant. Current counters are light in color and stained. Auto soap dispensers are no longer in use as replacing the cartridges was both difficult and expensive. New sinks will have standard hardware making for easier maintenance.

Budget Impact:

Local match would be \$10,392.42.

Georgia Public Libraries Major Repair and Renovation Grant Program

FY20 Application

Date 7/30/18
 Library System Flint River Regional Library System
 Library Facility Peachtree City Library
 Facility Address 201 Willowbend Rd
 City Peachtree City County Fayette

Facility Status (check one)

☐ Main Library

☒ Branch Library

Facility Ownership Status (list the owner of the library facility)

City of Peachtree City

Project Priority (check one)

- ☐ Structural repairs
☐ Roof replacements and/or repairs
☐ HVAC replacements and/or repairs
☐ Life Safety/Facility Integrity/Hazardous Conditions

Describe _____

- ☐ Accessibility and Code Compliance Conditions (ADA)

Describe _____

- ☒ Other (Lighting, Flooring, Civil, etc)

Describe _____

Local Matching Funds will be provided by

☐ Library funds

☒ Local Taxing Agency: City of Peachtree City

Cost of Project

Contract Cost	\$	<u>18,895.30</u>
Design Fees	\$	_____
Other Costs	\$	_____
Other Costs	\$	_____
Other Costs	\$	_____
Subtotal	\$	<u>18,895.30</u>
10% Contingency	\$	<u>1,889.53</u>
Total Cost of Project	\$	<u>20,784.83</u>

Describe how these costs were determined?

Estimates provided from local vendors

Are the actual costs from a bid process?

Yes

☐ No

☒

Are the estimates from a design professional?

Yes

☒ No

☐

Description of Project - what will be accomplished with the funds?

Remodel of adult restrooms on main floor including new flooring, counters/sinks, and stalls.

Need for the Project - why are funds needed for this project and how will it benefit your library?

Current flooring is not the flooring that was specified when addition was built in 2004/05. Tile is difficult to keep clean. New tile will be a darker shade. New grout will also be darker in color and will be sealed. Current toilet stalls are prone to vandalism and graffiti and have been through several repairs. New stalls specified are more durable and graffiti resistant. Current counters are light in color and stained. Auto soap dispensers are no longer in use as replacing the cartridges was both difficult and expensive. New sinks will have standard hardware.

Project Schedule - provide a proposed project implementation schedule.

Two-three weeks.

Contact Information for Project Manager:

Name	Jill Prouty		
Phone Number	770-631-2520	678-378-2639	
	(work)	(cell)	
E-Mail Address	jprouty@peachtree-city.org		

Certification of Matching Funds Availability:

Library Director:

signature

Library System Board Chair:

signature

Official(s) of Local Taxing Agency Providing the Funds:

1

signature

Vanessa Fleisch, Mayor, City of Peachtree City

typed name, position, agency

2

signature

Councilmember, City of Peachtree City

typed name, position, agency

3

signature

Councilmember, City of Peachtree City

typed name, position, agency

Required Attachments

- ☒ Supporting documentation for project costs
- ☒ Professional estimate of repair
- ☐ Copies of reports documenting code violations, if applicable

Optional Attachments

- ☐ Plans and specifications
- ☐ Photographs
- ☐ Other

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City Council of Peachtree City
Meeting Minutes
August 2, 2018
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, August 2, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Kevin Madden, and Phil Prebor. Council member Mike King was absent.

Minutes

July 10, 2018, Budget Workshop Minutes

July 19, 2018, Regular Meeting Minutes

Ernst moved to approve the July 10, 2018, budget workshop minutes and the July 19, 2018, regular meeting minutes as written. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Resolution to Adopt 2018 Annual Capital Improvement Element (CIE) Update**
- 2. (07-18-05) Consider Resolution in Support of Local Legislation for the Power to Create Community Improvement Districts**
- 3. Consider FY 2018 Budget Amendment – Path Impact Fees**
- 4. Consider FY 2018 Budget Amendment – Grounds Maintenance Crew**

Ernst moved to approve Consent Agenda items 1-4. Prebor seconded. Motion carried unanimously.

Old Agenda Items

07-18-04 Consider FY 2019 Budget Resolution

Financial Services Director Paul Salvatore said he was presenting the budget resolution and its supporting schedules for Fiscal Year (FY) 2019 that had been discussed at two workshop sessions and during one required public hearing. Staff recommended Council adopt the budget as is, and Salvatore added there had been no changes since the public hearing.

Fleisch asked him to review the schedule for adopting the tax millage rate. Salvatore said there would be public hearings on the millage rate on Tuesday, August 7, at 7:30 a.m. and 6:30 p.m. The third public hearing would be at the August 16 Council meeting, which was when the millage rate would be adopted.

Ernst moved to approve Old Agenda item 07-18-04, FY 2019 Budget Resolution. Madden seconded. Motion carried unanimously.

New Agenda Items

08-18-01 Consider Request from Pulte Homes Corporation, Inc. to Lift the Multi-Family Rezoning Moratorium for Everton Phase 8, Wilksmoor Village

Planning and Development Director Mike Warrix presented an appeal from Pulte Homes regarding Everton Phase 8. He showed a slide that depicted the location of the property in Wilksmoor Village. Warrix explained that a retail village component was included as a permitted use when the property was originally rezoned, but the applicant potentially wished to seek a rezoning at some future date to substitute townhomes for the retail and commercial use tracts. Warrix said the property was about 5.1 acres. The applicant, Dan Fields, was present, he noted.

Warrix continued that the property's current zoning was Limited Use Residential (LUR-15), with a small commercial component. To the south, Wynnmeade subdivision was zoned Residential (R-1), while Centennial was zoned General Residential (GR-4). On the east side of this tract, Everton

was zoned GR-4, and the Century Homes property was recently rezoned to LUR-18. There were some remaining General Industrial (GI) tracts to the north.

Warrix told Council that they were being asked to lift the moratorium on new multi-family rezoning requests to allow Pulte Homes to submit a rezoning application, if they wished. He stressed that was all Council would be doing that evening; they were not entering into any kind of development agreement. If a rezoning application was made, staff would process the application and send it through the normal approval channels.

Madden moved to approve New Agenda item 08-18-01. Prebor seconded. Motion carried unanimously.

Executive Session

Madden moved to convene in executive session for the acquisition or disposal of real estate at 6:37 p.m. Ernst seconded. Motion carried unanimously.

Council reconvened into regular session at 8:06 p.m. Ernst moved to adjourn the meeting. Madden seconded. Motion carried unanimously. The meeting adjourned at 8:07 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

City Council of Peachtree City
Special Called Meeting Minutes
August 7, 2018
7:30 a.m.

The Mayor and Council of Peachtree City met in a special called meeting on Thursday, August 7, 2018, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:30 a.m. Other Council Members attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

The purpose of the special called meeting was to hold a public hearing on the 2018 millage rate.

Mayor Fleisch opened the public hearing.

Financial Services Director Paul Salvatore said this was the first of three required public hearings regarding the proposed tax increase (the second would be held on August 7 at 6:30 p.m., the third public hearing was slated for the August 16 regular meeting, was well as adoption of the millage rate). He explained that the operations & maintenance (M&O) millage rate would stay at 6.232 mills, and the bond millage rate would be reduced from 0.273 mills to 0.176 mills. The total millage rate would be reduced from 6.505 to 6.408.

Salvatore continued that the reason for the tax increase was due to an increase in the assessed value of properties. Property owners who had an increase in the assessed value of their property would experience a tax increase. The total increase in all net digest values was 4.17% (real and motor vehicle property); however, the average increase in assessed values of real property in the City for 2018 was 4.99%.

Based on the Fair Market Value (FMV) of a property, the annual tax bill for a \$200,000 home would increase by \$8.80 for the 6.232 M&O millage rate, Salvatore said. The decrease in the bond rate of 0.176 mills would be \$7.76. The net result would be a \$1.04 increase in the tax bill for a \$200,000 property. He continued that the net increase for a \$300,000 property would be \$1.56 annually (\$13.20 M&O increase minus 0.176 bond rate decrease of \$11.64). For a \$350,000 property, the M&O increase would be \$15.40 and the bond decrease would be \$13.58 for a net increase of \$1.82 to the annual tax bill. The net increase for a property with an FMV of \$400,000 would be \$2.08 (M&O increase of \$17.60 minus \$15.52 decrease in bond rate). Salvatore pointed out that the new average home value in the City was \$341,000 based on the new tax digest.

The net digest values had increased from just over \$1.9 billion in 2009 to over \$2.3 billion in 2018, Salvatore pointed out. The 12.5% increase in the digest from 2016 to 2017 corrected the drop in value during the recession. Last year, the City had completely rolled back the tax rate due to the increase, which had been approximately 0.5 mills.

Salvatore discussed a chart provided by City Manager Jon Rorie that showed the fiscal impact of M&O rate reductions on the General Fund. The millage rate of 6.232 would generate \$14,420,465 in revenue. A decrease of 0.25 mills to 5.982 mills would drop the revenue to \$13,841,980, which was a drop in revenue of \$578,485. The homeowner of a \$200,000 property would save \$20. The owner of a \$300,000 would save \$30, and the owner of a \$400,000 property would save \$40.

Rorie referred to the annual impact net increase chart (FMV), saying he was not making light of the tax increase, but the net increase for his \$200,000 home would be approximately 10¢ per month. Salvatore added that the way the state law was written the decrease of 0.1 mill in the bond millage rate did not count as a rollback. He continued that last year there had been a full rollback of the M&O millage rate due to the added growth in the digest, which also required more

services from the City. Rorie asked how much of the rollback was attributed to new growth. Salvatore said the ratio of new growth to reassessments had been approximately 50/50. The only growth in the revenue had been from the new growth, reiterating that the new growth led to new expenses, such as additional employees. Rorie added that it was a balancing act – balancing revenue and expenditures to make it all square.

