City Council of Peachtree City
Agenda
August 16, 2007
7:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones

IV. Public Comment

V. Minutes
July 30, 2007, Special Called Meeting Minutes-a.m.
July 30, 2007, Special Called Meeting Minutes-p.m.
August 2, 2007, Regular Meeting Minutes
August 6, 2007, Special Called Meeting Minutes

VI. Consent Agenda
1. Alcohol License – Change in Licensee & License Representative – Rite-aid #11778, #11779, and #11780
2. Consider FY 2008 Official Intent Resolution
3. Consider Appointments to the Planning Commission – Martin Mullin, Theo Scott, Lynda Wojcik (Alternate)

VII. Old Agenda Items
07-07-08 Public Hearing – Consider Increase in Mayor and Council Salaries

VIII. New Agenda Items
08-07-01 Public Hearing – Consider Rezoning – Stephens Tract (21.120 acres), GI to GC
08-07-02 Public Hearing – Consider Rezoning – Haynes Tract, ER to R-43
08-07-03 Consider Local Government Lighting Project Agreement for Multi-use Tunnels at the SR 74 Sports Complex and Rockaway Road
08-07-04 Consider Approval of Peachtree City Tourism Association FY 2008 Budget
08-07-05 Consider Master Lease Agreement – Draw #5, 2007 Police Vehicles
08-07-06 Consider Lease Agreement for Police Department

IX. Council/Staff Topics
Planning Commission Update
Update on City's 50th Anniversary Celebration

X. Executive Session

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

City Council of Peachtree City
Minutes of Special Called Meeting
July 30, 2007
8:30 a.m.

The City Council of Peachtree City met in a special called meeting on Monday, July 30, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 8:30 a.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Cyndi Plunkett. Judi Rutherford was out of town.

The purpose of the special called meeting was to conduct a public hearing to discuss the millage rate for 2007.

Finance Director Paul Salvatore said the proposed millage rate for the 2007 tax year was 5.533 mills, the same as last year's rate. The millage rate for 2007 was now broken out into two components – maintenance & operation (M&O), 4.985 mills; and bond, 0.548 mills. (A copy of the PowerPoint presentation is included in the official meeting file.)

Salvatore continued that the 2007 tax digest had increased by approximately $79 million, or 4.49% over 2006. This increase would generate approximately $439,999 in additional tax revenue. Sixty percent of the digest increase was due to new growth, and 40% was due to reassessments of existing property. The increase in the tax revenue that came from reassessments (approximately $175,000) was considered a tax increase, although the combined millage rate would remain the same.

Salvatore showed a comparison of the City's tax rate to the Fayette County school tax (22.146 mills), Fayette County incorporated tax (5.432 mills), and the state tax (0.250 mills). The total tax would be 33.361 mills, which was a 0.264 mill decrease over the 2006 rate of 33.625 mills. Salvatore said the decrease in the overall tax bill would be approximately $21 for a property valued at $200,000.

Boone asked if the County's rollback was due to the EMS tax district. Salvatore said it was one of the factors, and he would have more information at the next public hearing.

No one from the public spoke for or against the proposed millage rate.

There being no further business to discuss, Kourajian moved to adjourn the meeting. Boone seconded. The motion carried unanimously. The meeting adjourned at 8:36 a.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Special Called Meeting
July 30, 2007
6:30 p.m.

The City Council of Peachtree City met in a special called meeting on Monday, July 30, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 6:30 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Cyndi Plunkett. Judi Rutherford was out of town.

The purpose of the special called meeting was to conduct a public hearing to discuss the millage rate for 2007.

Finance Director Paul Salvatore said the proposed millage rate for the 2007 tax year was 5.533 mills, the same as last year's rate. The millage rate for 2007 was now broken out into two components – maintenance & operation (M&O), 4.985 mills; and bond, 0.548 mills. (A copy of the PowerPoint presentation is included in the official meeting file.)

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Salvatore showed a comparison of the City's tax rate to the Fayette County school tax (22.146 mills), Fayette County incorporated tax (5.432 mills), and the state tax (0.250 mills). The total tax would be 33.361 mills, which was a 0.264 mill decrease over the 2006 rate of 33.625 mills. Salvatore said the decrease in the overall tax bill would be approximately $21 for a property valued at $200,000.

Tim Lydell said he was glad that the bonds would be broken out separately on the tax bill. He asked how, if the bond referendum for The Gathering Place and the Baseball Soccer Complex was approved in November, the interest would be paid for FY 2007-2008. Salvatore said the accrued interest on the bond would offset the interest payment that would be due before the end of the fiscal year. The remainder would be taken from the cash reserve. Lydell said it was good to use any additional reserve funds. He continued that he and the Mayor had discussed zero-based budgeting for the City. The City's biggest expense was people. He said Council had to look at staffing, develop more of a strategic plan, and look at adding new staff in more detail. He said he, and other members of the public, would be willing to help do that. Boone said he was also concerned about that, and that staff would be looking at the matter. He felt a good budget was in place.

Lydell said he was not opposed to higher taxes, but the City should do what it had money to do. He suggested that there be funds set aside to better advertise the budget hearings and millage rate hearings. He continued that other vehicles to publicize the hearings might be needed. He did not believe that people just did not care. Boone agreed and said he would like to see the chairs filled. Plunkett added that five people of the 85,000 in Fayette County attended the County's budget and millage rate hearings. Logsdon noted that there were funds in the FY 2008 budget to mail the City newsletter every month. He hoped that mailing the information would provide a better chance for residents to look to keep up with what was happening. Kourajian pointed out that, even when the newsletter had been mailed out before, no one attended the budget and millage hearings.

There being no further business to discuss, Boone moved to adjourn the meeting. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 6:51 p.m.

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Betsy Tyler, Acting City Clerk

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Harold K. Logsdon, Mayor

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Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Meeting
August 2, 2007
7:00 p.m.

The City Council of Peachtree City met Thursday, August 2, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:03 p.m. Other Council Members present: Steve Boone, Stuart Kourajian, and Cyndi Plunkett.

Announcements, Awards, Special Recognitions
Mayor Logsdon read a proclamation of appreciation for Danen Clarke, who lost his life, Brett Boot, and Brock Gardner, who received the Boy Scouts of America's Honor Medal with Crossed Palms for their efforts to save a friend. The proclamation was accepted by their parents. The parents presented the City with a copy of the Congressional Record from the day the young men's names were read for receiving the honor. Mayor Logsdon, Captain Stan Pye, and Major Mike Dupree recognized the graduates of the Citizens Police Academy.

Election and Oath of Office for Mayor Pro-tem
Boone nominated Kourajian for the office of mayor pro-tem. Logsdon seconded the nomination. The motion carried unanimously. Logsdon administered the oath of office.

Public Comment
There was no public comment.

Minutes
Kourajian moved to approve the June 14, 2007, budget workshop minutes; the July 12, 2007, workshop minutes; and the July 19, 2007, regular meeting minutes as written. Boone seconded. The motion carried unanimously.

Monthly Reports
Logsdon asked if Peachtree City 101 was on the calendar. Acting Administrative Services Director/City Clerk Betsy Tyler said the first class would be held on September 25, and was included on the calendar. Logsdon explained that Peachtree City 101 was a leadership program about the City's government. The program would have five sessions.

Consent Agenda

1. **Alcohol License – Change in License Representative – Pizza Hut**
2. **Alcohol License – Change in License Representative – Moe's Southwest Grill**
3. **Alcohol License – Change in License Representative – Kroger #422**
4. **Consider Budget Adjustment**

Boone moved to approve Consent Agenda items 1-4. Kourajian seconded. The motion carried unanimously.

Old Agenda Items
07-07-08 Public Hearing – Increase in Mayor and Council Salaries
Logsdon noted that this agenda item was primarily for public comment. There would not be a vote at this meeting.

Plunkett said she had received some e-mails with questions, including one from Lynda Wojcik, who asked if police officers had the same cost of living increase, whether their salaries would have kept up. Plunkett said she asked Finance Director Paul Salvatore, who reported that the beginning salary for a police officer in 1985 had been $13,314. Salvatore had applied the CPI inflation index factor and determined that the 1985 figure in 2006 dollars would be $24,912. Plunkett continued that an uncertified police officer hired today was paid an average of $30,942.

Plunkett said that another resident asked why the Council needed a pay increase for three one-hour meetings a month. She had asked the executive assistant to find the total number of hours for Council meetings held between June 15 and July 15, which included the budget workshops. The total for public meetings was 28.75 hours. During that time period, Plunkett also received and responded to 175 e-mails and a number of phone calls, for which she had not kept records. She continued that there were also five days of training out of the City. According to the Georgia Municipal Association (GMA), the average salary for council members in the state (cities of all sizes) was $12,363.68 for council members and $19,203.37 for mayors.

Tom O'Toole, Juan Matute, Richard Spain, and Dan Skelly spoke during the public hearing. Their comments included:

- The comments generally favored a salary increase.
- It was a matter of public service. Perhaps there were employee benefits, such as retirement plans or insurance, that could be extended to Council rather than a straight salary increase.
- It was obvious that serving on Council took a lot of time, but there needed to be a good explanation to the residents and employees regarding compensation in other cities.
- There was concern as to what hope an increase in Council's salary offered to public safety employees.
- The Mayor and Council and public safety salaries should be at the top of the mark.
- The increase should not be extended out to 2012, but should have a two-tiered phase-in.
- There were questions on whether public comment would be accepted at other meetings.

There was also discussion on the required procedure for the pay increase. City Attorney Ted Meeker went over the timeline and the required legal notice publication. The vote would be taken at the August 16 Council meeting following a second public hearing.

Kourajian said an increase would not affect him, except in the taxes he paid. He had looked over Plunkett's research. He supported an increase, but not immediately. He would like to see a certain percentage increase in the 2010 budget, with the remainder in the 2012 budget. It should be voted in for the next Council, not anyone currently serving. It would not be much of a hit as far as the budget, but would still be a 100% increase.

Logsdon said he was not prepared to take a position yet. He continued that state law looked at the matter exhaustively, including the time period during which it could be done, which took out a lot of concerns.

New Agenda Items

07-07-01 Adopt FY 2008 Budget Resolution

Salvatore said there had been several workshops, and the required public hearings had been held. It was time to adopt the budget resolution. The supporting documents for the resolution were the same as presented at the public hearings. There had been no changes as a result of the public hearings.

Kourajian moved to adopt the FY 2008 budget resolution and confirm the supporting budget summaries. Plunkett seconded.

Boone said he wanted to make it perfectly clear that the City was not increasing the millage rate. The budget was very aggressive with public safety and had included new public safety personnel, full-time and part-time, and increased pay for beginning police officers through the rank of corporal, which cost money. The Police Department was currently short seven officers. The increase in starting pay would, hopefully, stabilize attrition. Also, an additional person would be added to the Finance Department due to new audit requirements. He challenged Salvatore and City Manager Bernard McMullen to monitor the budget closely and keep it in line with what was programmed. Boone said staff had done a fine job in developing the budget, especially with the input and guidance from Council.

The motion carried unanimously.

08-07-02 Presentation from Peninsula Subdivision Homeowners Concerning Traffic and Golf Cart Paths

Anthony DiNota spoke on behalf of many residents in the Peninsula and Stoneybrook subdivisions, and other subdivisions along Peachtree Parkway North, regarding Safe Travel on Peachtree Parkway (STOPP) for automobiles and golf carts. (A copy of his PowerPoint presentation is included in the official meeting file.) He said the objective was to restore the quality of life that was desired by moving to the City, by ensuring safe driving, walking, and cart path availability for our children. The goals and objectives included improving vehicle flow entering and exiting the Peninsula/Stoneybrook subdivisions, improving cart crossings and cart access for homeowners, reducing vehicle speed on the Parkway, and presenting problems and solutions. He said there should be a comprehensive look at the northern portion of the Parkway from SR 54 to SR 74.

DiNota continued there was a high volume of vehicles using the Parkway, and speed was a serious concern. The topography led to the increased speed. It was a cut through to avoid the SR 74/SR 54 intersection. The increase in traffic was getting critical with the expansion of the Kedron Village commercial area. The cart crossings were not keeping up with current traffic and were a significant safety risk. Law enforcement was an effective tactical solution when the Police Department was able to patrol the area. The subdivision residents could not exit their subdivisions safely based on the traffic flow and speed.

DiNota looked at the conditions that led to the current situation, including the fact that the north end of the Parkway was designed for a much smaller population, commercial development, the original assumptions were no longer valid, the population around the City's perimeter had grown, more than 10,000 golf carts used the paths, and 15-year olds did not make the best choices. Safety must be designed into the process.

The recommendations for vehicle traffic included a four-way stop, which would have the lowest financial impact, but resulted in the highest traffic queuing; a traffic light, which was expensive, yet highly effective, but deteriorated the residential feel of the area; and roundabouts, which were reasonably priced, maintained the natural look, reduced queuing, and fit in the existing space. DiNota added that roundabouts also did not slow EMS vehicles when well designed and could provide an effective, attractive and high quality solution by adding textured pavement, split medians, and landscaping.

DiNota suggested that the next steps include adding the Peninsula/Stoneybrook vehicle issue to the traffic study group analyzing problems on the Parkway; investigating permit/approvals for an additional path bridge at Lake Kedron (wooden, at an estimated cost of $91,000); budgeting resources for new cart paths along both sides of the Parkway to eliminate the need for most of the crossings; exploring federal/state financial grants, including the Georgia Safe Routes to Schools ($100,000 to $500,000); agreement on the issues; and developing a timeline for corrective action. DiNota said the Safe Routes to Schools program was designed to get kids out of cars and targeted areas within two miles of a school. DiNota added that they wanted to be part of the discussion and understood any solution would be long-term.

Logsdon told DiNota that the issues were real, and he realized the residents were not "crying wolf." He had also suggested building a bridge for carts on the east side of the road. Staff needed to get involved to see what could be accomplished.

Plunkett asked if the City had the necessary right-of-way to four-lane the road. McMullen said the City had the right-of-way. Plunkett said the City then had the right-of-way needed to put in a path on the east side. She asked the cost. McMullen said it was approximately $75 per linear foot. Kourajian asked that staff come back with an accurate answer.

Boone asked if the same permitting required for the other current projects would be required to build another bridge over the lake. City Engineer Dave Borkowski there would be several issues involving a bridge, including buffer and wetlands permits. He added that City standards required a steel bridge as opposed to a wooden one, and the cost estimate would be more in the $300,000 range. He said he would meet with the homeowners, so both parties would be educated on what was needed.

Logsdon directed staff to get with the homeowners and come up with some options. Plunkett asked McMullen if he had a timeline. McMullen said they could get the initial report to Council in two months. Council asked for the report at the first meeting in October.

08-07-03 Discussion on Establishing a Franchise Agreement for Trash Service

Tyler noted that Council last looked at the possibility in January 2006. The issue had been hotly discussed, and Council did not pursue a franchise. At that time, the Preferred Provider had cancelled the agreement with the City because of the limit on price increases. With a franchise, the trucks on the roads would belong to one company. The wear and tear on the City's road would decrease, as would the cost of the road repairs. Staff was asked to look into the issue again due to changes in the services offered by some of the local providers.

Tyler went over the results of the citizen survey (a copy of the PowerPoint presentation is included in the official meeting file), which was advertised in newspapers, on the web site, and through the e-mail subscriber list. The survey was also available online, and hard copies were available to anyone who came to City Hall. A total of 82 surveys were submitted.

Tyler continued that the questions on the survey included whether or not the City should look at contracting with a single company for lower fees and increased services. The answers were Yes, 62.20%; No, 31.71%, and Don't Know, 6.10%. The survey also asked which current provider was used and the satisfaction level. Forty-two Allied Waste customers responded to the survey, 70% of them favored a single contract, and approximately 50% rated Allied Waste's service fair or poor.

Tyler added that many Allied Waste customers called City Hall with complaints, and their neighbors also called when Allied Waste was late for a pickup. Allsouth Robertson customers sent 17 responses, 53% of those favored a single contract, and all rated the service as excellent or good. CLM had 12 customers respond, 50% favoring a single contract, and all rating the service as excellent or good. Three Peach State customers responded, 67% favoring a single contract, and all rating the service as excellent or good. Peach State served a limited area.

Tyler continued that the survey also compared the possible change in services if the costs decreased. Approximately 68% desired weekly service, and approximately 85% had weekly service. Approximately 5% desired weekly service with two cans and currently had weekly with two cans. Approximately 5% had twice weekly service, and approximately 23% desired it. Currently, approximately 2% had back door service and 4% desired it. Thirteen percent currently recycled, and nearly 37% desired it. Approximately 5% had yard debris pickup, and 39% desired it. Currently, approximately 6% had bulky items picked up, and 28% desired the service.

The current rates and services offered included Allied Waste, $45.60 per quarter for weekly pickup, $24 for yard debris, and they were not accepting new recycling customers. Tyler added that, since she had collected the information, Allied Waste had stopped picking up yard debris. Allsouth Robertson services were $42.63 quarterly for weekly pickup and $60.63 quarterly for twice weekly. CLM services were $36.00 quarterly for weekly service, free recycling, and $4 per bag for yard debris. Peach State had a limited service area and charged $46.50 and $49.50 quarterly for weekly pickup.

Tyler said that staff would move forward if directed by Council.

Plunkett noted that she had received an e-mail from a Bob Adams community resident with private streets that already had an agreement in place for the subdivision. She asked how those situations would be addressed by a franchise. Tyler said those issues could be addressed in the Request for Proposal (RFP). She did not have an answer, but there were other neighborhoods with private streets that expressed similar concerns.

Kourajian said he believed strongly in the capital market system, but prices kept going up. There were also a lot of trucks leaking fluids and losing trash going in and out of the neighborhoods. He was interested in getting more information to see if a franchise would make sense.

Logsdon asked what the next step was. McMullen said staff would prepare the bid documents for Council's review. The documents would include how private streets, existing contracts, and other issues would be addressed, as well as liquidated damages for poor performance. There would also be information on the criteria used in making the decision to award the bid. McMullen said staff would not recommend any bid that was significantly higher than what people were already paying. Logsdon said a franchise had to be a good deal for the citizens and the City. McMullen said that Council could always deny the franchise.

Boone asked how long a franchise contract would be. Meeker said the standard agreement was year-to-year with an automatic renewal. Tyler noted that the preferred provider agreements automatically renewed for a total of three years as long as the City was satisfied. Logsdon said this would be a sole source contract.

Plunkett asked if a citizen would be able to opt out or did 100% of the residents have to use the service. McMullen said everyone would have to be with the provider. If residents wanted to opt out, then the City would be in the same situation as today. Kourajian noted some residents might want to take their own trash to the County landfill. Plunkett said people needed to know they could not opt out under the criteria that would be set up. McMullen agreed with Kourajian that people would have the option to take their own trash to Fayette County. Plunkett said she would only consider a franchise that showed a significant savings. Kourajian said that was important, but Council also had to consider the traffic and safety issues. With one provider, the City would know which company was dripping hydraulic fluid. McMullen said another big problem was trash on the highways. A lot of it came from the garbage trucks, and a franchise would help in that situation since there would be only one company providing the service.

Logsdon said staff should proceed with the bid certification information and bring it back to Council.

Dan Skelly asked for the rates to be shown again. He asked for clarification on whether the costs were monthly or quarterly. Tyler noted that the rates were quarterly, and she had gotten the rates a few weeks prior to the meeting. A resident said that AllSouth now charged $90 for twice weekly service. Kourajian asked how many residents had twice a week pickup. A representative from AllSouth said they had very few. Tyler noted that less than 5% of those who responded to the survey had twice weekly service.

08-07-04 Consider Ordinance Amendment – County Board of Health Rules
Tyler noted that the ordinance assigned certain powers to the Fayette County Board of Health for enforcement, and the City had received a request asking for ordinance amendments that removed a section addressing nursing homes, which was now handled by the state, and added a section on septic systems.

Kourajian moved to adopt the ordinance amendments regarding the rules and regulations of the County Board of Health. Boone seconded. The motion carried unanimously.

08-07-05 Consider Approval of Land Lease Agreement with Fayette County
Kourajian asked Meeker if the agreement was acceptable to him. Meeker said it was. The agreement renewed the lease of land adjacent to the Fayette County Animal Shelter for five years to allow for removal of the septic drain field.

Kourajian moved to approve the renewal of the intergovernmental agreement for the Animal Shelter land lease and authorize the Mayor to sign it. Boone seconded. The motion carried unanimously.

08-07-06 Consider Agreement with Fayette County for 2007 Election
Boone moved to approve the agreement with Fayette County for the 2007 election and authorize the Mayor to sign. Kourajian seconded.

Kourajian asked if the cost was always $50,000. McMullen said the budget line was for the election and the run-off. Kourajian asked what the cost would be if it was just for an election with no run-off. McMullen said the cost would be approximately half. Kourajian asked how much it would be the City elections were held during the General election. Plunkett asked if it cost the City more to have the Presidential election. Tyler noted the County ran those elections. She added that state law required municipal elections be held in odd-numbered years.

Plunkett asked if the amount was reasonable. Tyler said there was not a significant increase compared to the cost when the City conducted the municipal elections. The cost included access to the required voting equipment, and the County had the annual experience. The City was paying the hard costs of an election.
The motion carried unanimously.

Council/Staff Topics

McMullen noted that the final public hearing and adoption of the millage rate was scheduled on Monday, August 6, at 7:30 a.m. Applications for the vacant Council seat would be taken from August 6-10.

Plunkett asked if there was any progress on the CSX cart bridge on SR 54. Borkowski said the right-of-way plans had been submitted to the DOT. Comments on the construction plans had been returned, so the City was able to proceed with the right-of-way plans. It was moving forward, but the delays were a good example of what often happened with grant projects.

Boone asked for an update on Huddleston Pond. Borkowski said the process was rounding the corner. The City had received the green light on the Corps of Engineers' permit and was waiting on the permit. A legal notice for the wetlands variance for the 25-foot buffer requirement would have to run for 30 days. The construction bids were due August 28, and the bid award should be on the September 6 agenda. During the time the legal notice ran, the City would be getting comments that would have to be addressed to the satisfaction of the Environmental Protection Division. All comments should be in by September 21, and staff would have one week to answer them. They hoped to receive the variance from the EPD on October 12. The target to start construction was October. It would be a three-month project, and the dirt-moving needed to be done before January when the wet season started.

Kourajian moved to convene in executive session for threatened or pending litigation and personnel. Boone seconded. The motion carried unanimously.

Kourajian moved to reconvene in regular session. Plunkett seconded. The motion carried unanimously.

There being no further business to discuss, Logsdon moved to adjourn. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 9:22 p.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Special Called Meeting
August 6, 2007
7:30 a.m.

The City Council of Peachtree City met in a special called meeting on Monday, August 6, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:30 a.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Cyndi Plunkett.

The purpose of the special called meeting was to conduct a public hearing to discuss the millage rates for 2007 and to consider adoption of the 2007 millage rates.

Public Hearing – Millage Rates for 2007
Finance Director Paul Salvatore briefly went over numbers that supported the proposed millage rate. (A copy of the PowerPoint presentation is included in the official meeting file.)

Boone asked if the Fayette County millage rate had increased. Salvatore said there had only been a millage increase for all County residents except Peachtree City due to the establishment of the EMS special tax district, but the City's portion of the County's millage rate had rolled back. He continued that, if any component of the millage rate went up, then it was considered a tax increase. Salvatore added that the bond portion of the tax rate had also gone from 0 mills to 0.5 mills, which was the reason a tax increase had been advertised. City Manager Bernard McMullen noted that, technically, the City's tax rate was also increasing due to the reassessments.

Boone asked if the lower amount for reassessments was due to the down turn in the real estate market. Salvatore said he had called the tax assessor to ask about that. The City had been averaging a $70 million increase in the tax digest due to reassessments, but this year the increase had only been $30 million. He said it was probably a function of the market. Boone said that would have an impact on future revenue. McMullen said that the model for next year would be a bigger challenge. The City would either have to raise the millage rate or cut expenses. Hopefully, there would be an increase in other revenue. Logsdon estimated that approximately 25% of the revenue was from property taxes. McMullen said it was closer to 35% and accounted for $10 million of the $28 million budget. Logsdon said his objective this year was to get the Point of Sale legislation passed, which should increase the sales tax revenue next year. McMullen said the ad valorem tax was 36% of the budget, Local Option Sales Tax (LOST) was 27%, other taxes were 12%, and franchise fees were 8%.

Boone said the saving grace for next year would be turning dirt on the West Village. McMullen said the thing that would hurt the City next year was that the Westside annexation would not get to the Department of Justice in time to be included in the tax digest for 2009. The deadline was November 1, 2007. Plunkett asked if the City could counter sue the citizen suing the City for loss of income. McMullen said the delay would cost the City over $100,000.

The public hearing opened. There were no members of the public present. The public hearing closed.

Consider Adoption of the 2007 Millage Rates
Kourajian moved to consider adoption of the 2007 millage rates – M&O (Maintenance & Operation) of 4.985 mills, bond rate of 0.548 mills, with 0.2 mills of the M&O millage rate dedicated to the Development Authority of Peachtree City, and to authorize the Mayor to sign the certification. Plunkett seconded. The motion carried unanimously.

There being no further business to discuss, Kourajian moved to adjourn the meeting. Boone seconded. The motion carried 3-1 (Plunkett). The meeting adjourned at 7:45 a.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: August 8, 2007

SUBJECT: Alcohol License – Change in License Representative – Eckerd #2026 (Rite Aid #11778)
August 16, 2007, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the licensee, license representative, and store name.

Discussion:
Eckerd Drugs #2026, 2228 Highway 54 East, has submitted an application for a change in the alcoholic beverage license. As you may know, Rite Aid has purchased the Eckerd Corporation. The store is owned by the Eckerd Corporation, but the name is changing to Rite Aid #11778. Mr. Michael Podgurski has requested he be appointed as the Licensee. Mr. Michael W. Morgan has requested he be appointed as the License Representative. He will attend the meeting on Thursday, August 16th, to answer any questions you may have.

Budgetary Impact:
There is no impact to the budget due to the change in alcohol license.

BT:pd

Attachments

PEACHTREE CITY
PLAN TO STAY

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: DBA Rite Aid #11778	**Business Location:** 2228 HWY 54 East	Peachtree City GA
Nature of Business: Retail Pharmacy	**Mailing Address:** Licensing Dept PO Box 3165 Harrisburg PA 17105	**Business Phone Number:** 770/487-6877
Name of Licensee: Eckerd Corporation / Michael Podgurski	**Home Address:** 30 Hunter Lane Camp Hill PA	**Home Phone Number:** 717/761-2633
Name of License Representative: Michael W. Morgan	**Home Address:** 1519 Crestwood Dr, Griffin, GA 30223	**Home Phone Number:** 770-412-4288

[illegible]

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	XX	Malt Beverage		Malt Beverage
	Wine	XX	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

[illegible]

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
Eckerd Corporation	30 Hunter Lane Camp Hill PA 1701	717/761-2633
Michael Podgurski, Vice-President	1125 W Powderhorn RD Mech PA 17070	717/795-0750

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES NO

If YES, Please Provide Name of Employee: ____________________

Corporate Officers and Directors of
Eckerd Corporation
Incorporated in the State of Delaware on 10/31/1996

[redacted]

Kevin Twomey, President
Current Address: 116 Mountain View Drive, Etters, PA 17319
Home Phone: 717-932-2334, DOB: 6/18/1950, POB: St. Cloud, MN
Dr License #: [redacted] SS#: [redacted]

Robert Sari, Vice President, Secretary
Current Address: 16 Charisma Drive, Camp Hill, PA 17011
Home Phone: 717-731-0831, DOB: 3/27/1956, POB: Cleveland, OH
Dr License # [redacted] SS#: [redacted]

I. Lawrence Gelman, Vice President, Assistant Secretary
Current Address: 1430 Appletree Road, Harrisburg, PA 17110
Home Phone: 717-234-1988, DOB: 6/2/1946, POB: Pittsburgh, PA
Dr License #: [redacted] SS#: [redacted]

Michael Podgurski, Vice President
Current Address: 1125 West Powderhorn Road, Mechanicsburg, PA 17050
Home Phone: 717-795-0750, DOB: 5/5/1948, POB: Chicago, IL
Dr License # [redacted] SS# [redacted]

Michael Yount, Vice President, Assistant Secretary
Current Address: 10 Country Side Drive, Carlisle, PA 17013
Home Phone: 717-243-0107, DOB: 5/22/1975, POB: Rochester, NY
Dr License # [redacted] SS# [redacted]

Kenneth Black, Vice President
Current Address: 2300 Claridge Court, Enola, PA 17025
Home Phone: 717-728-9626, DOB: 1/14/1959, POB: Hinsdale, IL
Dr License #: [redacted] SS# [redacted]

Glenn Gershenson, Treasurer, Assistant Secretary
Current Address: 421 Harvey Road, Hershey, PA 17033
Home Phone: 717-533-5351, DOB: 6/2/1958, POB: Mexico City, Mexico
Dr License #: [redacted] SS# [redacted]

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Michael Podgurski
Name

1125 W Powderhorn Road Mechanicsburg PA 17070
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R.M. Dutton
Witness

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Michael Wayne Morgan
Name

1519 Crestwood Drive Griffin, GA 30223
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R.M. Duke
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: August 8, 2007

SUBJECT: **Alcohol License – Change in License Representative – Eckerd #3458 (Rite Aid #11779)**
August 16, 2007, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the licensee, license representative, and store name.

Discussion:
Eckerd Drugs #3458, 101 City Circle, has submitted an application for a change in the alcoholic beverage license. As you may know, Rite Aid has purchased the Eckerd Corporation. The store is owned by the Eckerd Corporation, but the name is changing to Rite Aid #11780. Mr. Michael Podgurski has requested he be appointed as the Licensee. Ms. Donna Elaine Groover has requested she be appointed as the License Representative. She will attend the meeting on Thursday, August 16th, to answer any questions you may have.

Budgetary Impact:
There is no impact to the budget due to the change in alcohol license.

BT:pd

Attachments

PEACHTREE CITY
PLAN TO STAY

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name:	Business Location:	
DBA Rite Aid #11779	101 City Circle	Peachtree City GA
Nature of Business: Retail Pharmacy	**Mailing Address:** Licensing Dept PO Box 3165 Harrisburg PA 17105	**Business Phone Number:** 770/486-9776
Name of Licensee: Eckerd Corporation / Michael Podgurski	**Home Address:** 30 Hunter Lane Camp Hill PA	**Home Phone Number:** 717/761-2633
Name of License Representative: (Elaine) Donna Groover	**Home Address:** 45 Vineyards Drive Newnan	**Home Phone Number:** 770-301-4604

[illegible]

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	XX	Malt Beverage		Malt Beverage
	Wine	XX	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

[illegible]

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	ADDRESS Please provide Home Addresses for the individuals listed:	PHONE NUMBERS Please provide Home and Business Phone Numbers for individuals listed:
Eckerd Corporation	30 Hunter Lane Camp Hill PA 1701	717/761-2633
Michael Podgurski, Vice-President	1125 W Powderhorn RD Mech PA 170	707/795-0750
See attache list for full officer listing		

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO

If YES, Please Provide Name of Employee: ______________________

Corporate Officers and Directors of
Eckerd Corporation
Incorporated in the State of Delaware on 10/31/1996

[redacted]

Kevin Twomey, President
Current Address: 116 Mountain View Drive, Etters, PA 17319
Home Phone: 717-932-2334, DOB: 6/18/1950, POB: St. Cloud, MN
Dr License #[redacted] SS#:[redacted]

Robert Sari, Vice President, Secretary
Current Address: 16 Charisma Drive, Camp Hill, PA 17011
Home Phone: 717-731-0831, DOB: 3/27/1956, POB: Cleveland, OH
Dr License #:[redacted] SS#:[redacted]

I. Lawrence Gelman, Vice President, Assistant Secretary
Current Address: 1430 Appletree Road, Harrisburg, PA 17110
Home Phone: 717-234-1988, DOB: 6/2/1946, POB: Pittsburgh, PA
Dr License #[redacted] SS#:[redacted]

Michael Podgurski, Vice President
Current Address: 1125 West Powderhorn Road, Mechanicsburg, PA 17050
Home Phone: 717-795-0750, DOB: 5/5/1948, POB: Chicago, IL
Dr License #[redacted] SS#[redacted]

Michael Yount, Vice President, Assistant Secretary
Current Address: 10 Country Side Drive, Carlisle, PA 17013
Home Phone: 717-243-0107, DOB: 5/22/1975, POB: Rochester, NY
Dr License #[redacted] SS#[redacted]

Kenneth Black, Vice President
Current Address: 2300 Claridge Court, Enola, PA 17025
Home Phone: 717-728-9626, DOB: 1/14/1959, POB: Hinsdale, IL
Dr License #[redacted] SS#[redacted]

Glenn Gershenson, Treasurer, Assistant Secretary
Current Address: 421 Harvey Road, Hershey, PA 17033
Home Phone: 717-533-5351, DOB: 6/2/1958, POB: Mexico City, Mexico
Dr License #[redacted] SS#:[redacted]

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Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Michael Podgurski
Name

1125 W Powderhorn Road Mechanicsburg PA 17070
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R M Dufhu
Witness

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

PEACHTREE CITY
PLAN TO STAY™

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Donna Elaine Groover
Name

45 Vineyards Drive Newnan, GA 30265
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R.M. Dukes
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: August 8, 2007

SUBJECT: Alcohol License – Change in License Representative – Eckerd #6743 (Rite Aid #11780)
August 16, 2007, Regular Meeting

Recommendation:
Staff recommends Council consider the attached application for a change in the licensee, license representative, and store name.

Discussion:
Eckerd Drugs #6743, 1232 South Highway 74, has submitted an application for a change in the alcoholic beverage license. As you may know, Rite Aid has purchased the Eckerd Corporation. The store is owned by the Eckerd Corporation, but the name is changing to Rite Aid #11780. Mr. Michael Podgurski has requested he be appointed as the Licensee. Ms. Melody Barnhart has requested she be appointed as the License Representative. She will attend the meeting on Thursday, August 16th, to answer any questions you may have.

Budgetary Impact:
There is no impact to the budget due to the change in alcohol license.

BT:pd

Attachments

PEACHTREE CITY
PLAN TO STAY

CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: DBA Rite Aid #11780	**Business Location:** 1232 South HWY 74	Peachtree City GA
Nature of Business: Retail Pharmacy	**Mailing Address:** Licensing Dept PO Box 3165 Harrisburg PA 17105	**Business Phone Number:** 770/631-3766
Name of Licensee: Eckerd Corporation / Michael Podgurski	**Home Address:** 30 Hunter Lane Camp Hill PA	**Home Phone Number:** 717/761-2633
Name of License Representative: Melody Barnhart	**Home Address:** Newnan, GA 30 Valleybrook Dr	**Home Phone Number:** 706-957-4819

[illegible]

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
	Malt Beverage	XX	Malt Beverage		Malt Beverage
	Wine	XX	Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

[illegible]

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	ADDRESS Please provide Home Addresses for the individuals listed:	PHONE NUMBERS Please provide Home and Business Phone Numbers for individuals listed:
Eckerd Corporation	30 Hunter Lane Camp Hill PA 1701	717/761-2633
Michael Podgurski, Vice-President	1125 W Powderhorn RD Mech PA 1707	07/795-0750
See attache list for full officer listing		

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO

If YES, Please Provide Name of Employee: ______________________

Corporate Officers and Directors of
Eckerd Corporation
Incorporated in the State of Delaware on 10/31/1996

[redacted]

Kevin Twomey, President
Current Address: 116 Mountain View Drive, Etters, PA 17319
Home Phone: 717-932-2334 DOB: 6/18/1950 POB: St. Cloud, MN
Dr License #: [redacted] SS#: [redacted]

Robert Sari, Vice President, Secretary
Current Address: 16 Charisma Drive, Camp Hill, PA 17011
Home Phone: 717-731-0831 DOB: 3/27/1956 POB: Cleveland, OH
Dr License #: [redacted] SS#: [redacted]

I. Lawrence Gelman, Vice President, Assistant Secretary
Current Address: 1430 Appletree Road, Harrisburg, PA 17110
Home Phone: 717-234-1988, DOB: 6/2/1946, POB: Pittsburgh, PA
Dr License #[redacted], SS#[redacted]

Michael Podgurski, Vice President
Current Address: 1125 West Powderhorn Road, Mechanicsburg, PA 17050
Home Phone: 717-795-0750, DOB: 5/5/1948, POB: Chicago, IL
Dr License [redacted] SS#[redacted]

Michael Yount, Vice President, Assistant Secretary
Current Address: 10 Country Side Drive, Carlisle, PA 17013
Home Phone: 717-243-0107, DOB: 5/22/1975 POB: Rochester, NY
Dr License #[redacted] SS#[redacted]

Kenneth Black, Vice President
Current Address: 2300 Claridge Court, Enola, PA 17025
Home Phone: 717-728-9626, DOB: 1/14/1959, POB: Hinsdale, IL
Dr License #[redacted] SS#[redacted]

Glenn Gershenson, Treasurer, Assistant Secretary
Current Address: 421 Harvey Road, Hershey, PA 17033
Home Phone: 717-533-5351, DOB: 6/2/1958 POB: Mexico City, Mexico
Dr License #[redacted] SS[redacted]

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Peachtree City, GA 30269
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Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Michael Podgurski
Name

1125 W Powderhorn Road Mechanicsburg PA 17070
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R.M. Dutton
Witness

PEACHTREE CITY
PLAN TO STAY™

City Hall
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
www.peachtree-city.org

State of Georgia

City of Peachtree City:

I, James V. Murray, Chief of Police for the City of Peachtree City, do hereby certify that:

Melody Barnhart
Name

30 Valleybrook Drive Newnan, GA 30265
Address

Has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendre, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.

James V. Murray
Signature

August 7, 2007
Date

Major R.M. DuPree
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard J. McMullen, City Manager Bernard J. McMullen

FROM: Paul J. Salvatore, Financial Services Director P.S.
Janet I. Camburn, Assistant Finance Director JC

DATE: August 9, 2007

SUBJECT: Fiscal Year 2008 Official Intent Resolution (Reimbursement Resolution)

August 16, 2007 Council Consent Agenda

Recommendation:

As a housekeeping item, that City Council adopt the attached Official Intent Resolution (Reimbursement Resolution) that allows the City to seek reimbursement through the financing process (lease/purchase) for budgeted expenditures made prior to the actual financing arrangements.

Discussion:

Following the adoption of the annual budget, the City prepares an Official Intent Resolution for Council adoption in order to include in future financing any moneys paid directly or indirectly by the General Fund. This resolution, in an amount not to exceed $1,050,000, covers those lease/purchase items approved in the 2008 budget that are expected to be financed in two or three separate draws against the Master Lease Agreement beginning in fiscal year 2008. These separate financing arrangements (draws) will be brought back to City Council for final approval during subsequent fiscal years.

Budget Impact:

There is no specific budget impact in approving this resolution. Budget has already been approved as part of the 2008 budget adoption to cover the debt service payments for these projects when the actual financing occurs.

OFFICIAL INTENT RESOLUTION

WHEREAS, the City of Peachtree City (the "City") expects to obtain Lease/Purchasing financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed $1,050,000 in fiscal year 2008 to finance the costs of acquiring and/or installing a fire engine, police vehicles, and simulated firearms training equipment (collectively the "Project"); and

WHEREAS, the City has used or will use, before the issuance of the Obligations, moneys in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for moneys used to pay expenditures related to the Project.

2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS ________ day of _________________________, 2007.

CITY OF PEACHTREE CITY

(SEAL)

By: ________________________________
Harold K. Logsdon
Mayor

Attest:

____
Ann E. Tyler
Acting City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager

DATE: August 10, 2007

SUBJECT: CONSIDER APPOINTMENTS OF PLANNING COMMISSION MEMBERS
Consent Agenda, August 16, 2007

The Selection Committee, composed of Mayor Harold Logsdon, Council Member Steve Boone, Planning Commission Member Patrick Staples, and myself, considered five applicants for the vacancy on the Planning Commission.

It is the recommendation of the Committee that Martin Mullin and Theo Scott be re-appointed to terms that would begin on 10/1/07 and expire on 9/30/10. We further recommend that Lynda Wojcik be appointed to serve as an alternate from 10/1/07 through 9/30/10 to fill any vacancy that may occur when an unexpired term has less than 12 months remaining.