Resident Eric Imker addressed Council, saying he knew developing the budget was a tough job, but the budget could be changed after its adoption. The millage rate would be locked in once adopted and could not be changed. He was disappointed the City needed to have three public hearings because of a tax increase. There should be a full rollback of 0.1 mills. He recommended Council not include the bond millage rate in the discussion since those were specific funds approved by the citizens for specific things. He was strictly talking about the M&O rate.

Imker continued that the City was not growing as it should be and would never fully realize the potential of its industrial area because of the M&O tax rate. He noted that Roswell (5.75 mills) and Alpharetta (5.455 mills) were booming, and they also were AAA-rated cities. The City had an opportunity to not levy all the taxes on residential. The industrial park could have been the source of revenue. He wanted to see the City's millage rate around 5.9 to be more competitive, and Council could have easily done another full rollback this year.

The City had been handed the best deal in its history, Imker said. The Special Purpose Local Option Sales Tax (SPLOST) was bringing in \$5 million more than projected, and that could be used to offset the M&O millage rate, pay for the cost overrun on the spillway, and save the City more on road improvements. The M&O rate could have been lowered by at least 0.1 mills and still get the job done. Council had a choice to lower the advertised millage rate.

No action by Council was required.

There being no further business, King moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 7:47 a.m.

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

**City Council of Peachtree City
Special Called Meeting Minutes
August 7, 2018
6:30 p.m.**

The Mayor and Council of Peachtree City met in a special called meeting on Thursday, August 7, 2018, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Other Council Members attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

The purpose of the special called meeting was to hold a public hearing on the 2018 millage rate.

Mayor Fleisch opened the public hearing.

Financial Services Director Paul Salvatore said the operations & maintenance (M&O) millage rate would stay at 6.232 mills, and the bond millage rate would be reduced from 0.273 mills to 0.176 mills. The total millage rate would be reduced from 6.505 to 6.408.

Salvatore continued that, despite the reduced millage rate increase, the proposed millage was considered a tax increase due to the increase in the assessed value of properties. The total increase in all net digest values was 4.17% (real and motor vehicle property); however, the average increase in assessed values of real property in the City for 2018 was 4.99%.

To give an idea of the impact, Salvatore said the tax bill for a \$200,000 home would increase by \$8.80 for the 6.232 M&O millage rate, but decrease due to the bond millage rate 0.176 mills, or \$7.76. The net result would be a \$1.04 increase in the tax bill for a \$200,000 property. He continued that the net increase \$1.56 for a \$300,000 property, \$1.82 for a \$350,000 property, and \$2.08 for a \$400,000 property.

Salvatore then reviewed the net digest values over the past several years as they rebounded from the recession, increasing from just over \$1.9 billion in 2009 to over \$2.3 billion in 2018. He also noted that there had been a 12.5% increase the previous year, and the City had rolled back the tax rate by about 0.5 mills to eliminate the tax increase.

A chart provided by City Manager Jon Rorie that showed the fiscal impact that rolling back the M&O millage would have on the General Fund. A decrease of 0.25 mills would save the owner of \$200,000 property about \$20, but would reduce General Fund Revenues by \$578,000.

Resident Eric Imker addressed Council, reiterating his comments from the morning meeting that the City should look at lowering the millage rate below 6 mills to attract businesses, noting that Roswell (5.455 mills) and Alpharetta (5.75 mills) had lower rates and were drawing business. Imker said that Special Purpose Local Option Sales Tax revenues were coming in higher than expected, and those funds could be used for paving so the millage could be rolled back next year. He said Peachtree City residents should have some of the tax burden shifted to industries.

No action by Council was required.

There being no further business, King moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 6:41 p.m.

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager
Michael Warrix, Planning and Development Director

FROM: Robin Cailloux, AICP
Senior Planner 

DATE: August 9, 2018

SUBJECT: Consider Acceptance of Step 2 Annexation and Zoning Application, Brent Holdings, LLC/Ravin Homes, Inc.
August 16, 2018 City Council Meeting

Recommendation:

Staff recommends that Council accept the Step 2 annexation and zoning application as submitted by Brent Holdings, LLC/Ravin Homes, Inc. and authorize staff to process said application.

Discussion:

On July 19, 2018, Brent Holdings, LLC submitted a Step 2 annexation and zoning application. O.C.G.A Code Section 36-36-34 requires that "a municipal corporation determine the validity of annexation applications under the 60 percent method and what action it should take if it finds the application to be valid or invalid."

Staff has reviewed the application for compliance with applicable Georgia Code Sections and finds that the application is valid. Code Section 36-36-34 states "if it is determined that the application does comply with this article, the municipal governing body shall proceed to act on the application in accordance with Code Section 36-36-36".

A full copy of the annexation application is available for your review at the Planning and Development offices.

Budget Impact:

There are no budget impacts associated with this request.



STEP TWO ANNEXATION APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
WWW.PEACHTREE-CITY.ORG

ANNEXATION METHOD	☐ 100% Methodology Application requires signatures or signed letters of approval of all current property owners.	☒ 60% Methodology - Required signatures or signed letters of approval of 60% of current property owners. - Requires signed petition by 60% of registered voters on the property. Signatures must be dated and be within one (1) year of the approved annexation motion for Step Two.																									
ANNEXATION PARCEL	ID #: <u>0719009</u> Address: <u>Governor's Square</u> ID #: <u>See petition</u> Address: _____ ID #: _____ Address: _____ ID #: _____ Address: _____ Attach list of additional parcels if needed. The list of properties cannot be altered once the application is submitted.																										
ADJOINING PARCELS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">ID #</th> <th style="width: 20%;">Current Use</th> <th style="width: 20%;">Zoning</th> <th style="width: 35%;">Future Land Use</th> </tr> </thead> <tbody> <tr> <td>North</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td colspan="4" style="text-align: center;">See Attached Spreadsheet</td> </tr> <tr> <td>East</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			ID #	Current Use	Zoning	Future Land Use	North					South	See Attached Spreadsheet				East					West				
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APPLICANT	Name <u>Brent Holdings, LLC</u> Address <u>270 N. Jeff Davis Dr.</u> Phone # <u>770-461-0478</u> Email <u>richard@brent.us</u>	OWNER (S)	Name <u>Ravin Homes, Inc</u> Address <u>135 Governor's Sq. Suite B.</u> Phone # <u>770-487-9408</u> Email _____ Attach list of additional owners if needed.																								
UTILITIES	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 35%;">Existing</th> <th style="width: 50%;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td style="text-align: center;">no</td> <td>Fayette Co. Water</td> </tr> <tr> <td>Sewer</td> <td style="text-align: center;">no</td> <td>WASA</td> </tr> <tr> <td>Fire/ EMS</td> <td style="text-align: center;">no</td> <td>PTC</td> </tr> <tr> <td>Police</td> <td style="text-align: center;">no</td> <td>PTC</td> </tr> <tr> <td>Electricity</td> <td style="text-align: center;">no</td> <td>Con- Fayette / EMC</td> </tr> </tbody> </table>				Existing	Proposed	Water	no	Fayette Co. Water	Sewer	no	WASA	Fire/ EMS	no	PTC	Police	no	PTC	Electricity	no	Con- Fayette / EMC						
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PROPOSED DEVELOPMENT	Zoning Category Request: Brief Description: We are requesting LUR Medium Density for the purpose of 94 single-family lots, 1.9 DU/ac. The proposed density is in accordance with the goal in the comprehensive plan to step down the intensity toward the City boundaries.																										

Step Two: Annexation request form

The following information is required in order to prepare a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

A formal request is hereby being made to annex the following described property into the city limits of Peachtree City:

This request for annexation is being made for the following reasons:

I certify that I am the owner, or duly authorized agent of the owner, of the property described above, and that I have submitted all information and documents required to properly evaluate this request:

Owner (print): Bavin Homes, Inc. Date: 7-18-2018

Owner (signature): *Parula Rosette*

Agent (print): Brent Holdings, LLC Date: 7-18-2018

Agent (signature): *GL*

.....

To be completed by the City of Peachtree City:

This request, along with the required supplemental information and documents, has been properly submitted, and is hereby accepted for consideration by the Planning Commission and the City Council.

Date of acceptance: _____

Request number: _____

City Planner: _____ Date: _____

City Clerk: _____ Date: _____

Public Hearing – Planning Commission: _____ Date: _____

Public Hearing – City Council: _____ Date: _____

PETITION REQUESTING ANNEXATION INTO PEACHTREE CITY

Submitted March 23, 2018

To the City Council of Peachtree City, Georgia.

1. We, the undersigned, representing not less than 60 percent of the land area, by acreage, included in the territory described in this application, on which there are no electors resident in the area, do respectfully request that the City Council of Peachtree City, Georgia, annex the territory described below to the City of Peachtree City, Georgia, said City having a population of more than 200 persons and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A 36-36-31) to the existing corporate limits of Peachtree City, Georgia, and the description of such territory is as follows:

Property adjacent to Highway 54 (East Side) Publix Supermarkets through 1968 HWY 54 West as well as a 50 acre tract (owned by Ravin Homes) immediately behind Governors Square

LAND OWNERS ONLY

Name	Address	Parcel IDs owned	Signature/Date
1. Real Sub LLC	130 Peachtree East	Publix Supermarket 0719 058	
2. Pamela Rossetti	50 Ac. HWY 54W	Ravin Homes 0719 008	<u>Pamela Rossetti/3-12-18</u>
3. Hutchings/Miles	2006 HWY 54W	True Value 0719 038	
4. Hutchings/Miles	2008 HWY 54W	Campaniles 0719 035	
5. Michael Fincher	1992 HWY 54W	Governors Walk 0719 042	
6. Pamela Rossetti	1968 HWY 54W	Ravin PSP 0719 046	<u>Pamela Rossetti/3-12-18</u>
7. Jerome Rossetti	100 Governors Trace	MI Rome 0719 070	<u>3/13/18</u>
8. 116 Peachtree Ct LLC	116 Peachtree Court	Shipman Esq 71901001	
9. Pamela Rossetti	122 Peachtree Court	Ravin PSP 071902001	<u>Pamela Rossetti/3-12-18</u>
10. DeGolian	Lot 3/128 Peachtree Court	DeGolian Comm 071902003	<u>DeGolian 3/14/2018</u>
11. DeGolian	Lot 4/134 Peachtree Court	DeGolian Comm 071902004	<u>DeGolian 3/14/2018</u>
12. Lamar Seals	138 Peachtree Court	ELS Rental 071902005	
13. Pamela Rossetti	Lot 6 Peachtree Court	Ravin Homes 071902006	<u>Pamela Rossetti/3-12-18</u>
14. Jerry Ketterer	Lot 7 Peachtree Court	Ketterer 071902007	<u>Jerry Ketterer</u>

PETITION REQUESTING ANNEXATION INTO PEACHTREE CITY

LAND OWNERS ONLY

NAME	ADDRESS	PARCEL IDs Owned	Signature/Date
15. DeGolian Lot 8/135 Peachtree Court	DeGolian Comm	071902008	<i>[Signature]</i> 3/14/2018
16. DeGolian Lot 9/ Peachtree Court	DeGolian Comm	071902009	<i>[Signature]</i> 3/14/2018
17. Steve Kiser Lot 7 Peachtree Court	Peachtree Ent.	071902010	
18. DeGolian Lot 11/119 Peachtree Ct	DeGolian Comm	071902011	<i>[Signature]</i> 3/14/2018
19. Kathleen Senger 113 Peachtree Ct.	Enpointe Group	071902012	
20. Jerome Rossetti Tract 3 Governors Square (125,135,145 GS)	MiRome	071903003	<i>[Signature]</i> 3/12/18
21. Jerome Rossetti 105 Governors Square	MiRome	071903007	<i>[Signature]</i> 3/13/18
22. Jerome Rossetti Tract 1 Governors Square (106,118,130 GS North)	MiRome	071903001	<i>[Signature]</i> 3/13/18
23. Jerome Rossetti 150 Governors Square	MiRome	071903002	<i>[Signature]</i> 3/13/16
24. Lamar Seals 117 Governors Square	Lamar Seals	071903006	
25. Doug Burcher 112 Governors Square	Doug Burcher	071903004	

Annexation Parcels

#	Parcel ID	Property Use	Address	Name	Contact	Acreage	Signature
1	0719 058	Publix	130 Peachtree East Center	Real Sub LLC (C/O Publix)	Unk	16.94	No
2	0719 035	Campaniles	2008 Hwy 54W	Pamela Hutchings/Phyllis Miles	Pamela Hutchings/Ph	1.13	No
3	0719 036	ACE	2006 Hwy 54W	Pamela Hutchings/Phyllis Miles	Pamela Hutchings/Ph	1.04	No
4	071902012	Lot 12 PC	113 Peachtree Court	Enpointe Group	Kathleen Senger	0.99	No
5	071902011	Lot 11 PC	119 Peachtree Court	DeGolian Commercial *	DeGolian	0.96	Yes
6	071902010	Lot 10 PC	Lot 10 Peachtree Court	Peachtree Enterprises	Steve Kiser	0.98	No
7	071902009	Lot 9 PC	Lot 9 Peachtree Court	DeGolian Commercial *	DeGolian	0.94	Yes
8	071902008	Lot 8 PC	135 Peachtree Court	DeGolian Commercial *	DeGolian	0.93	Yes
9	071902007	Lot 7 PC	Lot 7 Peachtree Court	Jerry and Michelle Ketterer	Jerry Ketterer	1.43	Yes
10	071902006	Lot 6 PC	Lot 6 Peachtree Court	Ravin Homes *	Ravin	1.24	Yes
11	0719 009	50 Acres	Governors Square	Ravin Homes *	Ravin Homes	48.81	Yes
12	071902005	Lot 5 PC	138 Peachtree Court	ELS Rental	Lamar Seals	2.07	No
13	071902004	Lot 4 PC	134 Peachtree Court	DeGolian Commercial *	DeGolian	0.91	Yes
14	071902003	Lot 3 PC	128 Peachtree Court	DeGolian Commercial *	DeGolian	0.97	Yes
15	071902002	Lot 2 PC	122 Peachtree Court	Ravin Homes PSP *	Ravin	0.98	Yes
16	071902001	Lot 1 PC	116 Peachtree Court	116 Peachtree Court LLC	Mark Schumaker Esq	1.00	No
17	0719 042	Gov. Walk	1992 Hwy 54W	Governors Corner LLC	Michael Fincher	2.71	No
18	071903007	Mirome G/S (105)	105 Governors Square	Mirome LLC *	Mirome	0.22	Yes
19	071903006	Seals G/S	117 Governors Square Pkwy	ELS Rental	Lamar Seals	0.13	No
20	071903003	G/S - 125	Governors Square	Mirome LLC *	Mirome	2.99	Yes
21	071903002	G/S - 150	Governors Square	Mirome LLC *	Mirome	1.01	Yes
22	0719 070	Mirome - 100 Gov Trace	100 Governors Trace	Mirome LLC *	Mirome	4.37	Yes
23	071903001	G/S - Tract 1	Governors Square	Mirome LLC *	Mirome	2.42	Yes
24	071903004	Burcher G/S	112 Governors Square	Robert Douglas Burcher Jr.	Doug Burcher	0.07	No
25	0719 046	PSP Bldg	1968 Hwy 54W	Ravin Homes PSP *	Ravin Homes	1.29	Yes
26	0719 047	Fitness 54	1964 Highway 54 W	PTC Properties Inc		2.59	No
27	0719 038	Dive Shop	1954 Highway 54 West	Robert Carawan		1.57	No
28	0719 031	Autera Properties	1952 Highway 54 West	Autera Properties Inc.		1.39	No
29	0719 041	Animal Clinic	1963 Highway 54	Reichman Ransom LLC		2.39	No
30	0719 037	Antique Store	1971 Highway 54	Jaz Properties Inc.		0.98	No
						105.45	

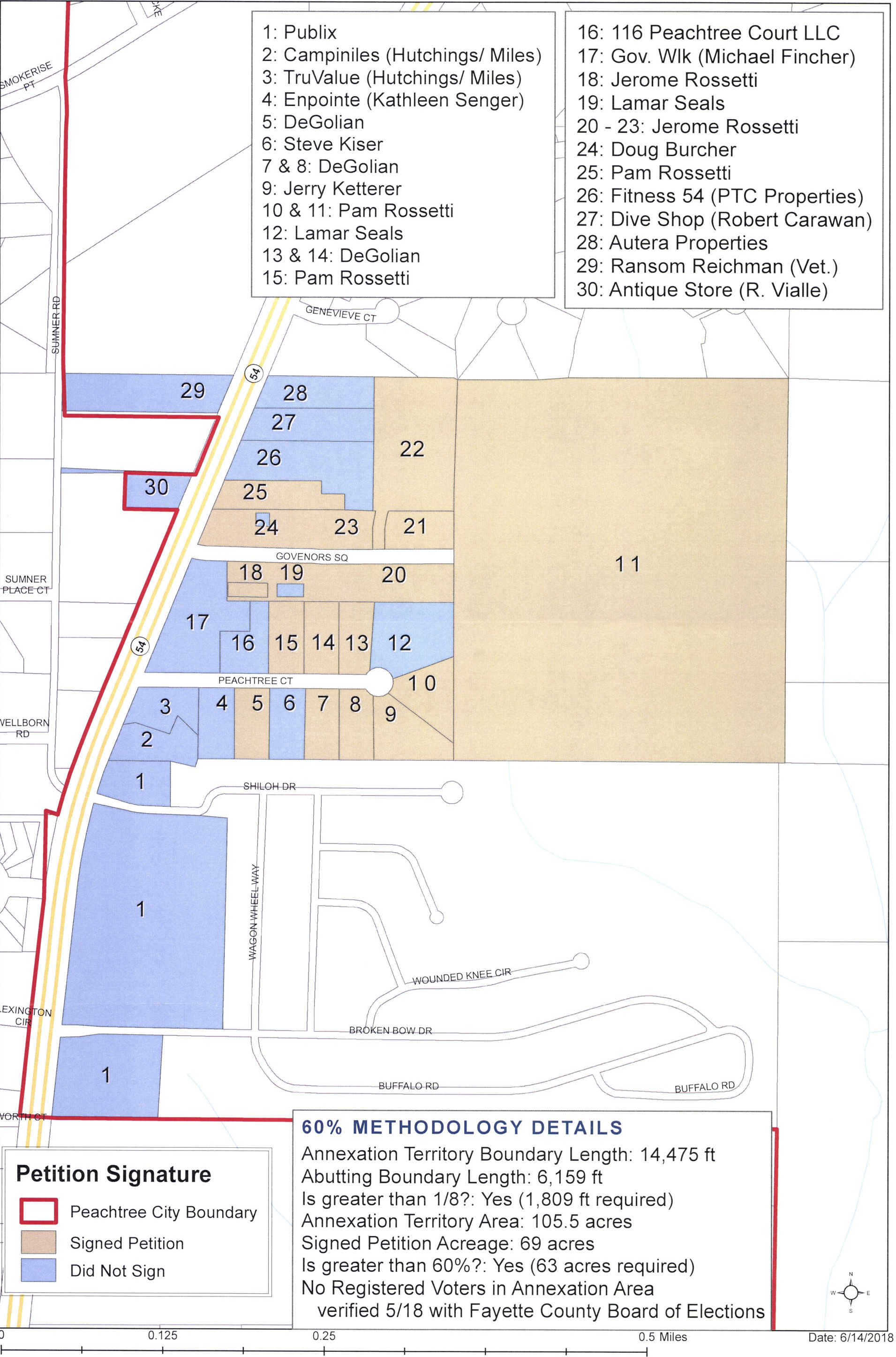
Mailing Addresses

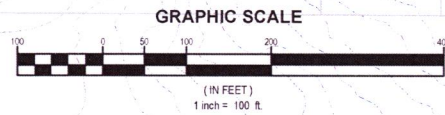
Ravin Homes & Ravin Homes PSP
1968 Highway 54W Suite A
Peachtree City GA 30269