Copies of their applications are attached for your review.

BJM:nv

Attachments

PLANNING COMMISSION
APPLICATION FOR APPOINTMENT

RECEIVED
JUL 19 2007
PEACHTREE CITY
CITY HALL

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second and fourth Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings prior to the beginning of their term. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Nikki Vrana, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, July 27, 2007.** The City will contact you within two weeks of the application closing date.

If you have any questions, please call 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Martin Mullin

ADDRESS 105 Rosewood Court
Peachtree City, GA 30269

TELEPHONE (Day Time) 770·487-8898

(Evening) 770·487-5768

(Fax No:) 678·364-8846

(Email:) mullinarchitects@bellsouth.net

Signature: Mart Mullin   Date: 7/17/07

How long have you been a resident of Peachtree City?

8 Years

Why are you interested in serving on the Planning Commission?

To assist city staff and Council members in making the right decisions regarding growth in PTC.

What qualifications and experience do you possess that would benefit the Planning Commission?

- Worked in planning department 1980 - 1983
- Over 15 years experience with architectural and planning development.
- Currently serving as Chairman planning Commission.

List major jobs you have held during your working career to include name of company and position.

- Architect and partner with 25 person Architectural Firm.
- Currently the President and founder of Mullin Architects, LLC

Do you have any past experience relating to City planning? If so, describe.

- During my Jr. college years, I was employed as draftsman / planner for Jackson Co. Planning Comm. MS

Have you attended any Planning Commission meetings in the past year and, if so, how many?

- Currently serving as Chairman of Planning Commission

Are you willing to take continuing education classes?

- Yes, both professionally and personally.

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission?

- None, my current practice of architecture & planning is primarily out of state or in the city of Atlanta.

Describe your current community involvement.

- Planning commission
- Church Organizations

RECEIVED
JUN 13 2007
PEACHTREE CITY
CITY HALL

PLANNING COMMISSION
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

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If you have any questions, please call 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Theo C. Scott

ADDRESS 112 Oakdale Ave
Peachtree City, GA, 30269

TELEPHONE (Day Time) 770-361-4731

(Evening) 678-364-0078

~~(Fax No:)~~ BEVERLYPRUETT@YAHOO.COM

(Email:)

Theo C. Scott
Signature

06-11-07
Date

How long have you been a resident of Peachtree City?

Seven Years

Why are you interested in serving on the Planning Commission?

Would Like to See Peachtree City to Remain the most desireable City in Fayette County in which to Live

What qualifications and experience do you possess that would benefit the Planning Commission?

Attended Several Seminars @ ATL Regional Comm... Also North Georgia Planning & Development Conferences on Community Planning & water Resources Regulation

List major jobs you have held during your working career to include name of company and position. Pastor of Several Southern Baptists Churches in Georgia, Mississippi, and Florida... General Motors Central Offices ... Training Coordinator for N. America

Do you have any past experience relating to City planning? If so, describe.

Served on P.T.C. Planning Comm. for past 4 years

Have you attended any Planning Commission meetings in the past year and, if so, how many?

Yes, Several

Are you willing to take continuing education classes? Yes, I enjoy community planning education classes

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission? NO

Describe your current community involvement. Assesment Counselor @ Real Life Center in Tyrone, Georgia,

PLANNING COMMISSION
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second and fourth Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings prior to the beginning of their term. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Nikki Vrana, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, July 27, 2007.** The City will contact you within two weeks of the application closing date.

If you have any questions, please call 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Lynda Wojcik

ADDRESS **412 Taberon Road**
Peachtree City, GA

TELEPHONE (Day Time) **770 486 8741**

(Evening) **770 486 8741**

(Fax No:) **770 486 8367**
(Email:) **Wojcik@bellsouth.net**

RECEIVED
JUL 11 2007
PEACHTREE CITY
CITY HALL

Lynda Wojcik
Signature

July 10, 2007
Date

Pg 2
LYNDA WOJCIK

How long have you been a resident of Peachtree City?
10 years

Why are you interested in serving on the Planning Commission?

I care about Peachtree City and would like the opportunity to serve. Though I currently do have full time employment, my personal responsibilities are minimal so I can devote the needed time to this endeavor.

What qualifications and experience do you possess that would benefit the Planning Commission?

I do not have directly related experience. However, I have lived in five different states, nine different cities and have traveled on behalf of my employers to numerous other locals. I know the good of what I see elsewhere and some pitfalls. I understand that most business decisions require a willingness to work together to achieve the best possible scenario and that compromise is usually needed.

List major jobs you have held during your working career to include name of company and position.
National Account Manager
Simon & Schuster
NY, NY (since 1985)

Do you have any past experience relating to City planning? If so, describe.
No

Have you attended any Planning Commission meetings in the past year and, if so, how many?
Yes…approximately 10-12

Are you willing to take continuing education classes?
Yes

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission?

No

Describe your current community involvement.

Mostly church related (Christ Our Shepherd Lutheran), and have adopted Kedron Drive in the city's litter initiative.

LYNDA DIANE WOJCIK

412 Taberon Road
Peachtree City, GA 30269
770-486-8741

PLANNING COMMISIONER

Resourceful, results-driven sales management professional with solid 30 year background in sales, management, strategic business development and customer service. Self starter/negotiator with knack for identifying untapped sources of potential new business and designing effective marketing strategies to capture business and expand market share. Computer literate with excellent verbal and written communication skills.

National Account Manager — Simon & Schuster
1984-present — New York, NY

Originally hired as consultant and then recruited for District Sales Management position by Regional Manager for Simon & Schuster, the oldest mass market publishing company and one of the largest publishing companies in North America. In 1996 promoted to National Account Manager with primary responsibility for The News Group. Solely responsible for The News Group Eastern and Central Divisions to expand sales, marketshare, settle disputes, monitor products through wholesale/retail network, and assist account to meet expansion goals. Point person to The News Group Corporate Headquarters, responsible for all national presentations, coordinating national programs, updating national business reviews. Liaison between various News Group divisions, Simon & Schuster representatives and Simon & Schuster home office.

* Over career have continuously increased and retained marketshare on all product lines with accounts. Overall marketshare increase has averaged approximately 5% with individual line increases of up to 50% in some areas.
* Over tenure, 95+% of accounts exceeded their individual goals every year. Successfully averted traditional down-year cycle.
* Continuous record of cost effective management. Effectively operated within travel and expenses (T&E) when budget with was reduced by 20% while territory expanded 30%.
* Recognized for ability to build profitable long-term customer relationships by monitoring their needs and quickly resolving problems.

MERCHANDISING REPRESENTATIVE — Warner Lambert
1985 — Morris Plains, NJ

Hired by Divisional Manager for newly created part-time sales representative position for Warner Lambert, a Fortune 500 pharmaceutical company. Responsible for increasing retail awareness of companies products, creating secondary product displays and servicing accounts.

* Increased retail marketshare 40% in territory within six months.
* Greatly increased demand at retail level by negotiating for floor displays that highlighted products and kept them moving through the pipeline system. High volume sales and customer

awareness/interest in products led to expansion of regularly allotted space.

VICE PRESIDENT Book Fairs of Florida, Inc.
1983-1985 Miami, FL

With managing partner, created new book jobber company, Book Fairs of Florida, Inc., which held semi-annual book fairs at local elementary and secondary schools. Primary responsibilities were purchasing, and financial management. Worked with partner in catalog creation, advertising, marketing and sales. Sold interest to partner after second year.

* During first year, company achieved sales of $80,000 and profits of approximately $30,000.

CITY SALES REPRESENTATIVE Dell Distributing, Inc.
1979-1983 New York, NY

Recruited by District Sales Manager for Dell Distributing, one of the oldest and largest book publishing companies, to assume sales representative position. Acted as liaison between home office, local wholesaler, jobbers, retailers and chain offices. Responsible for distribution and display of product lines in retail outlets.

* Increased product presence with major area jobber 30% that significantly increased sales.
* Developed highly successful strategy to promote specialty line product. Researched and identified potential market with history of being hard to penetrate. Developed a reverse marketing strategy which delighted the previously unapproachable buyer. Gained entry to high visibility outlet and ensuing sales came to represent 25% for the total area.

AGENCY CONTROL MANAGER Globe Communications, Inc.
1977-1979 Boca Raton, FL

Hired by Globe Communications, the second largest tabloid publisher in the nation, to manage a staff of five, soliciting new accounts and upgrading old accounts. Regulated the flow of periodical product lines through wholesaler to assure proper distribution to accounts.

* Successfully launched a major new product line which very quickly became the industry standard replacing a competitor's product.
* Developed solid working relationships with wholesaler and chain buyers, which gave Globe a competitive edge in marketing product lines. Continually able to negotiate with retail chains for better and expanded product treatment.
* Initiated an innovative solution to problematic ordering system. Devised system, which much improved response time to re-order situations which in-turn significantly increased sales.

Education:
B.L.S. **Barry University**
Miami, FL

□

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

FROM: **City Manager**

DATE: **August 10, 2007**

SUBJECT: **Public Hearing – Increase in Mayor and Council Salaries**
August 16, 2007, City Council Meeting

Recommendation:

That Council hold a final Public Hearing for input on raises in the Mayor and City Council annual salaries, determine the amount and timing of any increases, and adopt the attached ordinance amendment reflecting the decision.

Discussion:

At the August 16 meeting, Council held the first of two Public Hearings on this issue. The legal advertising requirements have been met for Council to consider salary increases up to $18,000 per year for the Mayor's salary, which is currently $9,000 per year, and up to $12,000 per year for the City Council salaries, which are currently $6,000 per year.

Budget Impact:

This item will increase the Mayor and Council budget by a maximum of $33,000 per year, depending on the final increase adopted.

ORDINANCE # ________

AN ORDINANCE ADOPTED PURSUANT TO THE MUNICIPAL HOME RULE ACT OF 1965 (Ga. L. 1965, p. 298, §3) SO AS TO AMEND SECTION 2-23, SALARIES; REIMBURSEMENTS, OF THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY TO PROVIDE FOR THE SALARIES OF THE MAYOR AND COUNCIL MEMBERS; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Peachtree City, Georgia, and by the authority thereof:

Section I. That Chapter 2, Administration, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended pursuant to the Municipal Home Rule Act of 1965 (Ga. L, 1965, p. 298 *et. seq.*) by deleting Section 2-23, Salaries; reimbursements and by adding a new Section 2-23 to said Chapter to read as follows:

"Section 2-23. Salaries; reimbursements; expenses."

(a) The Mayor shall receive $________________ annually, which shall be paid to the Mayor in 12 equal monthly installments. This compensation is subject to all federal, state, and local taxes.

Deleted: $9,000.00

(b) The council members shall receive $________________ annually, which shall be paid to each council member in 12 equal monthly installments. This compensation is subject to all federal, state and local taxes.

Deleted: $6,000.00

(c) The Mayor and council members are entitled to reimbursement for all expenses incurred in the exercise of their responsibilities on behalf of the city. The Mayor and council members shall follow the procedures established by the city for all city employees for reimbursements.

(d) As part of the budget process, City Staff shall conduct a review and comparison of Mayor and Council Salaries with other Georgia municipalities of similar size every four years, beginning in 2010.

Section 2: This ordinance shall become effective January 1, 20______.

Section 3: Should any phrase, clause, or section of this ordinance be deemed unconstitutional by a court of competent jurisdiction, such determination shall not affect the remaining provisions of this ordinance, which provisions shall remain in full force and effect.

Section 4: All ordinances or resolutions, or parts thereof, which conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

DONE, RATIFIED and PASSED, by the City Council of the City of Peachtree City, Georgia on the 16th day of August, 2007, in regular session assembled.

ATTEST:

____
Harold K. Logsdon, Mayor

____
Betsy Tyler, Acting City Clerk

____

REVIEWED:

____

____
Theodore P. Meeker, III, City Attorney

____

____

POSITION PAPER

Proposed Rezoning
Stephens Tract (21.12 acres), SR 74 South
City Planner/ Zoning Administrator
August 8, 2007

David

Situation:

Mrs. Cathryn Redwine Stephens owns two tracts of land on SR 74 South across from the Wilshire Pavilion retail center. Rockaway Road bisects the combined 123.871-acre parcel, which is zoned GI General Industrial and designated as SFM single-family medium density on the city's Land Use Map. The overall property contains approximately 45.45 acres of developable property and 78.42 acres of floodplain.

As a part of Phase 2 of the SR 74 South road-widening project, the Georgia Department of Transportation (GDOT) plans to realign Rockaway Road from its current intersection with SR 74 to the existing traffic signal at Holly Grove Road. This realignment has been a part of the city's Thoroughfare Plan for many years and was included in the recent update to the city's Transportation Plan. It is our understanding GDOT has not yet acquired right-of-way for the Rockaway Road realignment.

Columbia Properties has 21.12-acres of the Stephens tract under contract and is requesting that this portion of the property be rezoned from GI General Industrial to GC General Commercial. The purpose of the rezoning would be to create several outparcels adjacent to SR 74 and develop them with a variety of retail and commercial uses.

The subject tract has approximately 1,585 feet of frontage along SR 74 and ranges in depth from 385 to 711 feet, which is similar in size to the Wilshire Pavilion retail development across SR 74. Because the right-of-way for Rockaway Road has not yet been acquired, the Applicant has provided two schematic site plans for the property – one with and one without the right-of-way for the Rockaway Road realignment. Should Rockaway Road be constructed as planned, the developable portion of the site would be reduced to 16.96 acres. However, the Applicant desires to rezone the entire 21.12-acres to accommodate a retail and commercial development.

Because the property is not currently zoned for this type of development, the Applicant is requesting that it be rezoned to an appropriate classification. A copy of the Request for Rezoning application is included as Attachment "A".

Facts:

1. The property known to us as the Stephens tract is 123.871 acres in area and is currently zoned GI General Industrial. The property owner, Mrs. Cathryn Redwine Stephens, has owned the property for many years.

2. The Stephens tract adjoins the floodplain associated with Flat Creek to the north (zoned GI General Industrial), a similar floodplain in Coweta County to the west (zoned AG Agricultural), and the city's recycling center and Meade Field complex to the south (both of which are zoned OS Open Space).
3. The city's Land Use Plan designates the Stephens tract as SFM single-family medium density.
4. The Applicant has 21.12 acres of the overall property under contract and desires to rezone the property to accommodate retail and commercial use.
5. GDOT has included the realignment of Rockaway Road in their construction plans for the SR 74 South road-widening project. However, GDOT has not acquired the right-of-way to accommodate this realignment.
6. The Applicant has provided two schematic site plans for the proposed development identifying internal circulation and potential building layouts. One plan (Attachment "A") shows the new right-of-way and realigned Rockaway Road and the other plan (Attachment "B") assumes Rockaway Road would not be realigned at this time.
7. The Applicant is requesting that the 21.12-acre tract be rezoned to GC General Commercial (Attachment "D") to accommodate a retail and commercial development, which would include no more than eight (8) outparcels. The zoning of the remaining 102.75 acres would remain GI General Industrial.
8. The proposed development would have no more than three (3) curb cuts on SR 74, one of which would be the existing SR 74/ Holly Grove Road intersection. The other cuts would include one right-in/ right-out and one full access drive across from the existing full-access drive into the Wilshire Pavilion development.
9. At their meeting on June 23, 2007, the Planning Commission voted unanimously to recommend that the proposed rezoning be approved (Attachment "E").
10. During discussion with Staff, the Applicant and a representative from the Wilshire Estates subdivision, the Planning Commission further recommended that use restrictions be incorporated into the actual zoning of this property. These restrictions are identified in the zoning ordinance prepared for this tract of land (Attachment "F").

Recommendation:

Through the years, the city has reviewed a number of rezoning requests for the overall Stephens tract, ranging in uses from residential to retail and commercial. In each of these requests, there has been a retail and commercial component fronting on SR 74 as a transition between the highway and the development at the rear of the property.

The retail and commercial component proposed by Columbia Properties would complement the existing retail and commercial uses across SR 74 within the Wilshire Pavilion retail development. It should be noted that Staff supported the rezoning of the outparcels adjacent to SR 74 on the previous site plan presented by Columbia Properties.

It is the City's understanding that GDOT plans to realign Rockaway Road from its current location to the signalized Holly Grove intersection as a part of Phase 2 of the SR 74 South road-widening project. In fact, GDOT committed to the city that the realignment project would be one of the first components of the overall road-widening project to occur once a construction contract is awarded.

The Applicant is requesting that the entire 21.12-acre tract of land be rezoned to GC General Commercial to accommodate no more than eight (8) outparcels. The Applicant has presented a schematic layout of the overall subdivision as well as schematic site plans for three of the individual lots. Rezoning the property as requested would not include approval of the concept plat or any of the individual site plans. Each of these plans would need to go through the site plan review process and then be reviewed and approved by the Planning Commission prior to approval.

Staff recommends that the rezoning of 21.12-acres of the Stephens tract be approved subject to the following understandings and conditions:

1. Prior to approval of the conceptual site plan, the Applicant must provide documentation from GDOT indicating whether or not they plan to proceed with the realignment of Rockaway Road. Should the realignment move forward, a minimum 50-foot tree save and landscape buffer shall be required for any parcel with frontage on Rockaway Road. It is understood this buffer may be reduced to no less than 30-feet in width pursuant to the city's Buffer Ordinance. Additionally, a 60-foot tree save and landscape buffer shall be required on all parcels fronting on SR 74, and this buffer shall be measured from the future right-of-way of SR 74. It is understood this buffer may be reduced to no less than 40-feet in width pursuant to the city's Buffer Ordinance.
2. Any lot having a property line adjacent to more than one public street right-of-way or private street shall be deemed a multiple frontage lot. Any rear or side setback that also fronts on a public right-of-way or private street shall have a setback depth equal to the minimum front setback depth specified for the appropriate zoning district.
3. The architectural design, exterior building materials and color selection of all buildings shall be similar to those used within the existing Wilshire Pavilion development. Additionally, each building shall follow the design and signage guidelines established for that retail center as well as the guidelines set forth within Division 4 of the city's Land Development Ordinance.

4. Approval of the zoning shall in no way imply approval of any specific site plan features other than the basic concept of developing retail and commercial uses on a 21.12-acre portion of the Stephens tract.
5. A subdivision plat for the 21.12-acre tract must be submitted to City Staff for review and approval prior to recording this document with the Fayette County Tax Assessor. The plat must be recorded prior to approval of the final site plan for the initial development.
6. The Land Use designation of this portion of the Stephens tract shall be changed to COM Commercial.