Mirome LLC and DeGolian Residential
105 Governors Square Suite A
Peachtree City GA 30269

SR 54: EAST VILLAGE ANNEXATION

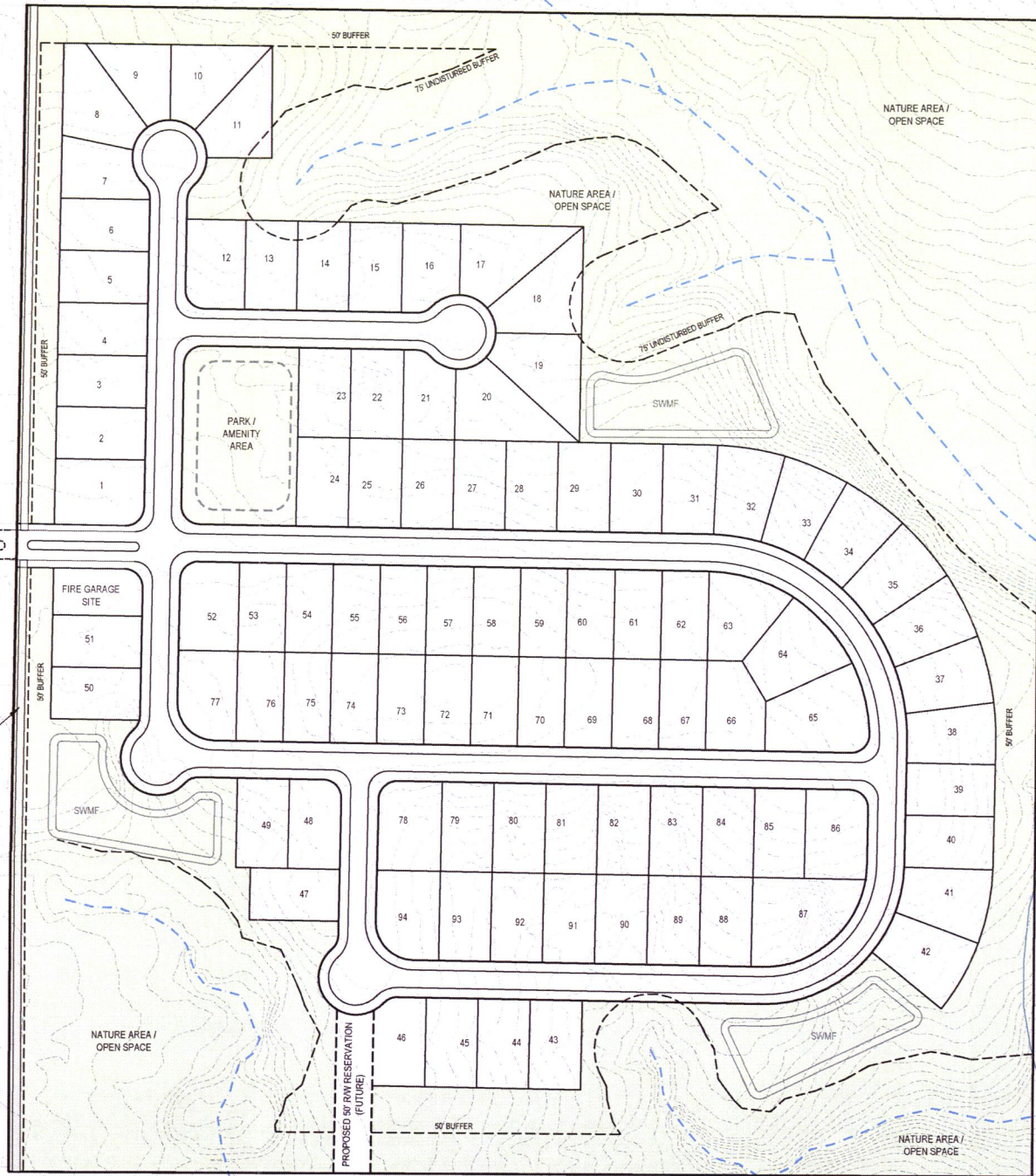
RAVIN HOMES & COMMERCIAL PARCELS





(CA WEST ZONE)
GRID NORTH

PROPOSED 10' TRAIL
TO BE LOCATED IN A 20'
WIDE PEDESTRIAN EASEMENT
(WITHIN THE PROPOSED 50' BUFFER)



25^{Years}1991-2016

Moore Bass

CONSULTING

TALLAHASSEE
ATLANTA
McDonough, Georgia 32033

(772) 314-5555 (FAX)

PROJECT NAME

GOVERNOR'S SQUARE
PEACHTREE CITY, GA

CLIENT NAME

BRENT HOLDINGS, LLC

REVISIONS

NO.	DESCRIPTION	DATE

MB

GOVERNORS SQUARE BASE-0

ARCHIVE

DATE

04-13-2018

FILE #

CONTRACT #

DRAWN BY

1200 KEYSTONE COURT
MCDONOUGH, GA 30233
LSE #1175

SEAL

SHEET TITLE

CONCEPTUAL
SITE
PLAN

SHEET

1.0

Ravin Homes / Brent Holdings - Highway 54E Annexation

Ravin Homes, Inc. and Brent Holdings, LLC respectfully requests the annexation of property adjacent to Highway 54 (East Side) Publix Supermarkets through 1952 HWY 54W as well as a 49.254 acre tract (owned by Ravin) immediately behind Governors Square. It is our intention to develop the 49.254 acres for residential housing and request to rezone this property to LUR for the purpose of 94 single-family homes. This location in Peachtree City has all attributes of a Village – on the north west side of GA 54 there is single family residential, Town Homes, Commercial, schools. This proposed annexation brings in additional commercial that includes a grocery store, department store, several smaller commercial developments and additional single family residential uses. All these uses contribute to the village concept in Peachtree City.

Ravin Homes is the owner of 49.254 acres located at the terminus of Governor's Square currently zoned AR in unincorporated Fayette County. We respectfully request to rezone the residential portion of this annexation to LUR medium Density for the purpose of 94 single family lots – 1.9 DU/ac. The proposed density is in accordance with the goal in the comprehensive plan to step down the intensity toward the City boundaries. The plan also consists of:

- a. 50 foot buffer around the property.
- b. 24.2 acres of gross open space or 49% – natural areas protect the creeks as defined as a goal in the Comprehensive Plan
- c. Lot set aside for public safety
- d. space designated for future right of way for connectivity
- e. cart path easement through the buffer from the south side of the property to the north side.

The proposed annexation of this property will also immediately generate a significant amount of tax revenue for Peachtree City as a result of the businesses on the property included in the annexation. Based on the 2017 taxes of the developed properties, the assessed tax base will increase by nearly \$11,000,000. This would include, but is not limited to; Publix, Steinmart, Kaufman Tire, and the entirety of both Governors Corner and Governors Square. This annexation allows the annexed properties to redevelop and in some cases develop in accordance to the plans and ordinances of the City of Peachtree City. Additionally, the residential development of the 49.254- acre tract behind Governors Square will also generate increased tax revenues and fees for the City as the homes are completed.

The annexation will require basic police protection for the residential, office, and retail areas. Response times for both Police and Fire Department personnel should be similar to existing areas on the opposite side of HWY 54 that are currently within the city limits.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

FROM: Jonathan Rorie, City Manager 

DATE: August 7, 2018

SUBJECT: Visiting Judge Agreement

August 16, 2018 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the agreement with Mr. Clay Collins to sit as the Visiting Municipal Court Judge for Peachtree City effective September 1, 2018.

Discussion:

Mr. Stephen D. Ott, has been the City's Municipal Court Judge since January 1, 2006. Mr. Ott has recently been appointed as an Associate Juvenile Court Judge with the Griffin Judicial Circuit to begin September 1, 2018. To allow the City time to properly make a permanent replacement, staff would like to utilize Mr. Clay Collins as visiting Municipal Court Judge through the end of October. Mr. Collins is currently the sitting Municipal Court Judge for the Cities of Newnan and Palmetto and has filled in for Judge Ott as a visiting Judge in the past for Peachtree City. Please find a copy of the agreement with Mr. Collins attached.

Budget Impact:

Funds are available in the Municipal Court general ledger account #100-2650-521265. There will be no negative budgetary impact.

Attachments
Agreement

kbb/Council Reports/Budget Amendments for FY2018

MUNICIPAL COURT JUDICIAL SERVICES AGREEMENT

This agreement (the "**Agreement**") is by and between the City of Peachtree City, a municipal corporation (the "City") and Clay Collins ("Collins"), and is dated the _____ day of August, 2018.

RECITALS

- A. The City operates a Municipal Court pursuant to Georgia Law.
- B. The Mayor and City Council have previously accepted Collins as a visiting Judge for the Municipal Court of Peachtree City.
- C. The City and Collins desire to enter into an agreement setting forth the relative rights, duties and obligations of the Parties;

Now, therefore, in consideration of the mutual promises and covenants set forth below, the sufficiency of which is acknowledged by the parties, it is agreed as follows:

1. **Appointment** - Effective September 1, 2018, Collins is appointed to be the judge of the Municipal Court of Peachtree City. Said term shall terminate on November 1, 2018, unless sooner terminated as may be provided by law. The term may be extended from month to month with the consent of both parties.
2. **Term** - The term of this agreement shall be from September 1, 2018 through October 31, 2018.
3. **Duties** – Collins agrees to serve as the Municipal Court Judge for the City of Peachtree City with all the powers, duties, privileges and obligations which said office confers and in accordance with this Agreement and as required by the City's ordinances, the constitutions and laws of the state of Georgia and the United States, and all other applicable laws and treaties. Collins shall abide by the Georgia Rules of Judicial Conduct. Collins shall at all times maintain his status as a licensed attorney in the state of Georgia in active status. The services to be provided will include regularly scheduled court sessions and any administrative work and out-of-court work done by the Municipal Court Judge, and all time expended for judicial education. In addition to regularly scheduled sessions of the Peachtree City Municipal Court, the Judge shall conduct arraignments, probable cause hearings, bail hearings, or other court hearings as may be necessary and shall otherwise

be available, as needed to provide the Municipal Court. Collins shall also use his best efforts to improve the City's Court by advancing the causes of justice, impartiality, fairness and efficiency in all of the Court's business.

4. **Compensation** - The City shall compensate Collins at the rate of \$150.00 per hour for all his time, both judicial and administrative.
5. **Judges Pro Tem** - In the event that Collins is unable to serve due to disability, illness and/or absence, it shall be his responsibility to so notify the City and to make arrangements for the presence of a Judge pro tem. All Judges pro tem shall be qualified to hold the position of Judge of the Municipal Court, as provided herein. Judges pro tem shall be paid by the City.
6. **Status** - Collins will be an independent contractor, and shall pay all of his own withholding taxes, social security taxes, and any other payroll taxes.
7. **Termination** - This agreement shall be in effect during the term specified in paragraph two unless terminated by mutual agreement or according to law. The City shall release Collins from his obligations under this contract if Collins accepts a full time judicial appointment, in which case Collins will release the City from its obligations.
8. **General Rule** - The parties agree that the applicable provisions of Georgia Law and Uniform Court Rules which govern the election, term, vacancies, removal, selection, responsibilities and authorities of presiding judges in courts of limited jurisdiction, shall be applicable to all court operations and personnel.
9. **Qualification** - Collins declares that he is, and shall at all times during the term of this Agreement be, qualified to serve as a Municipal Court Judge.
10. **Indemnity Agreement** - The City shall defend, indemnify and hold Collins and/or pro tem judges that may serve in his absence, harmless from any and all claims arising out of the good faith performance of his duties and functions as the Peachtree City Municipal Court Judge.

11. **Mediation and Arbitration** - Should any dispute arise between the parties, the disputed matter shall be submitted to mediation as a condition precedent to the initiation of any civil proceedings. The parties shall each pay their own costs associated with mediation and shall each pay one half of the mediator's fees.

Clay Collins

Mayor or designee

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: David Borkowski, P.E., City Engineer 

DATE: August 8, 2018

SUBJECT: Stormwater Maintenance Agreements – Golf Rider.
August 16, 2018, City Council Meeting

Recommendation:

Staff recommends that City Council Authorize the Mayor to sign the attached stormwater maintenance agreements with Golf Rider.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

Golf Rider has submitted their agreement to the City and staff recommends signing the agreements in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Record and return to:

Cinnamon Mack
City of Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of JULY, 2018, by and between FRANK KADKHODAIAN, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as LOT 129 7th DISTRICT - 112 HUDDLESTON ROAD, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 1574, Page 311 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "GOLF RIDER - 112 HUDDLESTON ROAD," dated 3/24/17, and approved by the City on 5/23/17 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Witness

Nelson S Bryan
Notary Public

My commission expires: 7-30-2021



[Signature] (Corporate Seal)
[Signature] (Owner)

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (City Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Frank Kadkhodaian

Name

112 Huddleston Road

Address

Peachtree City, Ga. 30269

City/State/Zip

678-472-1190

Telephone Number

frank@golfrider.com

E-mail address

Fax Number

Approved as to Form:

City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul Salvatore, Financial Services Director *PS.*

DATE: August 10, 2018

SUBJECT: Public Hearing – 2018 Millage Rates

August 16, 2018 Public Hearing – 6:30 PM

Recommendation:

Hold the third of three public hearings required by state law to gain public input on the proposed Peachtree City millage rates for 2018 (FY 2019 budget).

Discussion:

Staff will present a very brief Powerpoint presentation explaining the proposed millage rates for the 2018 tax levy and will answer any questions. Members of the public will then be invited to speak on the matter. The proposal is to keep the Maintenance & Operation millage rate at the current rate of 6.232 mills, and to lower the Bond millage rate from the current rate of 0.273 to 0.176 mills. Adoption of the 2018 millage rates will follow as a separate agenda item.

Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Paul Salvatore, Financial Services Director *PS.*

DATE: August 10, 2018

SUBJECT: Adoption of 2018 Millage Rates

August 16, 2018 City Council Meeting

Recommendation:

Adopt the Bond millage rate at 0.176 mills and the Maintenance and Operation millage rate at 6.232 mills.

Discussion:

Council has held the three public hearings required by state law and may now take action to adopt the Peachtree City millage rates for the 2018 tax levy. As explained at the public hearings, the bond millage rate will be reduced from 0.273 mills to 0.176 mills, and the M&O millage rate will remain the same at 6.232 mills. The combined millage rate proposed for Peachtree City is 6.408 mills.

Budgetary Impact:

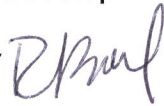
Approval of the proposed millage rates will authorize the 2018 tax levy, which is expected to generate a total of \$14,870,228 in M&O and Bond tax revenue, if the proposed rates are adopted.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 
Michael Warrix, AICP Planning and Development Director

FROM: Robin Cailloux, AICP Senior Planner 

DATE: July 13, 2018

SUBJECT: Public Hearing: Consider Variance Request, GR Zoning Rear Setback Requirement, 122 Masters Drive North
August 16, 2018 City Council Meeting

Case Number:	PV18-0007
Request:	Variance from Section 1004.4 (h), Zoning Ordinance 11-foot encroachment into 20-foot front setback
Property Location:	122 Masters Drive North
Current Zoning:	GR, General Residential
Parcel Size:	4,765 square feet (0.13 acres)
Property Owner/ Applicant	William Dye

Request

The Applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1004.4(h)] of the GR, General Residential zoning district which requires a minimum rear building setback of 20 feet. The Applicant proposes to extend the existing deck along the rear of the house, but the current deck encroaches into the required setback by 11 feet. The addition does not increase the existing encroachment, but the violation must be rectified before the construction can be approved.

As part of the variance application, the Applicant has included a justification narrative, site plans/ plat showing the proposed improvement in relation to the rear property line, and photos of the neighboring properties.

Subject Property

The lots in the Fairways subdivision are small lots, averaging about 5,000 square feet in area. The subject property slopes down from the street toward the rear property line and backs up to a City greenbelt and multi-use path.

122 Masters Drive North Variance Request

Page 2

At the time of construction (1994), the City's Building Department did not inspect decks for setback violations. Multiple properties in the Fairways have requested rear setback variances to enclose an existing deck or build a deck:

- 231 Masters Drive South in 1993 (denied)
- 124 Masters Drive North (the adjacent property) in 1999 and 2001 (both approved)
- 226 Masters Drive South in 1999 (approved)
- 216 Masters Drive South in 2002 (withdrawn)
- 108 Masters Drive North in 2005 (approved)
- 240 Masters Drive South in 2012 (approved)

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted if:

- (a) The request is in harmony with the intent of the zoning ordinance*
- (b) The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;*

Staff Comment: There are no special circumstances are applicable to the property that are not also shared by nearby lots.

- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;*

Staff Comment: Not granting the variance would preclude the applicant from expanding the deck.

- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;*

Staff Comment: There are no exceptional or extraordinary circumstances on the property that don't also apply to other lots in the Fairways subdivision

122 Masters Drive North Variance Request

Page 3

(d) *The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;*

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

(e) *The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and*

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare.

(f) *The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.*

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.

Recommendation

Should Council choose to approve the variance request, staff recommends the following condition:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the front setback than permitted by this variance (11 feet).

ATTACHMENTS



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00 + \$100
for each additional request

Receipt # _____
Date Filed 6/5/18
Case # PV18-0007
Office Use Only

VARIANCE LOCATION	Street Address <u>122 Master's Drive North</u> <u>Peachtree City GA 30269</u>	PROPERTY OWNER	Name <u>William Dye</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office		Phone <u>404-542-3311</u>
VARIANCE TYPE:	☐ Administrative ☐ Special Exception ☒ Variance (check one below)	PROPERTY INFO	Subdivision: <u>The Fairways</u>
	Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning		Phase: <u>II</u> Lot # <u>44</u>
APPLICANT	Name <u>William Dye</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>122 Master's Drive North</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>404-542-3311, 770 486 5378</u> Email <u>w-dye@bellsouth.net</u>		

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	_____ Years	
	5.) What is the required setback?	_____ Feet	
	6.) How much of a variance is being requested?	_____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	_____	
	6.) How much of a variance is being requested?	_____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) <u>Extend existing deck structure</u> <u>15ft to the edge of house.</u> <u>J. ROBERT ADAMS CO. (BUILDER)</u>
	1.) Is a current survey included with the application?	☐ Yes ☒ No	
	2.) How much of a variance is being requested?	<u>8</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☒ No	

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: William A Dye Date 5/23/2018

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: <u>[Signature]</u>	☐ Approved ☐ Denied
Date of Acceptance: <u>6/5/2018</u>	Date of Hearing: <u>7/19/2018</u>	☐ Approved with Conditions

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: _____	Date of Acceptance: _____	Date of Public Hearing: _____

HOA approved - applicant sending
letter. Via phone call 6/5/2018 re www.peachtree-city.org

VARIANCE & APPEALS ORDINANCE

For the purpose of this ordinance, the following definitions shall apply: "Variance" means a request for a variance from the City Code of Ordinances.

A variance is a quasi-judicial exception from the law. There are three types of Variances in Peachtree City:

- (a) Administrative variance.
- (b) Special exception variance.
- (c) Variance.

Administrative variance:

These variances are reviewed by a special committee and do not require a public hearing. Applications may be considered only if these requirements are met:

- (a) The request only pertains to a zoning setback requirement;
- (b) The request only pertains to an existing setback violation;
- (c) The request is for an encroachment that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- (d) The setback violation being requested has been existing for at least one year; and
- (e) The property owner making the request is not the same property owner who was responsible for the violation.