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:
Approximately 20 acres of real property along and south of Georgia Highway 74

This property is presently zoned: General Industrial

The proposed zoning classification is: General Commercial

I certify that I am the owner, or the duly authorized agent of the owner, of the property described above

Signature: DSoof

Owner: (print) Rockaway Partners LLC

Agent: (print) Dan O'Neill

Address: 1355 Terrell Mill Rd, Bldg 1478, Suite 200, Marietta, GA 30067

Phone: 770-953-6262 Date: 6/14/07

****

This request, along with the required fee ($600 + $25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rast

Title: City Planner/Zoning Administrator

Date: 06-27-07

Request Number: 2007-07

Date of Planning Commission Public Hearing: July 23, 2007

Date of City Council Public Hearing: August 16, 2007

Attachment "A"

COMMERCIAL BOUNDARY LEGAL DESCRIPTION

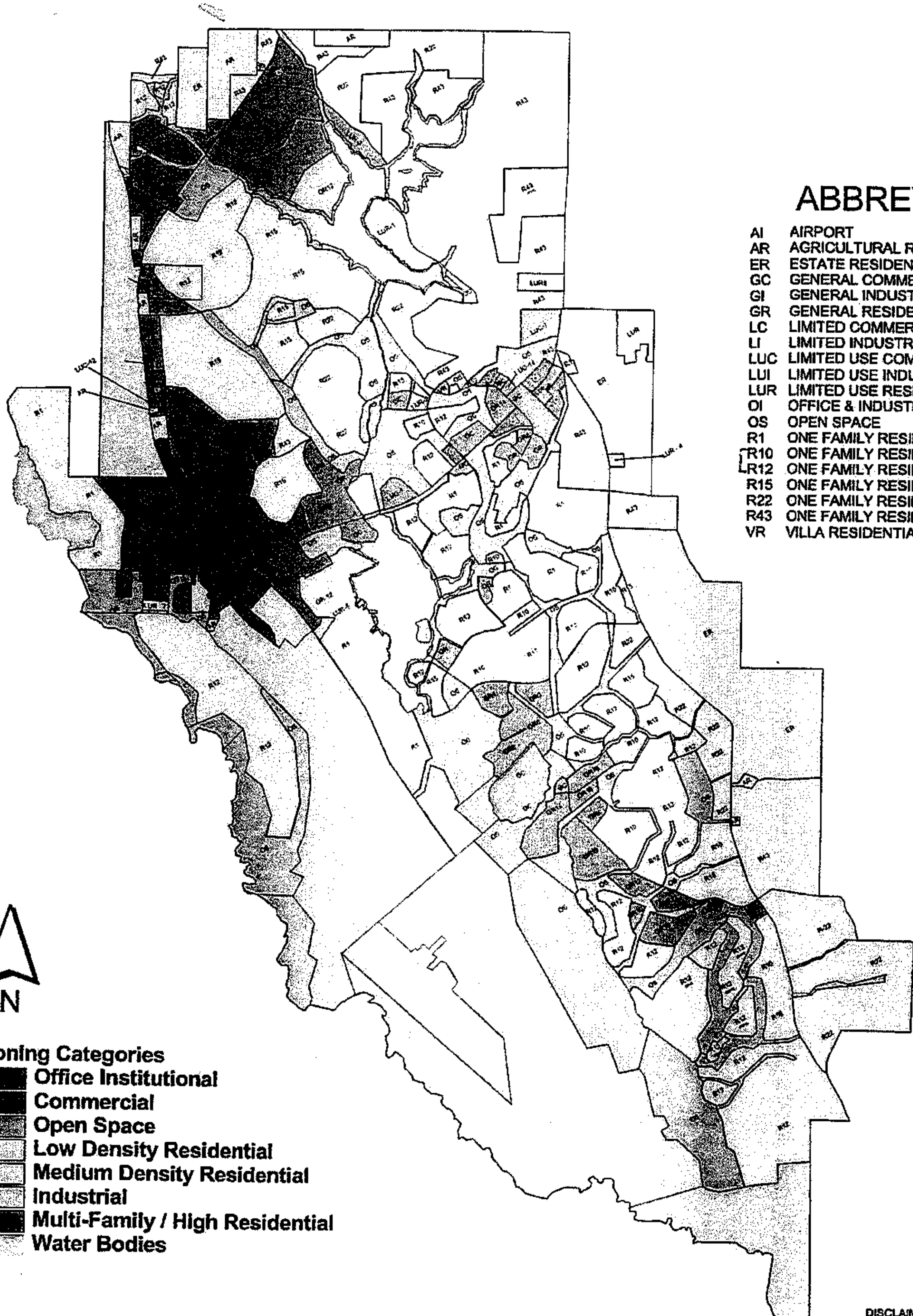
All that tract or parcel of land lying and being in Land Lots 29 and 30 in City of Peachtree, Fayette County, being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point at the intersection of the on the southerly right of way of State Route No. 74 (100' R/W varies) and the northerly right of way of Rockaway Road (R/W varies); Thence run along Rockaway Road South 01 degrees 15 minutes 08 seconds West a distance of 68.91 feet to a point; Thence continue along said right of way South 35 degrees 51 minutes 08 seconds West a distance of 841.25 feet to a 1" pipe found, the **TRUE POINT OF BEGINNING**; Thence run along said right of way along an arc of a curve to the left with a distance of 49.04 feet to a point (said arc being subtended by a chord South 36 degrees 14 minutes 30 seconds West a distance of 49.04 feet); Thence leaving said right of way and run South 85 degrees 30 minutes 07 seconds West a distance of 720.20 feet to a point; Thence run North 04 degrees 29 minutes 53 seconds West a distance of 285.72 feet to a point; Thence run South 85 degrees 30 minutes 07 seconds West a distance of 798.29 feet to a point; Thence run North 00 degrees 36 minutes 14 seconds East a distance of 385.52 feet to a ½" rebar found on the southerly State Route No. 74 (R/W varies); Thence run along said right of way North 76 degrees 32 minutes 17 seconds East a distance of 271.39 feet to a point; Thence continue along said right of way along an arc of a curve to the right with a distance if 361.69 feet to a point (said arc being subtended by a chord North 80 degrees 32 minutes 40 seconds East a distance of 361.34 feet); Thence continue along said right of way North 85 degrees 21 minutes 28 seconds East a distance of 951.45 feet to a 5/8" rebar found; Thence leave said right of way and run South 00 degrees 36 minutes 28 seconds West a distance of 711.27 feet to a 1" pipe found, the **POINT OF BEGINNING.**

Said Tract contains 21.120 acres more or less.

III.c.

The reason for requesting this rezoning from General Industrial to General Commercial is for the purpose of developing a local shopping center to complement Wilshire Pavilion across Highway 74 and to serve the adjacent neighborhoods.



ABBREVIATIONS

AI	AIRPORT
AR	AGRICULTURAL RESERVE
ER	ESTATE RESIDENTIAL
GC	GENERAL COMMERCIAL
GI	GENERAL INDUSTRIAL
GR	GENERAL RESIDENTIAL (UNITS PER ACRE)
LC	LIMITED COMMERCIAL
LI	LIMITED INDUSTRIAL
LUC	LIMITED USE COMMERCIAL
LUI	LIMITED USE INDUSTRIAL
LUR	LIMITED USE RESIDENTIAL
OI	OFFICE & INDUSTRIAL
OS	OPEN SPACE
R1	ONE FAMILY RESIDENTIAL
R10	ONE FAMILY RESIDENTIAL (MIN. 10,000 SF LOT SIZE)
R12	ONE FAMILY RESIDENTIAL (MIN. 12,000 SF LOT SIZE)
R15	ONE FAMILY RESIDENTIAL (MIN. 15,000 SF LOT SIZE)
R22	ONE FAMILY RESIDENTIAL (MIN. 22,000 SF LOT SIZE)
R43	ONE FAMILY RESIDENTIAL (MIN. 43,000 SF LOT SIZE)
VR	VILLA RESIDENTIAL

N

Zoning Categories

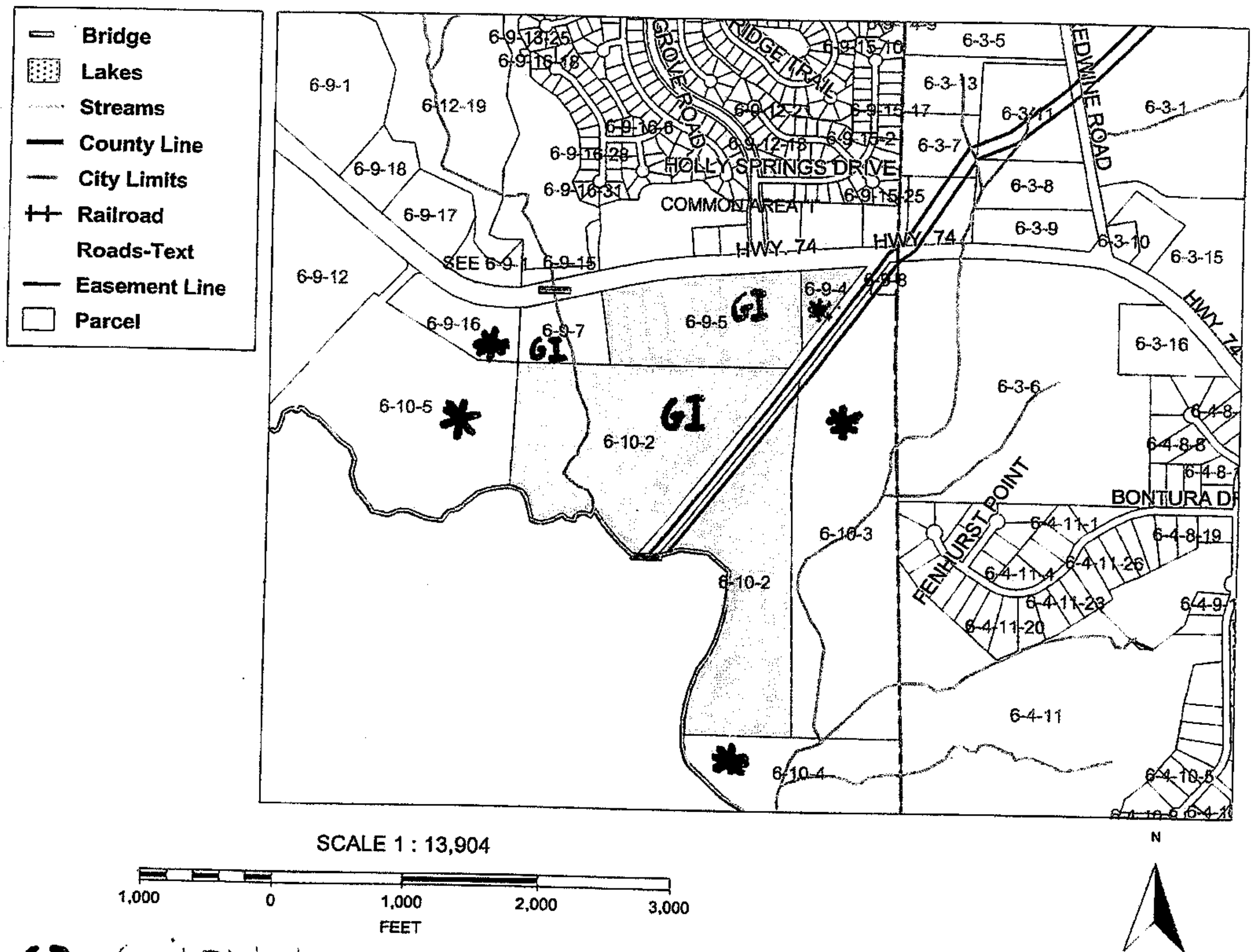
- Office Institutional
- Commercial
- Open Space
- Low Density Residential
- Medium Density Residential
- Industrial
- Multi-Family / High Residential
- Water Bodies

City of Peachtree City Zoning Map January 2000

DISCLAIMER: This map is provided for general public information but is not the Official Zoning Map of Peachtree City or an official city record. Although every effort has been made to provide accurate information as of the date of publication, this map may contain errors, omissions or inaccuracies and should not be relied upon as the most current available data regarding zoning in Peachtree City. For fully accurate and up-to-date information regarding zoning, please visit the Peachtree City Planning Department at City Hall or call 770-487-7657.

1 0 1 Miles

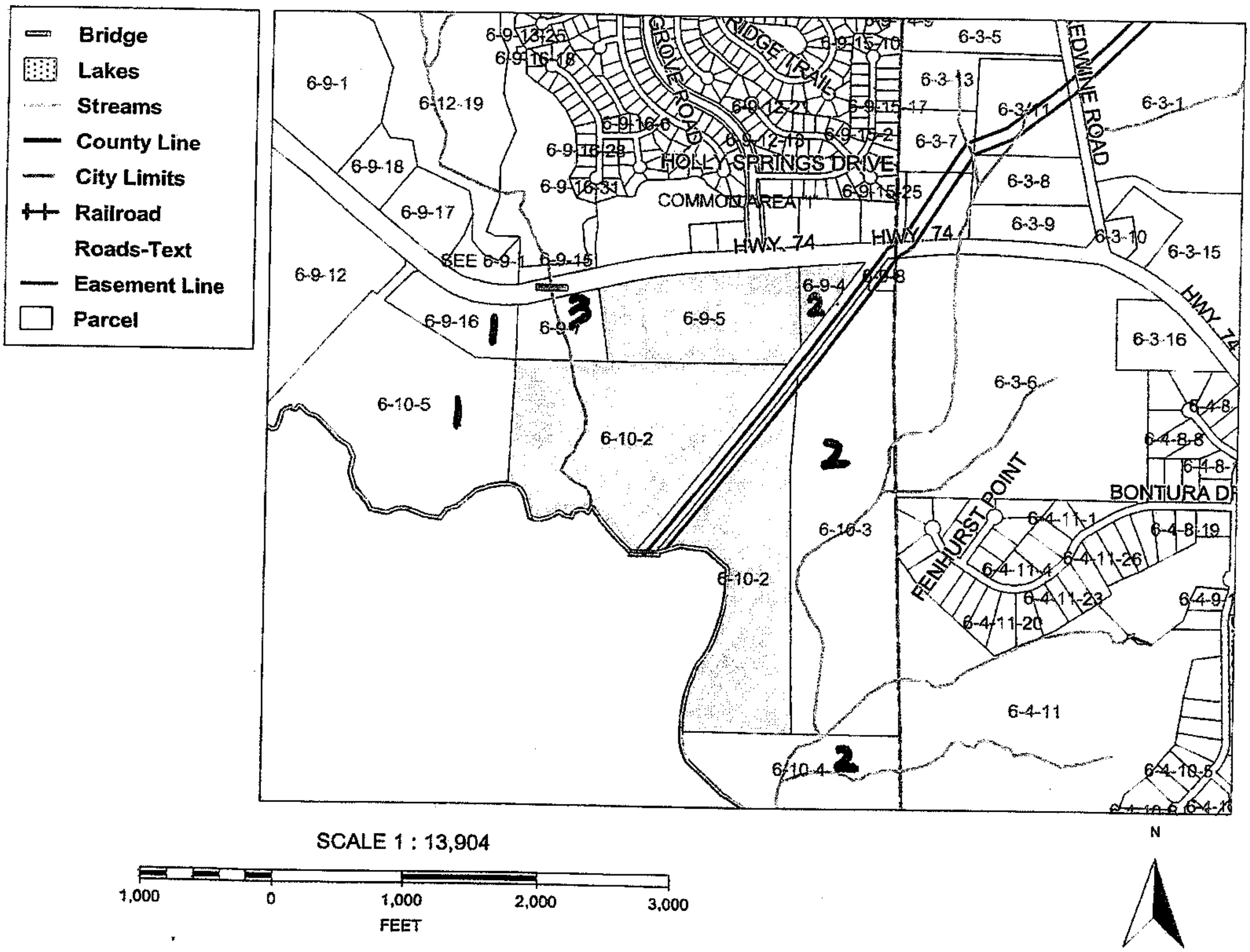
Fayette County



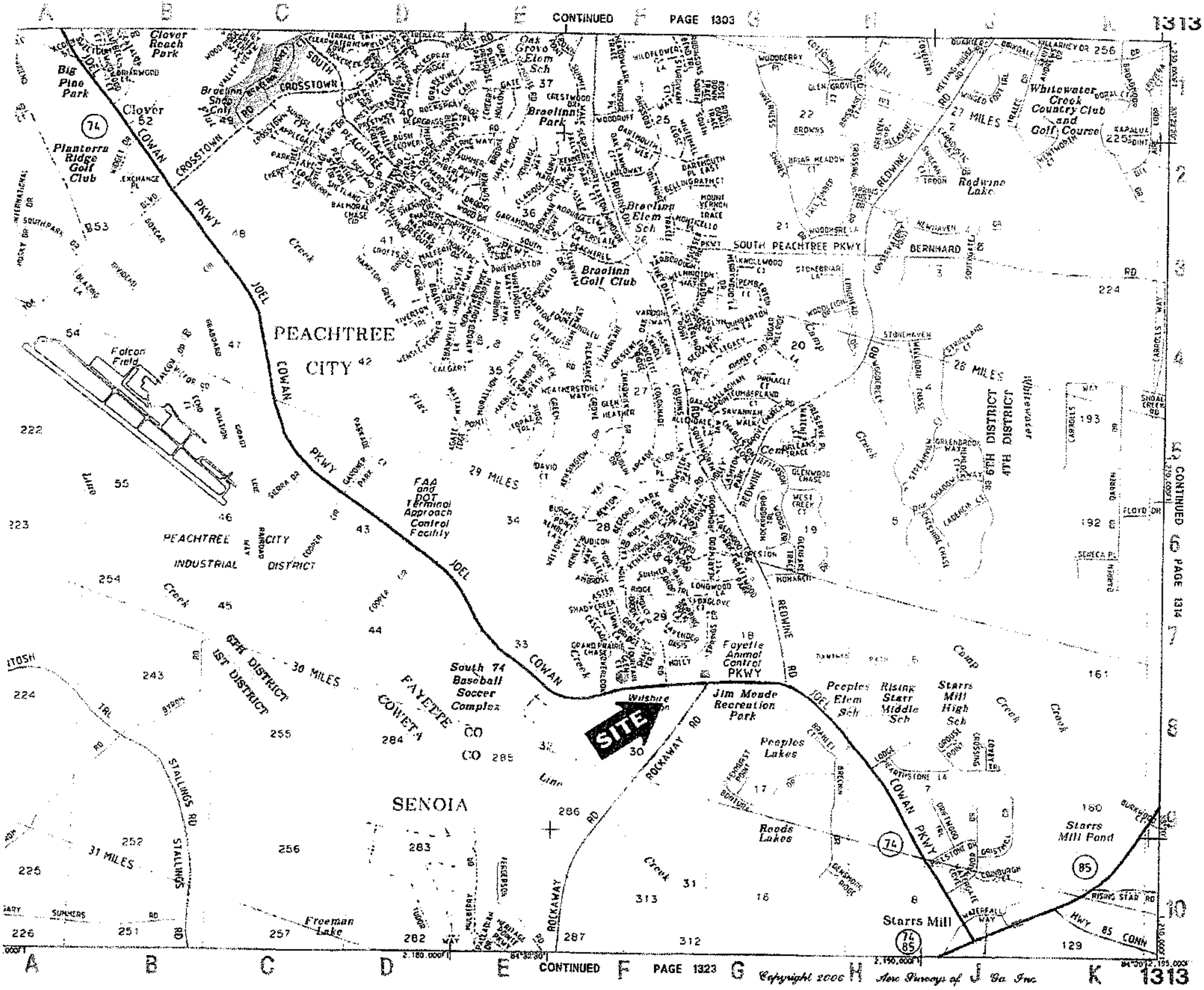
GI: General Industrial

*: City Owned

Fayette County



1 Peachtree City Water & Sewage Authority — PO Box 2371, Peachtree City, GA 30269
2 Peachtree City — PO Box 2371, Peachtree City, GA 30269
3 Dorothy Black — 139 Charlotte Place, Fayetteville, GA 30215



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1313
Clover Reach Park
Big Pine Park
Clover
Planterra Ridge Golf Club
Oak Grove Elem Sch
Braelinn Park
Braelinn Shop Ctr
Braelinn Elem Sch
Braelinn Golf Club
Whitewater Creek Country Club and Golf Course
Redwine Lake
SOUTH PEACHTREE PKWY
CROSSTOWN RD
JOEL COWAN PKWY
PEACHTREE CITY
Falcon Field
FAA and DOT Terminal Approach Control Facility
PEACHTREE CITY INDUSTRIAL DISTRICT
29 MILES
30 MILES
31 MILES
27 MILES
26 MILES
6TH DISTRICT
4TH DISTRICT
7TH DISTRICT
1ST DISTRICT
FAYETTE CO
COWETA CO
South 74 Baseball Soccer Complex
SITE
Wilshire
Fayette Animal Control
Jim Meade Recreation Park
Peoples Elem Sch
Rising Starr Middle Sch
Starrs Mill High Sch
Peoples Lakes
Reeds Lakes
Starrs Mill Pond
Starrs Mill
SENOIA
Freeman Lake
ROCKAWAY RD
REDWINE RD
STALLINGS RD
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1313