Special exception variance:

This type of variance must be reviewed by the Planning Commission and the City Council. A special exception variance may be considered for only the following:

- (a) A decrease of not more than 25 percent of the minimum building setback; provided that the property line in question and the associated building setback adjoins a city-owned greenbelt or open space and there is no other possible location on the property that would accommodate the proposed building expansion without encroaching into the established building setback.
- (b) A decrease of not more than 25 percent in the minimum number of parking spaces required by the city's parking ordinance; provided the applicant identifies on the site plan where this parking would be located if needed in the future.
- (c) An increase in the maximum height of a fence or wall; only if:
 - (1) Such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood;
 - (2) Such greater height is justified by requirements for security of persons or property in the area;
 - (3) Such greater height is justified for topographic reasons; or
 - (4) Such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

In no case shall a special exception variance be granted from the conditions of approval imposed on a parcel through a zoning change granted by the city council.

Variance:

A request for variance shall be heard by the city council at a public hearing. An application for a Variance will only be considered complete when these 5 items are included:

- (1) A completed variance application with payment
- (2) A site plan showing relevant information, including the proposed variance and measurements from property lines.
- (3) A detailed report answered how the 6 requirements to approve a variance are met
- (4) Digital photographs or other supporting graphics
- (5) Letters of support from adjacent property owners and the HOA if applicable.

Site Plan

You must provide a drawing of the proposed variance on a legal plat of the property. If you do not have a legal plat, a copy is available at the Fayette County Clerk's office. In some cases, the City may have a copy of your plat.

The drawing should be to scale if possible, and distances from property lines must be included.

Detailed Report Providing Support for Request

Please provide a written report stating how your request for variance meets the following criteria:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
- (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

Digital Photographs and Other Graphics

Please include photos of the property showing the existing conditions. You may also submit printed copies of these photos, but they should be high quality to allow reproduction for distribution to City Council.

Letters of Support

Although not necessary, having letters of support from all adjacent property owners and the HOA (if applicable) is very helpful.

N/F
THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

N 88°53'40" E

S 81°01'27" E
619.19' TO INTX OF BRAELINN RD.
& PEACHTREE PARKWAY

— Existing
— proposed
addition

43

44
FOUNDATION

45
VACANT

MASTERS DRIVE
NORTH

C-28
R=276.00'
L=50.19'
T=25.16'
CH=50.12'
BRG=S 87°02'37" W
D=10°25'09"

52



51

EQUIPMENT USED IN PREPARING THIS
PLAT: TOPCON GTS 2B WITH EDM,
100' STEEL TAPE

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A

I HAVE THIS DATE, EXAMINED THE
'FIA OFFICIAL FLOOD HAZARD MAP'
AND FOUND REFERENCED LOT XXX

**Support for Variance Request
122 Master's Drive**

The purpose of this variance is to allow for the extension of an existing deck. maximum depth of 12 feet at the rear of the house. The deck will allow for the owner occupant to overlook and appreciate the greenbelt located behind the property.

The property located at 122 Master's Drive is a 3,050 sq. ft. home located on a 0.11 acre lot. The rear of the property backs up to a green belt and there are residential houses within 20 feet of the dwelling on either side. The lot itself has a downward slope towards the greenbelt at the rear of the property, which minimizes the utility of the space behind the house. As with houses of this size on small lots, the foundation is within a foot or two of the build line. This condition does not allow for the addition of any deck structure onto the rear of the property. The proposed extension of the deck does not require further encroachment on the rear property line than what already exists with the existing nonconforming deck structure. Furthermore, as shown in the pictures of neighboring homes, the vast majority of homes in this neighborhood and community enjoy similar deck and/or sunrooms overlooking the shared greenbelt. In fact, records show that 2 variances were provided for the neighboring home located at 124 Master's Drive. The first variance, in 1999, was to allow for a deck that extends 9.1 feet beyond the build-line. At the same address, a second variance was granted in 2001 to allow the same deck to be enclosed and converted into a sunroom. Finally, the proposed deck will not result in any land disturbance or the removal of any trees.

One of the major considerations at the time of purchase of this home was that the owner occupant could enjoy the greenbelt located behind the property. Given the aforementioned conditions, the owner occupant could not enjoy this wonderful greenbelt area behind their home, without the use of their deck.

THERE IS APPROX. 60'-0" OF GREEN SPACE FROM PROPERTY TO THE CART PATH.

DECK & SCREEN PORCH PROBABLY INSTALLED WHEN THE HOUSE WAS BUILT.

W M Dy 5/23/18









CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 
Michael Warrix, AICP, Planning and Development Director

FROM: Robin Cailloux, AICP, Senior Planner 

DATE: July 13, 2018

SUBJECT: Public Hearing: Consider Variance Request, GR Zoning Rear Setback Requirement, 126 Masters Drive North
August 16, 2018 City Council Meeting

Case Number:	PV-18-0008
Request:	Variance from Section 1004.4(h), Zoning Ordinance 12-foot encroachment into 20-foot rear setback
Property Location:	126 Masters Drive North
Current Zoning:	GR, General Residential
Parcel Size:	6,960 square feet (0.16 acres)
Property Owner/ Applicant	Rick Olson

Request

The Applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1004.4(h)] of the GR, General Residential zoning district which requires a minimum rear building setback of 20 feet. The Applicant proposes to rebuild and expand an existing deck and staircase, encroaching into the rear setback by approximately 12.1 feet. The existing home is in compliance with other GR setbacks.

As part of the application, the Applicant has included a justification narrative, HOA approval letter, site plans/ plat showing the proposed improvement in relation to the rear property line, and a rendering of the planned improvements.

Subject Property

The subject property is generally rectangular and slopes from the front street down to the rear property line, where it adjoins a City greenbelt with a multi-use path. The existing home is generally centered on the lot.

126 Masters Drive North Variance Request

Page 2

At the time of construction in 1994, the City's Building Department did not inspect decks for setback violations. Multiple properties in the Fairways subdivision have rear setback variances to enclose an existing deck or build a deck:

- 231 Masters Drive South in 1993 (denied)
- 124 Masters Drive North (the adjacent property) in 1999 and 2001 (both approved)
- 226 Masters Drive South in 1999 (approved)
- 216 Masters Drive South in 2002 (withdrawn)
- 108 Masters Drive North in 2005 (approved)
- 240 Masters Drive South in 2012 (approved)

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted if:

- (a) The request is in harmony with the intent of the zoning ordinance*
- (b) The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;*

Staff Comment: There are no special circumstances are applicable to the property that are not also shared by nearby lots.

- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;*

Staff Comment: Not granting the variance would preclude the applicant from expanding the deck.

- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;*

126 Masters Drive North Variance Request

Page 3

Staff Comment: There are no exceptional or extraordinary circumstances on the property that don't also apply to other lots in the Fairways subdivision

(d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

(e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare.

(f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.

Recommendation

Should Council choose to approve the variance request, staff recommends the following condition:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the front setback than permitted by this variance (12.1 feet).

ATTACHMENTS



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00 + \$100
for each additional request

Receipt # _____
Date Filed ____ / ____ / ____
Case # _____
Office Use Only

VARIANCE LOCATION	Street Address <u>126 Master's Drive N.</u> <u>Peachtree City GA 30269</u>	PROPERTY OWNER	Name <u>Rick Olson</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning		Phone <u>404-993-2622</u>
APPLICANT	Name <u>Rick Olson</u>	PROPERTY INFO	Email <u>olson320@yahoo.com</u>
	Address <u>126 Master's Dr. North</u> City, State, Zip <u>Peachtree City GA 30269</u> Phone # <u>404-993-2622</u> Email <u>olson320@yahoo.com</u>		Subdivision: <u>The Fairways</u> Phase: <u>II</u> Lot # <u>42</u>
		SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☒ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) _____ _____ _____ _____ _____
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	_____ Years	
	5.) What is the required setback?	_____ Feet	
	6.) How much of a variance is being requested?	_____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) _____ _____ _____ _____ _____
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	_____	
	6.) How much of a variance is being requested?	_____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application) <u>Reconstruct decks on rear of house.</u> <u>UNKNOWN - IT WAS ADDED BEFORE US.</u>
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>12.1</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☒ No	

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: Rick Olson Date MAY 30, 2018

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied ☐ Approved with Conditions
Date of Acceptance: _____	Date of Hearing: _____	

SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:		
Signature: _____	Date of Acceptance: _____	Date of Public Hearing: _____	

Fairways Community Association, INC
P.O. Box 536
Sharpsburg, GA 30277

NOTICE OF APPROVAL

June 15, 2018

Rick & Laura Olson
126 Masters Drive North
Peachtree City GA 30269

RE: 126 Masters Drive North

Dear Owner:

Your Request for Architectural Change has been approved.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

Application Request 2018-0012 is approved.

Specifically you have been approved to:

- 1. Replace deck as requested in the request.**
- 2. Install fence as described in the request.**

You must follow all local building codes and setback requirements when making any change. For some work a Building Permit may be needed. This can be applied for at the City Offices. Please be aware that under Article 6, Section 10 of the Covenants this approval expires after 120 days from the date of this letter (meaning that all work must be completed within the 120 days allowed) with the exception of approvals related to Covenant Infractions. Infractions must be corrected within 10 days. **Please contact your property manager after the task has been completed.**

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,
Fairways Community Association, INC
ALC Committee
and Board of Directors

LOT 42 **THE FAIRWAYS, PHASE II**

PLAT BOOK 23, PAGE 93

SETBACKS (HOUSE SEPARATION) PER S/D PLAT:
 ONE-FAMILY DWELLING, DETACHED

FRONT: 15' TO HOUSE, 20' TO GARAGE, MEASURED
 TO BACK OF CURB.

SIDE TO SIDE: 10'

REAR TO SIDE: 20'

SIDE TO STREET: 10'

REAR TO REAR: 40'

REAR TO PROJECT BOUNDARY OR GREENBELT: 20'

N/F
 CITY GREENBELT

S. TRACT
 63-464 AND
 GEORGIA

C. OLSON
 ETTE COUNTY,

' CONSTRUCTION

STANCES.