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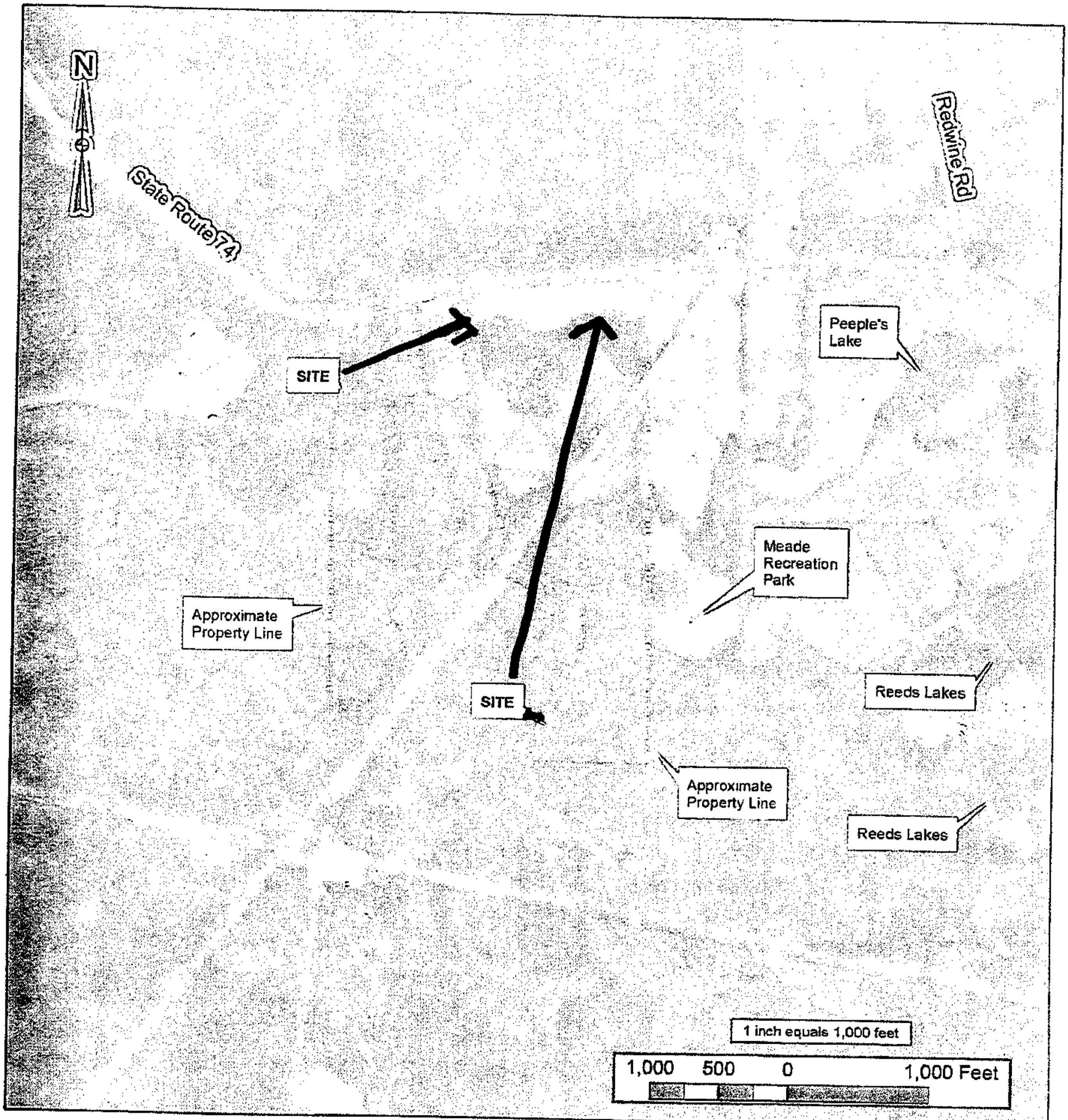


1993 Aerial Photography USGS/TerraServer, Fayette County Roads from Georgia GIS Data Clearinghouse - Georgia Base Map

SEA SAILORS ENGINEERING ASSOCIATES, INC. ENVIRONMENTAL/GEOTECHNICAL 1675 SPECTRUM DRIVE LAWRENCEVILLE, GEORGIA 30043 (770) 962-5922 FAX 962-7964	1993 AERIAL PHOTOGRAPH	PROPOSED PEACHTREE CITY MARKETPLACE PROPERTY Rockaway Road at GA SR 74 Peachtree City, GA; Fayette County Job No. 062-136 SEA 2202

Coweta-Fayette
Electric Membership Corporation
807 Collinsworth Road • Palmetto, Georgia 30268-9442 • Phone 770-502-0226 • www.utility.org

August 4, 2006

Wendy Auerbach
Columbia Properties Incorporated
Building 1478
Suite 200
1355 Terrell Mill Road
Marietta, Georgia 30067-9483

RE: Availability Letter for
Columbia Properties Incorporated

Dear Miss Auerbach:

This letter is to verify that Coweta-Fayette EMC has electric utilities available to serve the proposed retail development located on two tracts of land at the intersection of Hwy 74 and Rockaway Road in Land Lots 29 and 30 of 6th District, Peachtree City, Fayette County, Georgia.

If you have any questions or if additional information is needed, please do not hesitate to call me at 770-502-0226 ext. 4243.

Sincerely,

Chris Stephens, PE
Manager of Engineering
Coweta-Fayette EMC

Atlanta Gas Light

508 Georgia Hwy 138
Riverdale, GA 30274

770 909 5800 phone
770 909 5860 fax
www.atlantagaslight.com

August 14, 2006

Wendy Auerbach
Columbia Properties, Inc
1355 Terrell Mill Rd
Bldg. 1478, Suite 200
Marietta, GA 30067

Ref: Peachtree City Village
Hwy 74 & Rockaway Rd
Land Lot 29 & 30 of the
6th District
Fayette County, Georgia

To Whom It May Concern:

This letter will serve to certify that there is a 6-inch high pressure steel main on Hwy 74 to serve this project. There is no main on Rockaway Rd.

This is to further advise you that natural gas service can be made available to the above referenced project in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested.

If you need additional information, you may contact me at 770 909-5861.

Sincerely,

Gloria Daniel

Gloria Daniel
Account Executive

Peachtree City Water and Sewerage Authority

August 23, 2006

Columbia Properties
Wendy Auerbach
1355 Terrell Mill Rd.
Bld. 1478 Suite 200
Marietta, GA 30067-9483

RE: Sewer Availability at Land Lots 29 and 30 6th District Peachtree City, GA

Dear Ms. Auerbach,

This is to certify that the Peachtree City Water and Sewerage Authority does have sanitary sewer capacity available at the Rockaway WWTP for the above referenced property. The Authority will require a complete analysis of flows required for the project as well as a detail of proposed sanitary sewer lines to serve property.

If you have any questions, please feel free to contact me.

Sincerely,

Nathan B. Brooks
Construction Coordinator
Peachtree City Water & Sewerage Authority

Fayette County
GEORGIA

Where Quality Is A Lifestyle

August 8, 2006

Wendy Auerbach
Building 1478 Suite 200
1355 Terrell Mill Road
Marietta, GA 30067-9483

Dear Wendy Auerbach:

SUBJECT: WATER AVAILABILITY

Water is available to Tract 1 along State Route No. 74. There is not a water line on Rockaway Rd. There is sufficient capacity to meet the needs of a commercial retail development. The property is located in Land Lots 29 and 30 of the 6th District, Peachtree City, Georgia. If you have additional questions, my office number is 770-461-1146, ext 6102.

Sincerely,

Russell Ray

Russell Ray
Assistant Director
Fayette County Water System

RR
cc: Tony Parrott

COLUMBIA PROPERTIES INCORPORATED

Date: 12/06/06
Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: HIGHWAY 74 S & ROCKAWAY RD, SENOIA, GA 30276

Lat: 33.341850 **Long:** -84.536870
City: Peachtree City **Pop:** 36,652
County: Fayette County **Pop:** 103,468
Zip: 30269 **Pop:** 37,381

Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2006 Demographics			
Total Population	1,862	17,260	36,886
Total Households	608	5,503	12,231
Female Population	958	8,694	18,597
% Female	51.5%	50.4%	50.4%
Male Population	903	8,566	18,289
% Male	48.5%	49.6%	49.6%
Population Density (per Sq. Mi.)	592.6	610.5	469.7
Age:			
Age 0 - 4	4.9%	5.9%	5.5%
Age 5 - 14	16.6%	17.3%	15.3%
Age 15 - 19	8.5%	9.0%	8.9%
Age 20 - 24	7.0%	6.1%	6.9%
Age 25 - 34	11.6%	10.3%	10.8%
Age 35 - 44	14.9%	16.3%	14.7%
Age 45 - 54	15.5%	16.5%	16.9%
Age 55 - 64	10.1%	9.8%	11.4%
Age 65 - 74	6.7%	5.5%	5.8%
Age 75 - 84	3.5%	2.7%	3.0%
Age 85 +	0.7%	0.7%	0.9%
Median Age	36.2	36.2	37.2
Housing Units			
Total Housing Units	670	6,022	13,350
Owner Occupied Housing Units	64.2%	77.6%	78.9%
Renter Occupied Housing Units	26.4%	13.8%	12.7%
Vacant Housing Units	9.4%	8.6%	8.4%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	5.5%	4.1%	3.6%
Black	11.3%	8.2%	7.5%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	79.5%	84.7%	85.9%
Other	1.8%	1.1%	1.1%
Multi-Race	1.8%	1.8%	1.8%
Hispanic Ethnicity	7.3%	4.2%	4.2%
Not of Hispanic Ethnicity	92.7%	95.8%	95.8%
Marital Status:			
Age 15 + Population	1,461	13,265	29,196

Divorced	7.2%	5.6%	6.3%
Never Married	18.2%	18.2%	18.8%
Now Married	69.0%	70.8%	69.1%
Separated	2.6%	2.2%	2.1%
Widowed	3.1%	3.3%	3.8%
Educational Attainment:			
Total Population Age 25+	1,172	10,660	23,386
Grade K - 8	0.3%	1.4%	1.8%
Grade 9 - 12	2.1%	3.7%	3.8%
High School Graduate	24.7%	22.5%	24.3%
Associates Degree	9.5%	8.9%	9.7%
Bachelor's Degree	29.9%	28.5%	25.2%
Graduate Degree	11.4%	12.6%	11.5%
Some College, No Degree	22.1%	22.4%	23.7%
Household Income:			
Income $ 0 - $9,999	2.0%	2.3%	2.2%
Income $ 10,000 - $14,999	2.7%	1.8%	1.8%
Income $ 15,000 - $24,999	5.5%	5.4%	5.5%
Income $ 25,000 - $34,999	6.5%	5.4%	6.2%
Income $ 35,000 - $49,999	14.9%	9.7%	10.2%
Income $ 50,000 - $74,999	13.4%	15.6%	18.2%
Income $ 75,000 - $99,999	18.3%	16.4%	17.7%
Income $100,000 - $124,999	14.2%	15.4%	14.1%
Income $125,000 - $149,999	8.2%	11.1%	9.2%
Income $150,000 +	14.2%	17.0%	15.0%
Average Household Income	$86,885	$96,254	$93,097
Median Household Income	$82,050	$89,416	$82,587
Per Capita Income	$29,743	$30,909	$31,069
Vehicles Available:			
0 Vehicles Available	0.9%	1.2%	1.8%
1 Vehicle Available	30.4%	20.0%	20.2%
2+ Vehicles Available	68.7%	78.8%	78.0%
Average Vehicles Per Household	2.10	2.20	2.20
Total Vehicles Available	1,250	12,031	26,662
Business and Employment:			
Number of Employees	1,290	5,296	13,746
Number of Establishments	44	307	955

	1 Miles:	3 Miles:	5 Miles:
2011 Demographics			
Total Population	2,041	19,210	41,823
Total Households	658	6,062	13,697
Female Population	1,049	9,643	21,018
% Female	51.4%	50.2%	50.3%
Male Population	992	9,566	20,804
% Male	48.6%	49.8%	49.7%

Age:

Age 0 - 4	5.1%	6.2%	5.8%
Age 5 - 14	13.1%	14.1%	12.5%
Age 15 - 19	7.4%	8.1%	8.0%
Age 20 - 24	7.6%	6.8%	7.4%
Age 25 - 34	14.8%	12.7%	13.0%
Age 35 - 44	11.7%	13.2%	11.9%
Age 45 - 54	14.2%	15.5%	15.7%
Age 55 - 64	12.2%	11.9%	13.5%
Age 65 - 74	9.1%	7.6%	7.9%
Age 75 - 84	4.1%	3.2%	3.4%
Age 85 +	0.8%	0.8%	1.0%
Median Age	36.9	36.8	38.0
Housing Units Trend			
Total Housing Units	749	6,867	15,472
Owner Occupied Housing Units	62.7%	75.2%	76.5%
Renter Occupied Housing Units	25.1%	13.1%	12.1%
Vacant Housing Units	12.2%	11.7%	11.5%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	6.4%	4.7%	4.3%
Black	12.1%	9.4%	8.6%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	76.1%	82.4%	83.7%
Other	2.7%	1.5%	1.4%
Multi-Race	2.7%	2.0%	1.9%
Hispanic Ethnicity	8.2%	4.8%	4.8%
Not of Hispanic Ethnicity	91.8%	95.2%	95.2%
Marital Status:			
Age 15 + Population	1,670	15,319	34,205
Divorced	7.2%	5.6%	6.2%
Never Married	18.1%	18.3%	18.8%
Now Married	69.0%	70.7%	69.1%
Separated	2.6%	2.2%	2.1%
Widowed	3.1%	3.3%	3.7%
Educational Attainment:			
Total Population Age 25+	1,352	12,388	27,700
Grade K - 9	0.3%	1.3%	1.6%
Grade 9 - 12	1.8%	3.2%	3.3%
High School Graduate	24.7%	22.9%	24.5%
Associates Degree	10.4%	9.9%	10.7%
Bachelor's Degree	30.1%	28.6%	25.5%
Graduate Degree	11.1%	12.2%	11.3%
Some College, No Degree	21.7%	21.9%	23.2%
Household Income:			
Income $ 0 - $9,999	1.9%	2.2%	2.1%
Income $ 10,000 - $14,999	2.4%	1.6%	1.6%
Income $ 15,000 - $24,999	4.6%	4.8%	4.9%
Income $ 25,000 - $34,999	6.6%	5.6%	6.3%
Income $ 35,000 - $49,999	12.8%	8.4%	8.3%
Income $ 50,000 - $74,999	13.1%	14.2%	16.6%
Income $ 75,000 - $99,999	16.0%	15.2%	16.8%

Income $100,000 - $124,999	15.1%	13.7%	13.5%
Income $125,000 - $149,999	9.4%	12.6%	10.8%
Income $150,000 +	18.2%	21.8%	19.1%
Average Household Income	$94,731	$104,478	$101,281
Median Household Income	$89,924	$96,463	$90,474
Per Capita Income	$32,050	$33,180	$33,362
Vehicles Available			
0 Vehicles Available	0.6%	1.0%	1.4%
1 Vehicle Available	29.4%	19.6%	19.8%
2+ Vehicles Available	69.9%	79.4%	78.9%
Average Vehicles Per Household	2.30	2.50	2.50
Total Vehicles Available	1,403	13,562	30,601

	1 Miles:	3 Miles:	5 Miles:
2000 Census Demographics			
Total Population	1,631	14,799	30,647
Total Households	543	4,802	10,377
Female Population	842	7,489	15,529
% Female	51.6%	50.6%	50.7%
Male Population	790	7,310	15,118
% Male	48.4%	49.4%	49.3%
Age:			
Age 0 - 4	5.8%	6.6%	6.4%
Age 5 - 14	21.7%	21.8%	19.5%
Age 15 - 19	7.7%	8.0%	8.1%
Age 20 - 24	3.5%	3.1%	3.7%
Age 25 - 34	10.1%	9.1%	9.9%
Age 35 - 44	20.6%	21.7%	19.7%
Age 45 - 54	15.2%	16.1%	16.8%
Age 55 - 64	6.8%	6.6%	8.1%
Age 65 - 74	5.0%	4.1%	4.5%
Age 75 - 84	3.2%	2.4%	2.7%
Age 85 +	0.4%	0.4%	0.6%
Median Age	35.8	35.8	36.5
Housing Units Trend			
Total Housing Units	570	4,978	10,731
Owner Occupied Housing Units	66.6%	81.6%	82.9%
Renter Occupied Housing Units	28.7%	14.9%	13.8%
Vacant Housing Units	4.7%	3.5%	3.3%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian, and Hawaiian or other Pacific Islander	4.0%	3.0%	2.6%
Black	9.7%	6.5%	5.9%
White	83.4%	88.2%	89.3%
Other	1.3%	0.8%	0.8%
Two or More Races	1.4%	1.3%	1.3%

Hispanic Ethnicity	5.9%	3.4%	3.3%
Not of Hispanic Ethnicity	94.1%	96.6%	96.7%
Marital Status:			
Age 15 + Population	1,183	10,583	22,726
Divorced	7.2%	5.5%	6.3%
Never Married	18.1%	18.1%	18.8%
Now Married	68.9%	70.9%	69.0%
Separated	2.6%	2.2%	2.1%
Widowed	3.2%	3.3%	3.8%
Educational Attainment:			
Total Population Age 25+	1,001	8,933	19,104
Grade K - 9	0.0%	1.1%	1.8%
Grade 9 - 11, No diploma	2.5%	4.2%	4.5%
High School Graduate	24.7%	21.9%	23.9%
Associates Degree	8.3%	7.6%	8.3%
Bachelor's Degree	29.9%	28.6%	25.1%
Graduate Degree	12.1%	13.4%	12.0%
Some College, No Degree	22.4%	22.9%	24.2%
No Schooling Completed	0.3%	0.4%	0.3%
Public School Enrollment	93.8%	89.0%	87.2%
Private School Enrollment	6.2%	11.0%	12.8%
Household Income:			
Income $ 0 - $9,999	2.3%	2.5%	2.5%
Income $ 10,000 - $14,999	3.5%	2.3%	2.7%
Income $ 15,000 - $24,999	7.6%	6.7%	6.2%
Income $ 25,000 - $34,999	7.0%	5.5%	6.7%
Income $ 35,000 - $49,999	15.9%	11.6%	13.5%
Income $ 50,000 - $74,999	16.9%	18.7%	20.9%
Income $ 75,000 - $99,999	20.3%	18.0%	17.8%
Income $100,000 - $124,999	10.6%	15.5%	13.0%
Income $125,000 - $149,999	6.7%	7.9%	6.6%
Income $150,000 - $199,999	5.7%	6.8%	6.2%
Income $200,000 or More	3.6%	4.6%	4.0%
Average Household Income	$78,573	$87,427	$83,012
Median Household Income	$71,266	$78,658	$72,279
Per Capita Income	$26,158	$28,368	$28,109
Vehicles Available			
0 Vehicles Available	1.0%	1.5%	2.4%
1 Vehicle Available	32.1%	20.7%	20.9%
2 Vehicles Available	43.9%	50.9%	49.5%
3+ Vehicles Available	23.0%	27.0%	27.2%
Average Vehicles Per Household	1.90	2.00	2.00
Total Vehicles Available	1,080	10,172	21,885
Blue Collar Occupations	201	2,133	4,737
White Collar Occupations	535	4,624	9,989
% Blue Collar Workers	27.3%	31.6%	32.2%
% White Collar Workers	72.7%	68.4%	67.8%

	1 Miles:	3 Miles:	5 Miles:
1990 Demographics			
Total Population	961	7,555	19,655
Total Households	285	2,392	6,428
Female Population	481	3,767	9,899
% Female	50.0%	49.9%	50.4%
Male Population	481	3,787	9,756
% Male	50.0%	50.1%	49.6%
Age:			
Total Population	961	7,555	19,655
Age 0 - 4	11.0%	9.8%	8.1%
Age 5 - 14	20.7%	19.3%	18.6%
Age 15 - 19	5.9%	6.6%	7.9%
Age 20 - 24	2.2%	3.7%	4.6%
Age 25 - 34	20.0%	18.4%	15.5%
Age 35 - 44	23.9%	21.9%	21.3%
Age 45 - 54	8.6%	9.8%	11.8%
Age 55 - 64	4.1%	5.2%	5.6%
Age 65 - 74	2.7%	3.6%	4.4%
Age 75 - 84	0.9%	1.5%	2.0%
Age 85 +	0.0%	0.2%	0.3%
Median Age	31.6	31.8	32.6
Housing Units			
Total Housing Units	294	2,514	6,860
Owner Occupied Housing Units	92.1%	86.6%	81.1%
Renter Occupied Housing Units	4.7%	8.6%	12.6%
Vacant Housing Units	3.3%	4.9%	6.3%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	3.3%	2.5%	2.3%
Black	2.9%	5.3%	4.7%
White	93.4%	91.8%	92.6%
Other	0.4%	0.3%	0.3%
Hispanic Ethnicity	2.3%	2.0%	1.9%
Not of Hispanic Ethnicity	97.7%	98.0%	98.1%
Educational Attainment:			
Total Population Age 25+	579	4,576	11,957
Grade K - 9	0.7%	4.1%	4.5%
Grade 9 - 12	3.9%	7.4%	7.7%
High School Graduate	16.4%	22.6%	27.0%
Associates Degree	10.9%	8.7%	7.3%
Bachelor's Degree	32.8%	25.5%	21.2%
Graduate Degree	10.7%	8.3%	7.0%
Some College, No Degree	24.7%	23.4%	25.2%
1990 Household Income:			
Income $ 0 - $9,999	0.0%	2.9%	5.1%

Income $ 10,000 - $19,999	3.4%	6.1%	7.3%
Income $ 20,000 - $29,999	7.7%	9.9%	11.0%
Income $ 30,000 - $39,999	10.6%	12.3%	13.1%
Income $ 40,000 - $49,999	15.7%	15.8%	15.4%
Income $ 50,000 - $59,999	24.4%	20.1%	15.3%
Income $ 60,000 - $74,999	17.1%	14.6%	15.0%
Income $ 75,000 - $99,999	12.7%	10.7%	10.0%
Income $100,000 - $124,999	7.1%	5.9%	4.9%
Income $125,000 - $149,999	0.4%	0.5%	1.0%
Income $150,000 +	0.6%	1.2%	1.8%
Average Household Income	$60,029	$55,520	$53,029
Median Household Income	$54,950	$51,578	$48,274
Per Capita Income	$18,879	$17,870	$17,462
Vehicles Available			
0 Vehicles Available	0.1%	2.0%	2.1%
1 Vehicle Available	11.5%	13.3%	16.8%
2+ Vehicles Available	88.5%	84.8%	81.1%
Average Vehicles Per Household	2.10	2.20	2.20
Total Vehicles Available	593	5,155	14,122

	1 Miles:	3 Miles:	5 Miles:
Population Trend			
1990	961	7,555	19,655
2000	1,631	14,799	30,647
Change 1990 to 2000	69.7%	95.9%	55.9%
2006	1,862	17,260	36,886
2011	2,041	19,210	41,823
Change 2006 to 2011	9.6%	11.3%	13.4%
Household Trend			
1990	285	2,392	6,428
2000	543	4,802	10,377
Change 1990 to 2000	90.8%	100.7%	61.4%
2006	608	5,503	12,231
2011	658	6,062	13,697
Change 2006 to 2011	8.3%	10.2%	12.0%
Average Household Size Trend			
1990	3.38	3.16	3.06
2000	3.00	3.08	2.95
2006	3.06	3.14	3.01
2011	3.10	3.17	3.05
Median Age Trend			
1990	32	32	33
2000	36	36	37
Change 1990 to 2000	13.1%	12.4%	11.9%
2006	36	36	37
2011	37	37	38
Change 2006 to 2011	1.8%	1.7%	2.4%

Housing Units Trend

Total Housing Units			
Change 1990 to 2000	93.9%	98.0%	56.4%
Change 2006 to 2011	11.8%	14.0%	15.9%
Owner Occupied Housing Units			
Change 1990 to 2000	40.2%	86.6%	59.9%
Change 2006 to 2011	9.2%	10.4%	12.3%
Renter Occupied Housing Units			
Change 1990 to 2000	1,075.4%	243.0%	71.5%
Change 2006 to 2011	6.1%	8.7%	10.1%
Vacant Housing Units			
Change 1990 to 2000	176.4%	42.1%	-18.5%
Change 2006 to 2011	45.1%	55.0%	58.6%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut			
Change 1990 to 2000	359.4%	365.6%	179.4%
Change 2006 to 2011	-39.2%	-35.7%	-38.6%
Asian or Pacific Islander			
Change 1990 to 2000	105.4%	140.2%	80.2%
Change 2006 to 2011	27.2%	29.4%	34.7%
Black			
Change 1990 to 2000	472.1%	138.7%	92.3%
Change 2006 to 2011	17.8%	27.4%	30.6%
White			
Change 1990 to 2000	51.5%	88.2%	50.3%
Change 2006 to 2011	4.9%	8.2%	10.4%
Other			
Change 1990 to 2000	493.4%	393.2%	363.7%
Change 2006 to 2011	61.9%	43.1%	46.9%
Hispanic Ethnicity			
Change 1990 to 2000	332.2%	233.3%	173.6%
Change 2006 to 2011	23.1%	26.5%	30.1%
Not of Hispanic Ethnicity			
Change 1990 to 2000	63.4%	93.1%	53.7%
Change 2006 to 2011	8.6%	10.6%	12.7%

Current year data is for the year **2006**, 5 year projected data is for the year **2011**. More About Our Data.

REZONING REQUEST
+/-20 ACRES FRONTING HIGHWAY 74

We are requesting to rezone the existing property from General Industrial to General Commercial ("GC") for the purpose of developing a retail shopping center including outparcels.

Should the property be rezoned to GC, the City of Peachtree City would benefit from receiving taxes based on a higher millage rate. The estimated tax benefit on an annual basis for our proposed shopping center will be approximately:

$8,000,000 (estimated value) x 40% (assessed) x 33.62 mills = $107,584.00

The commercial development will not have any demand on public education.

Emergency services are provided by Station #83 located at 450 Peachtree Parkway. Commercial uses tend to have less of a demand than residential uses for medical, fire and police services.

There will be no undue burdens on transportation. The widening of Highway 74 and the re-alignment of Rockaway Road will happen concurrently with the development of the shopping center. The shopping center will include neighborhood oriented uses and will serve the residents in the immediate vicinity.

The utility providers are Atlanta Gas Light, Peachtree City Water and Sewerage Authority, Fayette County Water System and Coweta-Fayette Electric Membership Corporation.

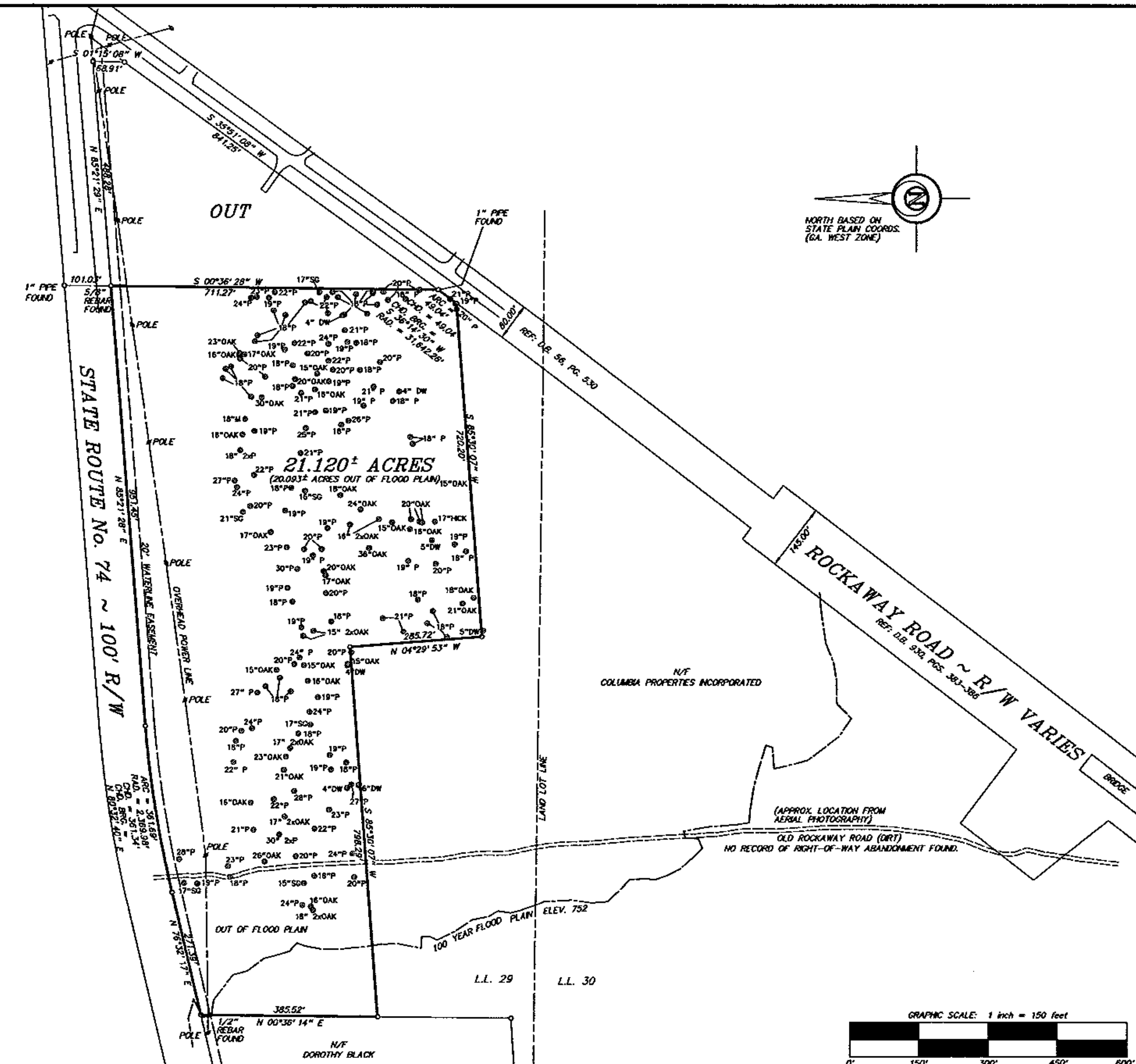
The topography of the land is ideal for commercial development. The topo survey and soil tests have indicated that there are no environmental issues at the site.

The proposed commercial development will not impact recreational programs in Peachtree City but will be located adjacent to the Jim Meade Recreation Park allowing residents to go shopping and to the park in one convenient location.

Overall, the development will be an asset to the City of Peachtree City in that it will provide amenities and convenience to the adjacent neighborhoods.

TREE LOCATION PLAT

THE PURPOSE OF THIS SURVEY WITH EXCEPTION OF TO TRACT 3 IS TO SHOW THE LOCATION OF SELECT TREES. THE BOUNDARY DATA ON TRACT 1 AND TRACT 2 WAS TAKEN FROM A PREVIOUS SURVEY BY THIS OFFICE FOR CATHRYN REDWINE STEPHENS DATED 12/11/99. NO UPDATED BOUNDARY SURVEY WAS DONE ON TRACT 1 AND TRACT 2 IN THE PREPARATION OF THIS OF THIS PLAT.



TREE LEGEND

B = BIRCH
DW = DOGWOOD
HICK = HICKORY
M = MAPLE
P = PINE
SG = SWEETGUM
2X = TWIN

TREE COUNT

BIRCH	1
DOGWOOD	22
HICKORY	1
MAPLE	1
OAK	108
PINE	240
SWEETGUM	27
TOTAL	400

In my professional opinion, a portion of this property does lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Community No.: 130078 0090 D
Dated: MARCH 18, 1996

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.

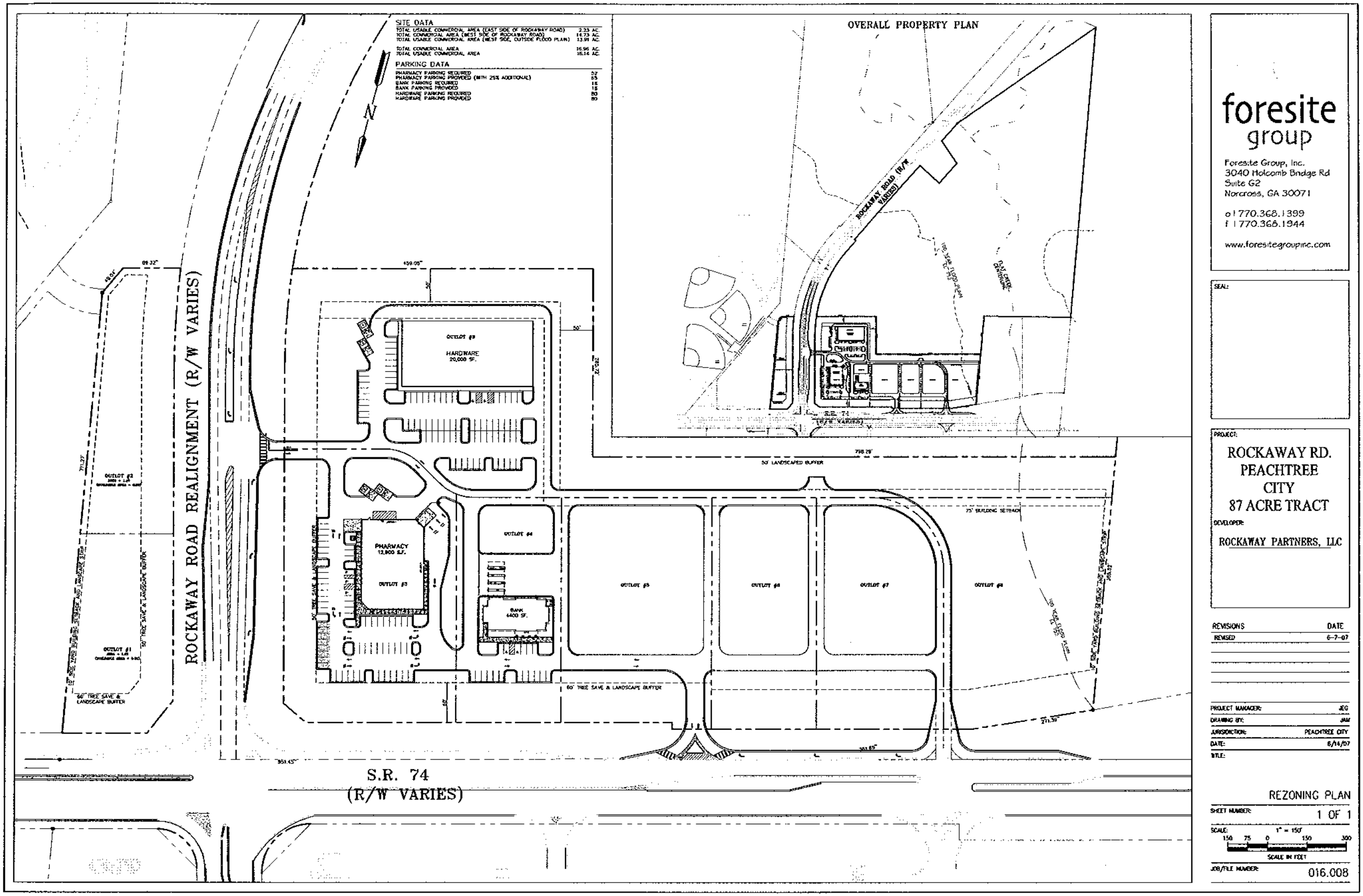
land surveyors – planners

160 GREENCASTLE SUITE B TYRONE GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

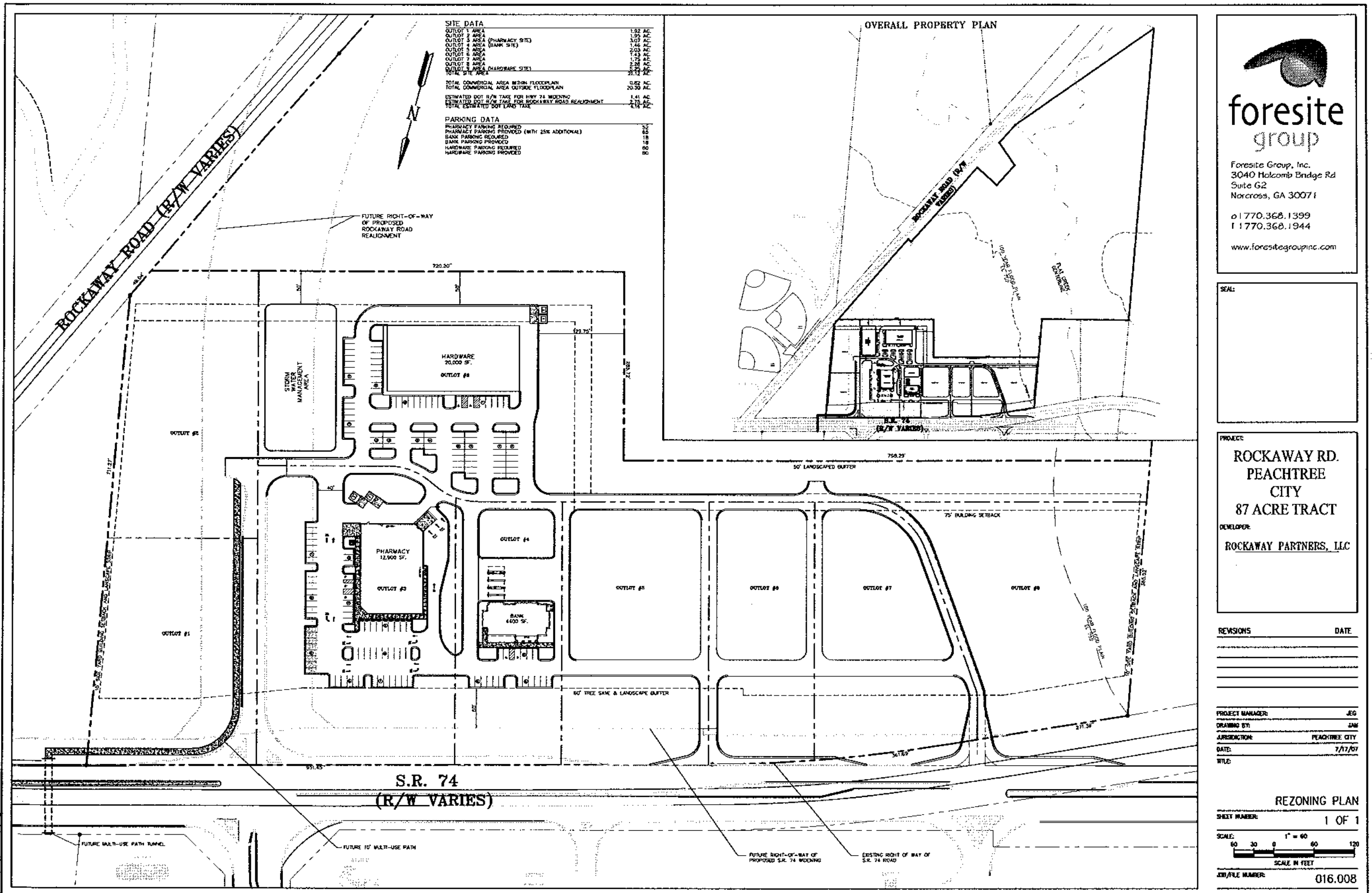
PREPARED FOR:

COLUMBIA PROPERTIES INCORPORATED

LAND LOTS 29 & 30	DATE: 11/29/06
6th DISTRICT	REV. 12/08/06 TO ADD AERIAL TOPOGRAPHY BY OTHERS.
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 150'	JOB NO. 991221



Attachment "B"



Attachment "C"

Sec. 1006. GC general commercial district.

(1006.1) *Intent of district:* It is intended that the GC zoning district be established and reserved for general business purposes. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve city and regional commercial needs. These regulations are also intended to accommodate businesses which benefit from being located in close proximity to each other, and to discourage any encroachment by other uses capable of adversely affecting the basic commercial character of the district. It is further intended that these regulations will reduce traffic congestion, provide for adequate off-street parking, and limit the development of "strip" type business areas.

The city council does hereby find that, based upon studies conducted on behalf of the city and by other cities, big box developments, typically over 32,000 square feet for an individual business, and developments with over 150,000 square feet of retail space, can have negative impacts on a community. In particular, such developments can have a negative impact on the scale of retail development in the community, and can also adversely impact existing retail businesses in the city. Additionally, such developments can result in an over-supply of commercial development within the city, thereby shifting the economic focus of the community. Employment opportunities may also be adversely affected by such developments. Finally, such developments are contrary to the city's comprehensive plan, as well as the goals and objectives of providing public safety services to the city's residents. For the foregoing reasons, the city council has determined it to be in the best interests of the city to provide that such developments may only be established pursuant to a special use permit, subject to the terms and conditions for the application and approval thereof set for in this section.

(1006.2) *Permitted uses:* The following uses shall be permitted in any GC zoning district:

(a) Retail business involving the sale of merchandise on the premises, provided no single tenant, owner, occupant, or business occupies more than 10,000 square feet.