'Y LINE.

SHOWN.

IS, RESTRICTIONS, COVENANTS, ZONING
 BUFFERS, AND RIGHTS-OF-WAY SHOWN

NO INVESTIGATION AS TO THE EXISTENCE
 ES AND/OR STRUCTURES. BEFORE ANY LAND
) UTILITIES SHOULD BE IDENTIFIED AND
 ASSUMES NO LIABILITY FOR LOSS OR
 ISTURBANCE OF UNDERGROUND UTILITIES

— Existing footprint
 — Proposed additional
 footprint

LOT 41
 THE FAIRWAYS, PHASE II
 PLAT BOOK 23, PAGE 93

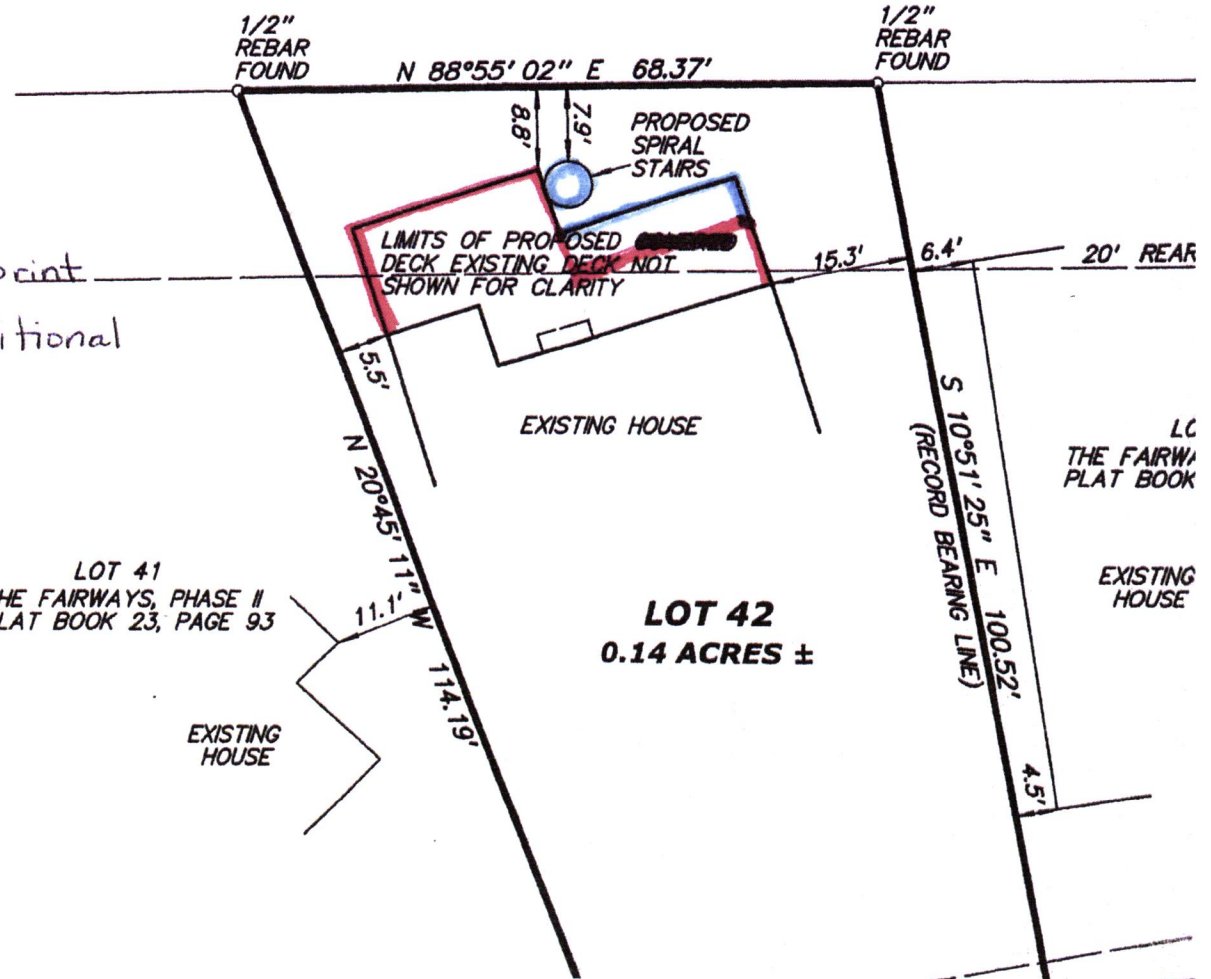
EXISTING
 HOUSE

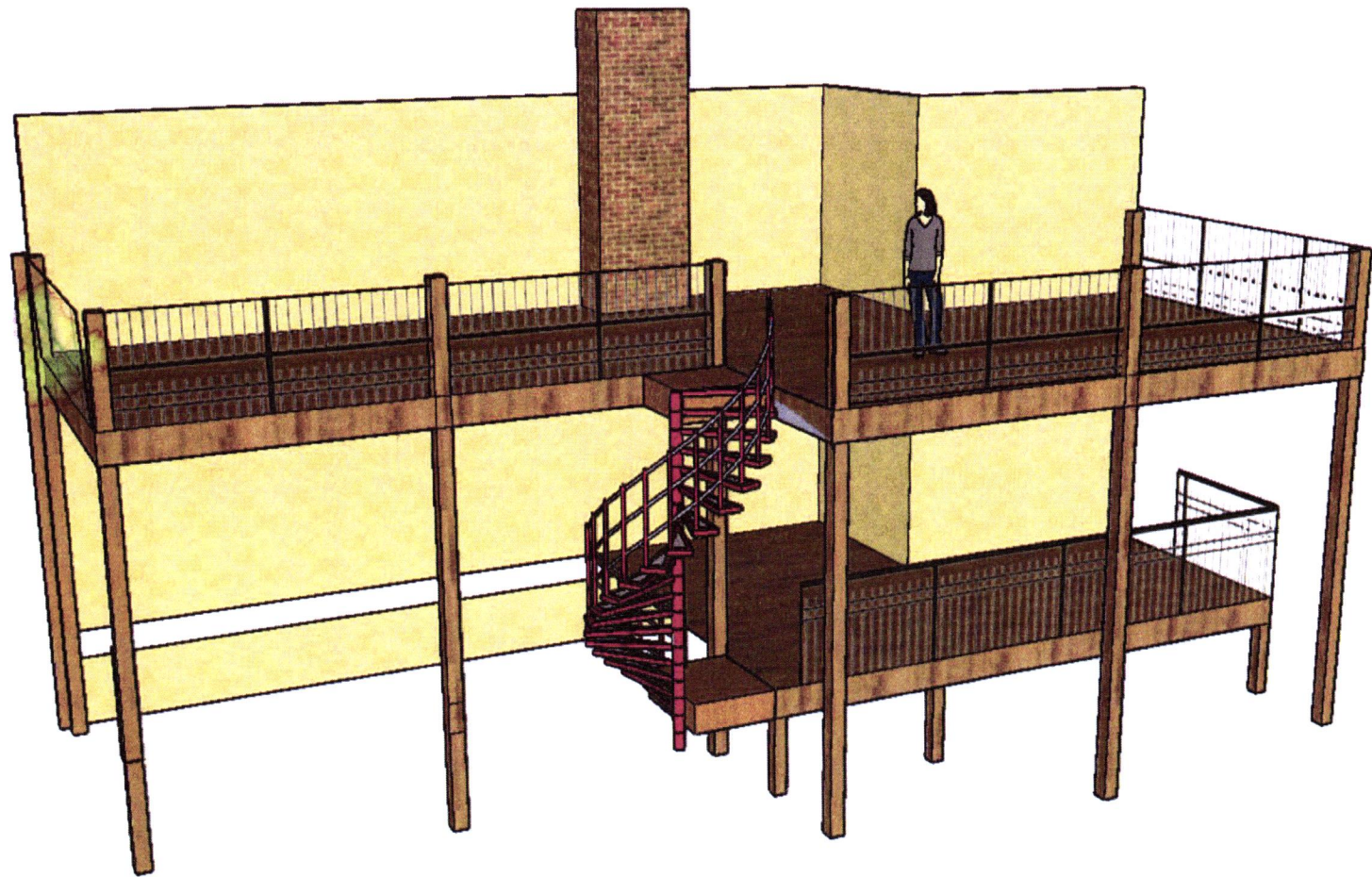
EXISTING HOUSE

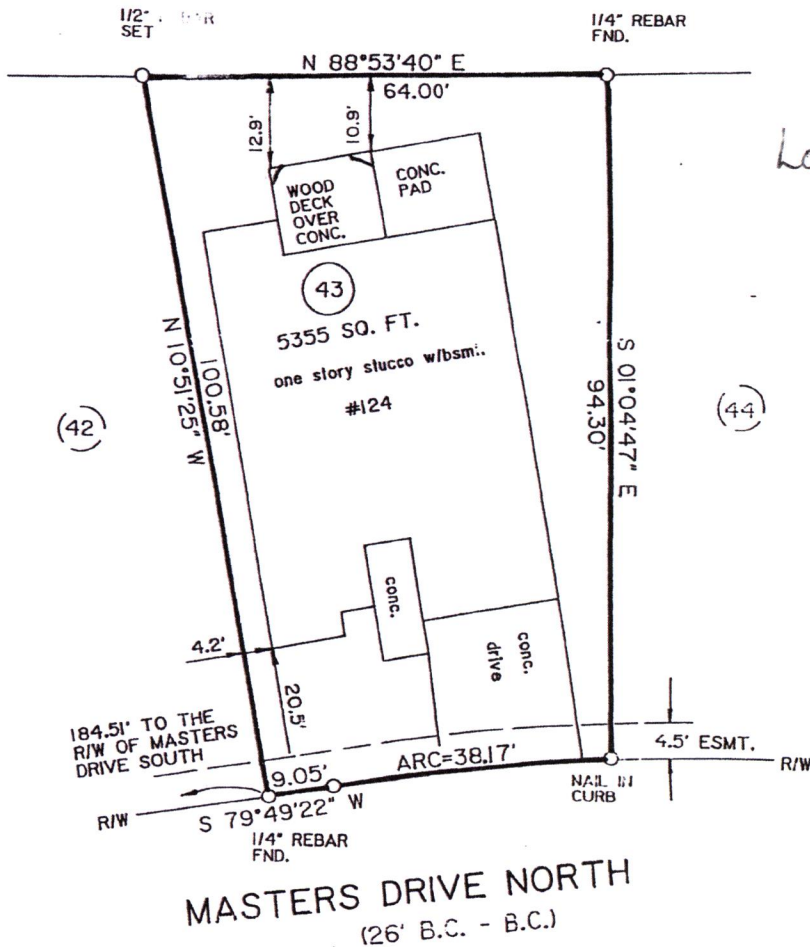
LOT 42
 0.14 ACRES ±

LC
 THE FAIRWA
 PLAT BOOK

EXISTING
 HOUSE





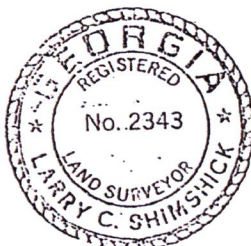


Lot 43
NEXT DECK

SETBACKS: (HOUSE SEPARATION)
FRONT: TO HOUSE, 20' TO GARAGE, MEASURED TO BACK OF CURB.
SIDE TO SIDE: 10'
REAR TO SIDE: 20'
SIDE TO STREET: 10'
REAR TO REAR: 40'
REAR TO PROJECT BOUNDARY OR GREENBELT: 20'

NOTE:
REVISED 03-17-99 ONLY TO
FIELD MEASURE THE TWO REAR
DISTANCES ON THE WOOD DECK.

In my opinion, this property does not
lie within the 100 year flood plain
according to the HUD Flood Plain
Map No. 130076 0090 D
Dated: MARCH 18, 1996



In my opinion, this plat is a correct
representation of the land platted and
has been prepared in conformity with
the minimum standards and require-
ments by law.

Larry C. Shimshick
Larry C. Shimshick, R.L.S.

PREPARED FOR:

HERMAN E. PEARSON & ANICE P. PEARSON

SUBDIVISION: THE FAIRWAYS SUBDIVISION PHASE II		P.B. 23, PG. 93.
LOT: 43	LAND LOT: 4I	DATE: 3-25-94
BLOCK:	DISTRICT: 6TH	REV: 8-16-96, 03-17-99
SCALE: 1"=20'	COUNTY: FAYETTE, GA.	JOB NO: 9403110

jefferson
consultants

consulting engineers • surveyors • planners

P.O. BOX 2627

PEACHTREE CITY

487-9805

GEORGIA

30269

487-9220

**Support for Variance Request
126 Master's Drive**

The purpose of this variance is to allow for the removal of a deck that is in disrepair and the construction of a new uncovered deck with a maximum depth of 12 feet at the rear of the house. The deck will allow for the owner occupant to overlook and appreciate the greenbelt located behind the property.

Physical Conditions of Property:

The property located at 126 Master's Drive is a 3,400 sq. ft. home located on a 0.14 acre lot. The rear of the property backs up to a green belt and there are residential houses within 22 feet of the dwelling on either side. The lot itself has an approximate 20-25 degree downward slope towards the greenbelt at the rear of the property, which minimizes the utility of the space behind the house. Additionally, the shape of the lot is slightly skewed such that the NE corner of the foundation wall is closer to the rear property line and it is placed right at the build line. This condition does not allow for the addition of any deck structure onto the rear of the property; although, there has been a preexisting structure on the home since before the owner occupant purchased the home. The footprint of the new proposed deck does not encroach on the rear property any more than the existing deck structure.

Surrounding Properties and Land:

As shown in the pictures of neighboring homes, the vast majority of homes in this neighborhood and community enjoy similar decks and/or sunrooms overlooking the shared greenbelt. In fact, records show that 2 variances were provided for the neighboring home located at 124 Master's Drive. The first variance, in 1999, was to allow for a deck that extends 9.1 feet beyond the build-line. At the same address, a second variance was granted in 2001 to allow the same deck to be enclosed and converted into a sunroom. Lastly, the proposed deck will not result in any land disturbance or the removal of any trees.

One of the major considerations at the time of purchase of this home was that the owner occupant could enjoy the greenbelt located behind the property. Given the aforementioned conditions, the owner occupant could not enjoy this wonderful greenbelt area behind their house without their deck.













CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: Jonathan Rorie, City Manager
Paul Salvatore, Director of Financial Services *P.S.*
Angela Egan, Purchasing Agent *AE*

FROM: Joe O'Connor, Fire Chief

DATE: August 10, 2018

SUBJECT: Amend FY18 Budget, Accept Donation, and Authorize Purchase of
Advanced Life Support Patient Simulator
August 16, 2018 *City Council Agenda*

RECOMMENDATION:

Staff requests authorization from the Mayor and City Council to amend the budget, to accept a donation, and for the purchase of one Advanced Life Support Patient Simulator from Gaumard Scientific, Inc. for a total delivered price of \$ 41,637.00.

DISCUSSION:

A working group of members of the Fire Department undertook an extensive side-by-side comparison of Advanced Life Support Patient Simulator in order to determine which would best meet the needs of the Department. Of the three models evaluated, the Gaumard Scientific HAL Adult Tetherless Simulator was determined to be the best value for our application. The quotes received were:

Laerdal Corporation	SimMan 3G	\$ 70,944.18
Gaumard Scientific, Inc.	HAL Adult Tetherless Simulator	\$ 41,637.00
Ambu	Ambu-Man Advanced (found lacking critical features)	\$ 9,256.20

The committee members' evaluation included availability of required features, life-like skin, anatomical accuracy, availability of extended warranty, quality of workmanship, operational training and technical support.

BUDGET IMPACT:

The 2018 EMS Operating budget included \$ 28,000 for this purchase. The Peachtree City Volunteer Firefighters Association have offered a donation of \$ 5,000.00 toward this purchase. The final \$10,000.00 will require a budget transfer from Fire Department's Professional Services 100-3510-521200 into the EMS Machinery and Equipment 100-3600-542050 to complete this purchase. The Department continues to evaluate the preventative maintenance options; any such purchase would be addressed in the 2020 operating budget request.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 18-25

DATE 08/13/2018

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2018 Budget Resolution to increase Emergency Management Services Machinery and Equipment for the purchase of an Advanced Life Support Patient Simulator.

Entered

Approved _____



Gaumard®
Simulators for Health Care Education

14700 SW 136th Street
Miami FL 33196
T: 305-971-3790 | F: 305-252-0755

Quotation

Quote Number: 42081
Quote Date: 05/07/18

Page: 1 of 2

Quoted To:

Peachtree City Fire Rescue
105 N Peachtree Pkwy
Peachtree City GA 30269-1732
USA

Ship To:

Peachtree City Fire Rescue
105 N Peachtree Pkwy
Peachtree City GA 30269-1732
USA

Customer ID	Good Through	Payment Terms	Shipping Method	Sales Representative
C110996	06/07/18	Net 20	UPS Ground	Paul Naghshineh

Qty.	Item	Description	Unit Price	Amount
1	S3101.PK.M	"HAL® medium skin tone adult tetherless simulator. Ordered at the time of initial purchase only Tetherless technology allows the communications, compressor, and power supply to be inside the simulator, eliminating external tubes, wires and compressors Automatic or manual modes Active eyes allow selection of pupillary response to light and blink rate Measure Osa using real oximeter Measure BP using real cuff Bowel sounds four quadrants Cyanosis responds to physiologic condition/interventions Convulsions and tremors ECGs generated in real time Defibrillate, cardiovert, and pace using real devices Share Images such as x-rays, CT scans, lab results Tablet PC Use our preprogrammed scenarios, modify them, or create new ones Wireless streaming audio Bilateral IV and IM Powerful and Intuitive UNI Software"	32,995.00	\$ 32,995.00
1	S3101.120	12 Lead ECG option for HAL® adult tetherless simulator. Ordered at the time of initial purchase only	4,595.00	\$ 4,595.00
1	S3101.078	CO2 Exhalation option for HAL® adult tetherless simulator. Ordered at the time of initial purchase only. Internal system; replaces standard lower leg with I/O leg	1,195.00	\$ 1,195.00

Prices and taxes are subject to change without notice.

To gather information about the products quote we invite you to visit our website: <http://www.gaumard.com>

If you should have any questions, please feel free to contact your sales representative Paul Naghshineh at paul.naghshineh@gaumard.com



Gaumard®
Simulators for Health Care Education

14700 SW 136th Street
Miami FL 33196
T: 305-971-3790 | F: 305-252-0755

Quotation

Quote Number: 42081
Quote Date: 05/07/18

Page: 2 of 2

Quoted To:

Peachtree City Fire Rescue
105 N Peachtree Pkwy
Peachtree City GA 30269-1732
USA

Ship To:

Peachtree City Fire Rescue
105 N Peachtree Pkwy
Peachtree City GA 30269-1732
USA

Qty.	Item	Description	Unit Price	Amount
1	S3101.INST	Training service and Installation for HAL® adult tetherless simulator. Region specific	2,500.00	\$ 2,500.00
Customer must supply Sales Tax Exempt Certificate and W-9 with Purchase Order, if applicable. Please note that the exact shipping charges and taxes will be determined at the time of shipment.			Subtotal	\$ 41,285.00
			Other Discounts	0.00
			Est. Sales Tax	2,739.59
			Est. Freight	352.00
			Total US\$	\$ 44,376.59
				0.00

Estimated shipping date: Approximately 6 to 8 weeks after receipt of order.
Shipment Via: UPS Ground

Prices and taxes are subject to change without notice.

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