(b) Business involving the rendering of a personal service on the premises.

(c) Office for governmental, business, professional or general purposes.

(d) Commercial recreation facility located entirely within a building on the premises.

(e) Publicly owned building, facility or land.

(f) Building, facility or land for the distribution of utility services.

(g) Building, facility, or land for noncommercial park, recreation, thoroughfare or open space purposes.

(h) Private or semiprivate club, lodge or social center.

(i) Building, facility or land for off-street automobile parking.

(j) Hotel or motel.

(k) Commercial trade or vocational school.

(l) Radio and/or television station, not including a transmission tower.

(m) Wholesale business involving the sale of merchandise on the premises.

(n) Newspaper publishing facility.

(o) Accessory use: See section 908.

(1006.3) *Conditional uses:* The following uses shall be permitted in any GC zoning district on a conditional basis:

(a) Retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant, or business occupies more than 10,000 square feet subject to the following conditions:

(1) In addition to the conditions set forth in this subsection 1006.3. The maximum aggregate size of any commercial development shall be 150,000 square feet of floor area.

(2) No single commercial tenant, owner, occupant, or business shall occupy more than 32,000 square feet of floor area.

(3) No three commercial tenants, owners, occupants, or businesses shall occupy a combined floor area of more than 80,000 square feet.

(4) No more than six commercial tenants, owners, occupants, or businesses shall occupy more than 10,000 square feet of floor area each.

(5) All exterior building elevations that face public streets and/ or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.

(6) Any tenant, occupant, or business that occupies more than 10,000 square feet shall provide the city attorney with a copy of the rental agreement between such tenant, owner, occupant, or business and its landlord which contains a contract provision prohibiting such person or entity from voluntarily vacating such premises or otherwise ceasing to conduct its retail business on such premises while simultaneously preventing the landlord, by continuing to pay rent or otherwise, from leasing the premises to another person or company who will operate a permitted business on the premises. If such a tenant, occupant or business voluntarily vacates such premises or otherwise ceases to conduct its retail business on the premises, the landlord shall be free to market and lease such premises to another person or company.

(7) The owner of the zoning lot shall prepare a traffic management plan which identifies the traffic problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional traffic planner at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, which ever occurs first.

(8) The owner of the zoning lot shall prepare a water management plan which identifies the water management problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional engineer at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, which ever occurs first.

(b) All conditional uses permitted in subsection 1005.3 for LC zoning districts shall be permitted as conditional uses in the GC zoning district, subject to the same conditions set forth in subsection 1005.3 and any additional conditions set forth in this subsection 1006.3.

(c) Open setback depth for the sale, rental and/or storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.

(d) Commercial recreational facility or land where the use is not located entirely within a building on the premises, on the following conditions:

(1) The zoning lot is not less than one acre in area.

(2) Except for golf courses or other passive recreation areas, the zoning lot is not adjacent to or across the street from any residential zoning lot.

(e) Transportation facility or terminal, provided service is primarily for passenger transportation rather than freight transportation.

(f) Community hospital, including customary accessory functions, provided the zoning lot is not less than ten acres in area.

(g) Church or other legitimate place of worship, including a one-family dwelling for a minister, on the following conditions:

(1) Notwithstanding any other requirements in this section, the following conditions shall apply to all churches regardless of zoning district:

(2) Minimum zoning lot area is three acres.

(3) Minimum lot width is 100 feet.

(4) Minimum setback area, front:

TABLE INSET:

Building	40 feet
Parking	20 feet

(5) Minimum setback area, side: 15 feet. If adjoining a residential lot, the building setback shall be 75 feet.

(6) Minimum setback area, rear: 30 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(7) Maximum building height: As approved by the fire department.

(8) All zoning lots shall have direct access onto an arterial, major collector road or have access to an arterial, major collector or industrial/commercial road via a minor collector.

(9) No parking shall be permitted within 20 feet of the property line of any adjoining residential zoning lot.

(10) Parking and/or service areas shall be separated from adjoining residential lots by a suitable fence or wall six feet in height or a suitable planting screen six feet in height at time of planting. The required fence, wall, or screen must provide for a reasonable visual separation between properties. No fence or wall in excess of four feet may be placed in a setback area adjoining a public street.

(11) One non-illuminated sign not greater than 32 square feet in area for each panel of a double-sided structure is permitted.

(12) Parking: See section 909.

(13) Lighting: See section (1005A.4)(n).

(14) Any existing church in any zoning district may comply with either the requirement existing prior to enactment of this ordinance or they may comply with the conditions of this section. They shall not be permitted to comply with various sections of both requirements.

(1006.4) *Special Use Permit:* Certain uses, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted within the GC zoning district as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a special use permit by the mayor and city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected.

No inherent right exists to receive a special use permit; such permits are a special privilege granted by the city under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures, occasionally substantial, may be necessary to mitigate the impact of the proposed development. In other situations, no set of conditions would be sufficient to approve an application, even though the same request in another location might be approved.

1006.4(a) *Applicability:* The following uses may be permitted within the GC zoning district following issuance of a special use permit by city council:

(a) Commercial and/or retail developments with more than 150,000 square feet of general commercial uses.

(b) An individual retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant or business occupies more than 32,000 square feet subject to the following:

1006.4(b) *Application:* The city planner shall prescribe the form(s) on which applications for a special use permit are made. Applications shall include the name and address of the applicant, the name and address of the owner of each zoning lot involved, and the relationship of the applicant and property owner in connection with the application. If the applicant or property owner is an entity other than an individual, the application shall also include detailed information regarding the principals of the entity. The city planner shall prescribe any other material that may reasonably be required to determine compliance with this article, with sufficient copies for necessary referrals and records.

Applications for special use permits shall not be deemed complete until each of the following items have been submitted to the city planner:

(a) *Application package.* One copy of the appropriate application form and all necessary documentation must be fully completed and signed by the property owner or duly authorized agent with power of attorney.

(b) *Fees.* Appropriate application fees as identified by city council shall be attached to the application package. Checks should be made payable to the City of Peachtree City.

(c) *Property deed.* Two copies of the property deed(s) for all properties included in the application.

(d) *Boundary survey.* Two copies of the boundary survey for each property included in the application shall be prepared by a certified land surveyor or licensed civil engineer and shall contain the following information:

   (1) Bearings and distances with a scale of 1" = 100' or less, for all property lines and existing and proposed zoning district lines.

   (2) Area of land proposed for consideration, in square feet or acres.

   (3) Scale and north arrow.

   (4) Names of boundary roads or streets and width of existing rights-of-way.

   (5) Geographic parcel identification number (GPIN).

   (6) The land use and/or zoning classification of adjacent properties.

   (7) An electronic copy of the legal description for each parcel included in the application.

(e) *Written narrative.* The written narrative is a description of how the proposal relates to the relevant chapters of the comprehensive plan and should address the following elements at a minimum, as applicable:

   (1) *Land use.* Whether the proposed zoning and/ or land uses are consistent with the long-range land use designation, as well as:

      (a) Proposed uses and impacts on public facilities.

      (b) Proposed maximum number of dwelling units.

      (c) Maximum height of all proposed structures.

      (d) Mitigation of impacts on neighboring properties, including vehicular access plan, landscaping and screening, setback and buffer requirements, and transitioning of density/ intensity of land use.

(e) Proposed special amenities including a commitment to landscaping with indigenous, drought tolerant species.

(f) Proposed phasing of development and their relationship to supportive utilities, facilities, transportation, and service components to accommodate the impacts of the development.

(2) *Community design.* How the proposal will address the principles and standards of community design including, but not limited to:

(a) How the project fits within the village concept of the city as set forth in the city's comprehensive plan.

(b) Providing multi-use path connections between residential and commercial properties and community facilities.

(c) Incorporating crime prevention principles into site and building designs.

(d) Providing parking at the rear of commercial buildings.

(e) Locating structures close to the street edge.

(f) Eliminating or limiting large parking lots between public streets and building entrances.

(g) Preserving natural resources on the site.

(h) Incorporating natural storm water management designs as wet ponds and as architectural features of new developments.

(i) Protecting and restoring the natural terrain, drainage, and vegetation.

(j) Aligning new roads to the natural contours of the land.

(k) Building architecture, signs, landscaping, lighting, and retention of natural vegetation along roadways and property boundaries.

(l) Preserving and/or providing open space.

(3) *Economic development.* Identify whether or not the proposed use is an existing county-based business or targeted industry, as identified by the Fayette County development authority and/or the development authority of the city. Provide an estimate the development will have on the city's tax base.

(4) *Fire and rescue.* Discuss how fire safety will be addressed:

(a) Impacts of the proposal on established level of service (LOS) standards.

(b) Additional mitigation measures such as sprinklers and fire-rated construction if outside travel time.

(c) Proposed improvements, including possible transportation improvements to achieve a satisfactory LOS.

(5) *Potable water.* Describe how water will be provided to the site:

(a) Relationship of the proposed development to supportive public utilities.

(b) Improvements proposed, especially if the proposal relies on groundwater or recharge areas.

(6) *Sewer.* Describe how sanitary sewer service will be provided to the site:

(a) Relationship of the proposed development to supportive public utilities, where consistent with the comprehensive plan.

(b) Proposed improvements to accommodate development.

(7) *Transportation.* Describe measures to achieve level of service 'D' or better. The limits of any traffic study shall be determined by the city engineer and the city's traffic consultant and shall include:

(a) Impacts of the proposal on established level of service (LOS) standards.

(b) Improvements proposed, both motorized and non-motorized.

(c) Address connectivity of sidewalks and/ or multi-use path system to adjacent properties, as well as the connectivity of internal roads to adjacent properties.

(f) *Schematic site plan.* Ten full size, one 11" × 17" reduction and one electronic copy of the schematic site plan shall be submitted as a part of the application package. All graphic plans shall be prepared at a scale of 1" = 100' or less and on a sheet size not to exceed 24" × 36". If prepared on more than one sheet, match lines shall be clearly indicated where the sheets join.

The schematic site plan shall be prepared by a registered landscape architect, architect or civil engineer licensed to practice in the state, and shall identify the existing features of the property such as existing structures, vegetation, and watercourses, and provide a schematic presentation of its intended use in a graphic, visual, and written format. The schematic site plan shall include specific site plan features of the proposed development including layout of internal roads, lots, and open space. At a minimum, the schematic site plan shall include the following:

(1) Vicinity map at 1" = 2,000'.

(2) Owner and project name.

(3) Parcel identification numbers, name, present zoning, and zoning and use of all abutting or contiguous parcels.

(4) Property lines with bearings and distances, and existing and proposed zoning district lines.

(5) Area of land proposed for consideration, in square feet or acres.

(6) Scale and north arrow.

(7) Names of boundary roads or streets and width of existing rights-of-way.

(8) Any easements and encumbrances on the property.

(9) Topography, indicated by contour lines with an interval of not more than five feet.

(10) Proposed roads, with right-of-way width, including those identified in the comprehensive plan that will connect with or pass through the subject property.

(11) General locations of proposed major access points to existing streets and to future rights-of-way identified in the comprehensive plan.

(12) Both sides of existing rights-of-way, with all existing and planned curb cuts shown.

(13) Tabulation of all building square footage proposed on the property.

(14) Location of any open space and buffer areas, storm water management facilities, and community and public facilities.

(15) Location of existing and proposed utilities.

(16) Vehicular and pedestrian circulation plan, including current and projected traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and multi-use paths.

(17) Layout and orientation of any current and/or all proposed buildings and /or improvements, building use, height restrictions and building setback lines.

(18) Location and design of screening and landscaping.

(g) *Environmental constraints analysis.* The environmental constraints analysis shall provide a description and generalized mapping of natural site conditions, with an emphasis on those significant environmental features that could be affected by the proposed development, and those that will be retained upon completion. A quantification of the acreage and percentage of the environmental features should also be included.

The analysis shall include a written description and generalized mapping of natural site conditions, with an emphasis on those significant environmental features that could be affected by the proposed development and those that will be retained upon completion of the project. The analysis shall also describe avoidance efforts and/or mitigation techniques to minimize the environmental impacts of the proposal.

The following information shall be addressed by a graphic plan and accompanying text:

(1) Areas having slopes of 15 percent and greater, clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15 percent and greater").

(2) Estimate the amount and extent of impervious and proposed pervious surfaces (show in tabular form). Identify general locations of impervious surfaces and estimate maximum impervious surface amounts upon completion of a development.

(3) Delineation of the areas of the property that will remain in a natural or undisturbed state upon completion of the project.

(4) Watercourses, to include the approximate location of the 100-year floodplain, if applicable, based on FEMA maps (or written indication of "no floodplain"), and proposed buffers along the watercourses.

(h) *Traffic impact analysis.* A traffic impact analysis shall be submitted with each application. In addition, requests for a special use permit shall include the following:

(1) Detailed transportation information identifying how the proposed development

will interconnect with adjoining commercial and/or residential properties or developments, including, but not limited to, internal streets, sidewalks, multi-use paths, etc.

(2) A traffic impact analysis.

(3) An estimated parking tabulation for both on- and off-street parking, including an assessment for shared parking, which may supersede the requirements of the city's parking ordinance.

(i) *Schematic land use plan.* This plan shall depict land areas within the overall development, including proposed land uses, buffers, open space, building setbacks and density.

(j) *Phasing plan.* This plan shall identify the order in which development, public facilities, improvements, and amenities will be provided, constructed, dedicated, or reserved.

(k) *Community facilities and infrastructure plan.* This plan shall identify the impact on community facilities and infrastructure, such as police and fire protection facilities, utilities, and other public use elements, and how the plan will address these issues.

(l) *Urban design guidelines.* These guidelines shall address in narrative and/ or graphic form those characteristics relating to proposed buildings and structures, including heights, massing, setbacks, etc.

(m) *Streetscape and landscape plan.* This plan shall demonstrate the planting concepts intended to be implemented within the proposed development.

(n) *Emergency response plan.* This plan shall address how the various components of the development will be accessible in the event of an emergency, and shall be coordinated and acceptable to the city's fire and police chief.

(o) *Architectural program.* This plan will identify the proposed architectural design, building materials and other aesthetic components of the overall development. The plan will also include details on the exterior lighting, site lighting and signage.

(p) Any information submitted by the applicant which references an impact on the city shall also set forth the mitigation measures to be implemented by the applicant to offset, reduce, or eliminate such impacts.

1006.4(d) *Review procedures.* Application for the establishment of special uses shall be submitted to the city planner and, upon determination that such application contains all necessary elements, shall be deemed received by the city and referred to the planning commission for its review and recommendation.

The planning commission shall report to the mayor and city council its recommendation as to the approval or disapproval of such application and any recommendation for establishment of conditions, in addition to those set forth in this article, deemed necessary to protect the public interest and welfare.

In considering applications for special use permits, the planning commission and city council shall use the standards set forth in section 1305 of this appendix and shall consider the following criteria:

(a) Compatibility of the proposed use and location with the policies established in the comprehensive plan.

(b) Compatibility of the proposed use with the character of adjacent properties and the surrounding neighborhoods and with existing and proposed development.

(c) Availability of, or ability to provide, adequate utilities, drainage, parking and loading space, lighting, screening, landscaping and open space.

(d) Provision of safe and convenient vehicular, pedestrian, bicycle, and alternate modes of transportation.

(e) Compatibility of the proposed use with the intent and function of the GC zoning district.

(f) Compliance with applicable performance standards and requirements as set forth in the city's land development ordinance.

In approving any application for special use permit, the city may by resolution:

(a) Impose such reasonable standards, conditions or requirements, in addition to any specified within this chapter, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but are not limited to, special setbacks, buffer requirements, increased screening or landscaping requirements, and standards pertaining to traffic, circulation, noise, lighting, hours of operation and similar characteristics.

(b) Require that a performance guarantee, acceptable in form, content and amount to the city be posted by the applicant to ensure continued compliance with all conditions and requirements that may be specified.

(c) Specify time limits or expiration dates for any such special use permits, including provisions for periodic review and renewal.

1006.4(e) *Procedures applicable to permits.* Unless otherwise specified by the conditions of the permit, failure to establish the special use authorized by the permit within two years from the date of approval by the city council shall cause the permit to terminate automatically. In the case of uses involving the construction of new buildings or other structures, the use shall be deemed "established" if all necessary foundation work has been completed within the two-year period and construction work is continuously and diligently pursued thereafter under a valid building permit. In the case of uses involving occupancy of land or an existing building, the use shall be deemed "established" only if the land or buildings have been occupied and the proposed activity conducted within the two-year period.

Unless otherwise specified in the conditions of a permit, the initial term of each special use permit shall be for one year from the date of approval. Upon compliance with those conditions and restrictions imposed by the city council and all relevant city ordinances, the special use permit shall, without application, be renewed automatically for additional successive one-year terms. However, a special use permit shall not be so renewed and shall expire at the end of the term or current renewal thereof if notice of noncompliance with any material condition or restriction is mailed by certified mail to the permittee, at the address shown on the application for the permit or any new address of which the city planner subsequently receives written notice, more than 30 days before the end of the term or the renewal thereof then in effect and such noncompliance is not corrected within 30 days to the satisfaction of the city planner.

The provisions of this section are cumulative with the power of injunction and other remedies afforded by law to the city and, further, shall not be so interpreted as to vest in any applicant any rights inconsistent or in conflict with the power of the city to rezone the subject property or to exercise any other power provided by law.

Once a special use permit is granted, such use may be enlarged, extended, increased in intensity or relocated only in accordance with the provisions of this section unless the city council, in approving the initial permit, has specifically established alternative procedures for consideration of future expansion or enlargement. If the use that is the subject of the special use permit becomes a use permitted as a matter-of-right through subsequent amendment of this chapter, the special use permit conditions shall be voided but only to the extent they are more restrictive than those conditions applicable generally to such by-right use.

Uses in a district for which a special use permit is required, which were legally existing without such a permit at the time of adoption of this chapter or an amendment thereto which required such a special use permit, shall not be deemed nonconforming uses, but shall, without further action, be deemed conforming special uses so long as they continue in existence. Such special uses shall be subject to the provisions of subsection (d) below with respect to any enlargement, extension, and increase in intensity or relocation.

Where any special use is discontinued for any reason for a continuous period of two years or more, the special use permit shall automatically terminate without notice. A use shall be deemed to have been "discontinued" when the use shall have ceased for any reason, regardless of the intent of the owner or occupier of the property to reinstitute the use at some later date. The approval of a new special use permit shall be required prior to any subsequent reinstatement of the use.

1006.4(f) *Amendment of special use permits.* An amendment is a request for any enlargement, expansion, and increase in intensity, relocation, or modification of any condition of a previously approved and currently valid special use. Amendments shall be processed as follows:

(a) Non-material and insignificant modifications, shifts in location, slight changes in size, shape, intensity, or configuration may be authorized by the city planner provided there is nothing in the currently valid permit to preclude such action, the changes comply fully with other provisions of the permit and the Code, and that there will be a five percent or less increase in either lot coverage or floor area over what was originally approved.

(b) Minor enlargements, expansions, increases in intensity, relocations, or modifications of any conditions of an approved and currently valid special use may, without public hearing, be authorized, including the establishment or reestablishment of reasonable conditions, by resolution of the city council provided that such minor changes comply with the following criteria:

   (1) There will be a cumulative total of less than a ten percent increase in either total lot coverage or floor area;

   (2) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;

   (3) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;

(4) The proposal conforms to the provisions of this article and is in keeping with the spirit and intent of the adopted comprehensive plan.

Any proposed amendment other than those provided for in subsections (1) and (2) above shall be considered a major amendment of a previously approved and currently valid special use and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original permit.

(1006.5) *Other requirements:* Unless otherwise specified in this Ordinance, uses permitted in GC zoning districts shall conform to the following standards:

(a) Minimum zoning lot area: 30,000 square feet.

(b) Minimum lot width: 150 feet.

(c) Minimum front setback depth:

(1) Building: 40 feet.

(2) Driveway/parking: 20 feet.

(d) Minimum side setback depth: Ten feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(e) Minimum rear setback depth: 20 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(f) Maximum building height: The height of all buildings shall be limited to no more than 35 feet above finish grade.

(g) Parking: Refer to section 909.

(h) Signs: Refer to chapter 66.

(i) Storage: No storage will be permitted on the zoning lot outside a fully enclosed building unless the storage area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide for a reasonable visual separation between the storage area and any adjoining property.

(j) Access: All zoning lots shall have direct access onto an arterial, major collector or industrial/commercial road or have access to an arterial, major collector or industrial/commercial road via an access street.

(k) No automobile parking or service areas will be permitted within the required front setback depth or within 30 feet of the property line of any adjoining residential zoning lot.

(l) All parking and service areas must be separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.

(m) No outside loudspeaker systems shall be utilized.

(n) All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.

(o) The plan must be designed in accordance with the requirements identified within the city's vegetation protection and landscape requirements ordinance.

(p) Items (c) and (o) above shall be binding standards on all development after March 5, 1981. Development completed prior to this date will not need to meet such standards now or in the future and will be limited to a 20-foot front setback depth.

(q) No use permitted in this zoning district shall be allowed to cover more than 75 percent of the zoning lot on which it is located with impervious surfaces.

(r) All properties developed for commercial purposes, whether they are occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners.

(Ord. No. 875, 3-2-2006)

Editor's note: Ord. No. 875, adopted March 2, 2006, repealed and reenacted § 1006 in its entirety to read as herein set out. Formerly, § 1006 pertained to similar subject matter and derived from Ord. No. 220, adopted November 6, 1980; Ord. No. 233, adopted April 2, 1981; Ord. No. 268, § 1(C)(7), adopted June 3, 1982; Ord. No. 366, § 19, adopted May 22, 1985; Ord. No. 408, adopted August 21, 1986; Ord. No. 650, adopted November 16, 1995; Ord. No. 743, § 1, adopted November 2, 2000.

UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
July 23, 2007

PH-07-10 Proposed Rezoning, Stephens Tract (Columbia Properties), SR 74 South and Rockaway Road, GI to GC

Mr. Rick Lindsey, Attorney at Law, was in attendance to present the proposed rezoning of a 21.12-acre tract of land on SR 74 South across from the Wilshire Pavilion retail center. Mr. Lindsey stated that if Rockaway Road was realigned, the useable acreage would then be 16 or 17 acres. Columbia Properties had the tract of land under contract and requested that this portion of the property be rezoned from GI General Industrial to GC General Commercial. Another developer would be coming forward at a later time to request a rezoning for a senior living community on the remainder of the Stephens tract.

Mr. Lindsey stated that they wanted the proposed commercial development to complement and augment the current Wilshire Pavilion development. He stated they did not want any special conditions to the property and were not asking for variances and would adhere to all setbacks and tree save areas. He also stated that Columbia Properties had met with the Wilshire Estates Homeowners Association and discussed the proposed tunnel that would connect the users to the multi-use path system.

Mr. Lindsey stated that the current plan was for a pharmacy, a local small hardware store and a bank. Other anticipated users would be restaurants, boutiques and small mom and pop stores. No big box stores would be included. The back portion of the property was in the 100-year flood plain and would not be built upon.

Mr. Lindsey showed slides of how the property would be affected with or without the Rockaway Road alignment. If Rockaway Road was realigned, outparcels one and two would be unbuildable, resulting in a smaller development.

At a recent meeting with the Wilshire residents, the following issues were raised:

- Do not turn the area into a garage (i.e., Jiffy Lubes, etc.)
- Safety
- Traffic safety – he did not anticipate the development having a regional draw causing a lot of traffic
- Multi-use path and tunnel connections

Attachment "E"

He also stated that the Wilshire homeowners were told to let him know if there were any further concerns so they could consider what the equitable split of costs would be on the projects.

Mr. Rast stated that he tried to reiterate in the position paper that the previous rezoning request had commercial usage along Highway 74. Staff was in favor of the rezoning as long as the total size of the development did not exceed the overall size of the Wilshire Pavilion development.

He also stated that the Georgia Department of Transportation (GDOT) had not acquired the right-of-way for Rockaway Road but that should be taken into consideration.

He said that design guidelines would also need to be in place for the architecture and materials used so that this development would complement Wilshire Pavilion. Three site plans had been shown. If the rezoning occurred, each parcel would need to go through the conceptual site plan approval process.

Mr. Lorber came forward to ask if the "unbuildable land" would be dedicated to the City at no cost to the citizens. Mr. Rast responded that there was discussion of combining the parcel with the recycling center or expanding Meade Field.

Mr. Lorber also asked what buffer was required by the City between the two uses. Mr. Rast replied that there was a 50' buffer and a 75' building setback.

Mr. Lorber also stated that the obvious place for the tunnel was towards Line Creek because of the drop of the property. Mr. Rast stated that he would need to confer with the City Engineer; several different options had been presented.

(A member of the audience had a question but did not come to the microphone-comments were inaudible.)

Ms. Laurie Farmer, president of the Wilshire Estates Homeowners Association (HOA), came forward and stated that she was not in support of or in opposition to the proposed rezoning. She felt that the development was the gateway to the south side of Peachtree City and felt that it should give a strong positive impression.

She referred to the inaudible question being that of an issue of pedestrian golf cart connectivity and safety concerns. The proposed senior development would also use the path and they were concerned about those crossing on Holly Grove. She stated that she had met with the GDOT district manager and the golf cart tunnel was discussed. She stressed to him if the GDOT wanted the HOA's full support and interest for any retail center, the residents would need to be able to travel safely. She would like the Planning Commission to address the issue. Ms. Farmer noted that the HOA did not have the level of interest that was there previously with the big box issue. She felt this showed that the residents did not have a huge level of concern with this development. She also stated that GDOT said that they were the contractor and that the City dictated where the tunnel would go. They would be willing to move the tunnel depending on what the City felt was best for the community.

Ms. Phyllis Aguayo, a resident of Stoneybrook subdivision, stated that she was concerned about the loss of industrial land to commercial. She felt that when the City was planned, the industrial land was put there for a purpose. She was concerned that a precedent would be set to change industrial land to commercial. Ms. Aguayo also had a concern about the proximity to the airport and wondered if that would be a problem. She was also concerned about traffic but recognized that this proposal was better than the previous big box submittal. She felt that it would be wise to wait to rezone the land until there was definite knowledge as to what businesses would be there and if Rockaway Road would be realigned. She agreed that the area would be the gateway to Peachtree City and should be aesthetically pleasing while reflecting what was seen in the nicer parts of the City.

Mr. Lindsey stated that he had seen the conditions and they were in agreement.

Mr. Mullin asked why the zoning should be GC instead of LUC. Mr. Rast responded that Wilshire Pavilion was GC and design guidelines were adopted. He was not aware of restrictions on the property and it had been a successful development.

Mr. Mullin asked if strip clubs and liquor stores or gas stations would fall under GC. Mr. Rast responded that there was a broad spectrum and LUC would provide leeway.

Mr. Mullin stated that he was pleased that the connector road was still shown as it was in the previous plan. The 50' green buffer would separate this commercial project from any future residential development. He also stated that all of the outparcels would face Highway 74.

Mr. Lindsey stated that each site plan would be presented to the Planning Commission for approval. He felt that GC zoning would provide flexibility. They would like to have an overall architectural coordination with the proposed development and with Wilshire Pavilion.

Mr. Mullin replied that he understood but he would prefer LUC zoning to better control the development.

Mr. Mullin asked Mr. Rast about the uses that would be restricted in LUC. Mr. Rast responded that it varied on the district but a few were:

- Gas Stations
- Massage Parlors
- Liquor Stores
- Adult Video Stores
- Oil Change/Quick Lubes etc.

Mr. Mullin asked if the Commission could approve GC zoning with conditions. Mr. Rast responded that if specific use restrictions were adopted, it would become an enforcement issue, especially if the property took several years to develop.

Mr. Andy Campbell of Columbia Properties came forward to speak from a developer's perspective. If the property were zoned GC with attached conditions and someone else developed the property and built what was excluded in the conditions, there would subsequently be a lawsuit. It would not make logical business sense to build without research.

Mr. Campbell stated that his only concern with conditions was with the gas station. Some businesses had contemplated adding gas pumps to their establishment. There were no conditions to the zoning at Wilshire Pavilion. He also suggested a zoning of GC with a list of exclusions. The gas station exclusion should state "a business whose primary source of revenue was the sale of gasoline." Mr. Mullin agreed that he liked the wording. It would keep someone from coming along years later and installing a 20-pump gas station.

Mr. Rast stated that LUC would give the City assurances of what would be developed on the parcel. Mr. Staples asked if LUC was used with the exception mentioned, what pitfall would affect them as developers. Mr. Campbell replied that they wanted the development to be user friendly. He felt that with LUC, they would have to know who their tenants were prior to purchasing the property.

Mr. Rast stated that with LUC, you were adopting site plan, site specific zoning. Mr. Mullin stated that the developers knew who they were shopping for. He also stated that he did not want to see gas stations or adult video stores built there.

Mr. Mullin stated that the proposed tunnel should be on the other side of Rockaway Road so that the residents would not have to cross Rockaway Road that would be the main traffic generator. He would be curious to hear from the City Engineer as to why the tunnel should be where it was noted. He also asked how would the stormwater management area outside of the hardware store would be addressed if the realignment took place. Mr. Campbell stated that they would not put a building there and lose it to condemnation. The site plan submitted was based on information that they currently had. When the road was realigned, a new site plan would be submitted. He stated that the intent was not to place storm water retention there. They would not move forward with the outparcels that could not be developed unless the GDOT did not proceed with their plans to realign. The GDOT had not executed the purchase of the property as of yet.

Mr. Rast suggested that this discussion be continued to the August 13 Planning Commission Meeting to work out the stipulations and restrictions for a GC zoning.

Mr. Mullin asked if the stipulations had to be worked out prior to being presented to City Council. Mr. Rast stated that he would feel more comfortable with the stipulations being worked out.

Mr. Campbell stated that he would not be available for the next Planning Commission Meeting and did not understand why proposed conditions could not be worked out and attached prior to going before City Council.

Mr. Mullin acknowledged that time was needed to define the stipulations and conditions but he did not want to delay a vote for several months. Mr. Rast replied that if they wanted to vote at this meeting that a condition could be added stating that the developer would work with staff and the Wilshire HOA to define stipulations.

A resident asked if the developer would have to submit a formal request for the property to be rezoned to LUC before it would be considered. Mr. Mullin replied that they would need to begin the submission process over again.

Mr. Staples asked what would happen if the parties did not agree on the conditions. Mr. Mullin stated that he would not mind the vote being delayed but he was optimistic that compromises would be worked out. He also stated that he felt Columbia Properties would like the right tenants there but they would need the flexibility to do so.

Mr. Roach asked when the line was crossed from GC to LUC with conditions. He wondered if this became spot zoning. Mr. Rast replied that LUC was more site-specific zoning, and GC was more broad. He stated that to his knowledge there was nothing that said the city could not adopt zoning for a parcel of land and then apply certain conditions or exclusions if the applicant agreed to the conditions. If the conditions were not agreed upon, there would be possible litigation. Several Office Institutional (OI) zonings within the SR 74 North corridor were rezoned with site-specific conditions.

Mr. Roach stated that he would like the City Attorney to specify if it was acceptable to make stipulations to the nature of use opposed to a site plan.

Ms. Farmer stated that she appreciated the Commission addressing their concerns. She was willing to work with Columbia Properties.

After discussion, a motion was made by Mr. Roach, seconded by Mr. Scott, and unanimously adopted to forward to City Council the proposed rezoning for the Stephens Tract (Columbia Properties) at SR 74 South and Rockaway Road from GI to GC with the noted condition that the City Attorney review the legality of a use restriction and that the recommendation be subject to his findings. In addition, both parties must be agreement with the conditions.

The following understandings and conditions were included as a part of the recommendation for approval:

1. *Prior to approval of the conceptual site plan, the Applicant must provide documentation from GDOT indicating whether or not they plan to proceed with the realignment of Rockaway Road. Should the realignment move forward, a minimum 50-foot tree save and landscape buffer shall be required for any parcel with frontage on Rockaway Road. It is understood this buffer may be reduced to no less than 30-feet in width pursuant to the city's Buffer Ordinance. Additionally, a 60-foot tree save and landscape buffer shall be required on all parcels fronting on SR 74, and this buffer shall be measured from the future right-of-way of SR 74. It is understood this buffer may be reduced to no less than 40-feet in width pursuant to the city's Buffer Ordinance.*
2. *Any lot having a property line adjacent to more than one public street right-of-way or private street shall be deemed a multiple frontage lot. Any rear or side setback that also fronts on a public right-of-way or private street shall have a setback depth equal to the minimum front setback depth specified for the appropriate zoning district.*
3. *The architectural design, exterior building materials and color selection of all buildings shall be similar to those used within the existing Wilshire Pavilion development. Additionally, each building shall follow the design and signage guidelines established for that retail center as well as the guidelines set forth within Division 4 of the city's Land Development Ordinance.*
4. *Approval of the zoning shall in no way imply approval of any specific site plan features other than the basic concept of developing retail and commercial uses on a 21.12-acre portion of the Stephens tract.*
5. *A subdivision plat for the 21.12-acre tract must be submitted to City Staff for review and approval prior to recording this document with the Fayette County Tax Assessor. The plat must be recorded prior to approval of the final site plan for the initial development.*
6. *The Land Use designation of this portion of the Stephens tract shall be changed to COM Commercial.*

DRAFT

Ordinance Number ______ (GC)

AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE TO REZONE A 21.12-ACRE PORTION OF THE STEPHENS TRACT ON SR 74 SOUTH FOR RETAIL AND COMMERCIAL USE, AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that a 21.12-acre parcel on SR 74 South be rezoned from its current designation of GI General Industrial to GC General Commercial by adding Section 1006C Property rezoned to GC and adding Section 1006C.1 as follows:

(Section 1006C.1) *Stephens tract commercial.*

(a) The property described below shall be rezoned from its present classification of GI General Industrial to GC General Commercial. Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 29 and 30 in City of Peachtree, Fayette County, being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point at the intersection of the on the southerly right of way of State Route No. 74 (100' R/W varies) and the northerly right of way of Rockaway Road (R/W varies); Thence run along Rockaway Road South 01 degrees 15 minutes 08 seconds West a distance of 68.91 feet to a point; Thence continue along said right of way South 35 degrees 51 minutes 08 seconds West a distance of 841.25 feet to a 1" pipe found, the **TRUE POINT OF BEGINNING**; Thence run along said right of way along an arc of a curve to the left with a distance of 49.04 feet to a point (said arc being subtended by a chord South 36 degrees 14 minutes 30 seconds West a distance of 49.04 feet); Thence leaving said right of way and run South 85 degrees 30 minutes 07 seconds West a distance of 720.20 feet to a point; Thence run North 04 degrees 29 minutes 53 seconds West a distance of 285.72 feet to a point; Thence run South 85 degrees 30 minutes 07 seconds West a distance of 798.29 feet to a point; Thence run North 00 degrees 36 minutes 14 seconds East a distance of 385.52 feet to a ½" rebar found on the southerly State Route No. 74 (R/W varies); Thence run along said right of way North 76 degrees 32 minutes 17 seconds East a distance of 271.39 feet to a point; Thence continue along said right of way along an arc of a curve to the right with a distance if 361.69 feet to a point (said arc being subtended by a chord North 80 degrees 32 minutes 40 seconds East a distance of 361.34 feet); Thence continue along said right of way North 85 degrees 21 minutes 28 seconds East a distance of 951.45 feet to a 5/8" rebar found; Thence leave said right of way and run South 00 degrees 36 minutes 28 seconds West a distance of 711.27 feet to a 1" pipe found, the **POINT OF BEGINNING**.

Said Tract contains 21.120 acres more or less.

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(b) The above-described tract is illustrated in the Boundary and Topography Survey prepared by W.D. Gray and Associates, Inc. (last revised December 8, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the GC zoning district be established specifically for a multi-building retail and commercial development to be developed substantially in accordance with the following express conditions:

(1006C.1.1) *Permitted uses.*

(a) Retail business involving the sale of merchandise on the premises, provided no single tenant, owner, occupant, or business occupies more than 10,000 square feet.

(b) Business involving the rendering of a personal service on the premises.

(c) Office for governmental, business, professional or general purposes.

(d) No more than one freestanding restaurant with a drive-thru

(e) Publicly owned building, facility or land.

(f) Building, facility, or land for noncommercial park, recreation, thoroughfare or open space purposes.

(g) Hotel or motel.

(h) Accessory use: See section 908.

(1006C.1.2) *Uses not permitted.*

(a) Convenience-type stores.

(b) Any business whose primary business is the sale of alcohol; provided that this restriction shall not prohibit individual restaurants from selling beer, wine, distilled spirits or other beverages.

(c) Cocktail lounge, disco or dance hall.

(d) Automobile repair, including oil change facilities and emissions testing centers.

(e) Automobile parts sales. The repair of vehicles on the premises by the property owner, tenants, or customers shall be prohibited.

(f) Automobile washing facilities.

(g) Automobile sales and leasing (new and used vehicles).

(h) Boat sales and leasing (new and used).

(i) Establishments whose primary business is the sale of gasoline or diesel.

(j) Animal hospitals or veterinary clinics with outdoor kennel facilities.

(k) Adult novelty stores, book stores, entertainment centers, theatres, and amusement facilities, peep shows and massage parlors, provided that this restriction shall not prohibit a day spa from locating within the development.

(l) Bingo parlor, bowling alley, pool hall, billiards parlor, skating rink and roller rink.

(m) Electronic gaming centers where the primary business is from game playing.

(n) Pawn shops, second hand stores, closeout or liquidation stores, flea markets, bankruptcy or fire sales, provided that this restriction shall not prohibit a consignment store from opening within the development

(o) Blood bank and plasma centers.

(p) Tattoo parlors.

(q) Check-cashing facilities.

(r) Facilities for dumping, disposal, incineration or reduction of garbage or refuse.

(s) A site for day laborers to congregate or to solicit work.

(t) Transportation facility or terminal.

(u) Self-service storage facilities, i.e., mini-warehouses.

(v) Off-street auto parking facility.

(w) Open yard for the sale, rental, and/ or storage of materials or equipment, including junk or salvage materials.

(1006C.1.3) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(1006C.1.4) *Other requirements.*

(a) Buffer requirements.

No less than a 60'-wide tree save and landscape buffer shall be provided on all lots with frontage on SR 74 South. This buffer shall be measured from the right-of-way of SR 74.

No less than a 50' tree save and landscape buffer shall be provided on all lots with frontage on Rockaway Road. This buffer shall be measured from the right-of-way of Rockaway Road.

No less than a 50' undisturbed buffer shall be provided between this development and the adjoining Stephens tract.

(b) Parking

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Parking shall be provided pursuant to city ordinances. Dumpsters, loading and service areas shall not be located within any building setbacks and shall be properly screened from view in accordance with city ordinances.

(d) Curb cuts.

Pursuant to GDOT review and approval, the overall development shall be limited to no more than one right-in/ right-out curb cut on GA 74 with appropriate turning lanes. The teardrop island within this entrance must consist of stamped and/ or stained concrete, brick or concrete pavers as opposed to plain concrete.

Pursuant to GDOT review and approval, the overall development shall be limited to no more than two full-turning curb cuts from SR 74 with appropriate turning lanes, including the proposed realignment of Rockaway Road.

(e) Interparcel access.

Interparcel access shall be provided between each parcel and to the remainder of the Stephens tract.

(f) Architectural concept.

In addition to compliance with the city's Design Guidelines ordinance, the architectural design, color selection and exterior materials for all buildings shall comply with the Architectural Guidelines established for the Wilshire Pavilion development. All sides of each building must include architectural detailing and similar building materials.

(g) Site lighting.

A complete site lighting plan, including all lighting proposed on the exterior of each building, shall be developed and submitted to the City Planner for review and approval prior to installation. All lighting shall comply with the city's Lighting Ordinance.

(h) Signage program.

Signage shall be provided as set forth within the City's Sign Ordinance and in accordance with the approved Signage Program established for Wilshire Pavilion.

(i) Landscape concept.

A complete landscape plan for the overall development shall be developed and approved by the Planning Commission. The plan must provide for fully landscaped entrances off of GA 74 and Rockaway Road, including meandering berms and substantial landscaping as necessary to screen views to the individual tracts. All

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landscaped areas within the site must include an underground irrigation system with a programmable timer.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this ______ day of __________ 2007.

____
Harold K. Logsdon, Mayor

____

____

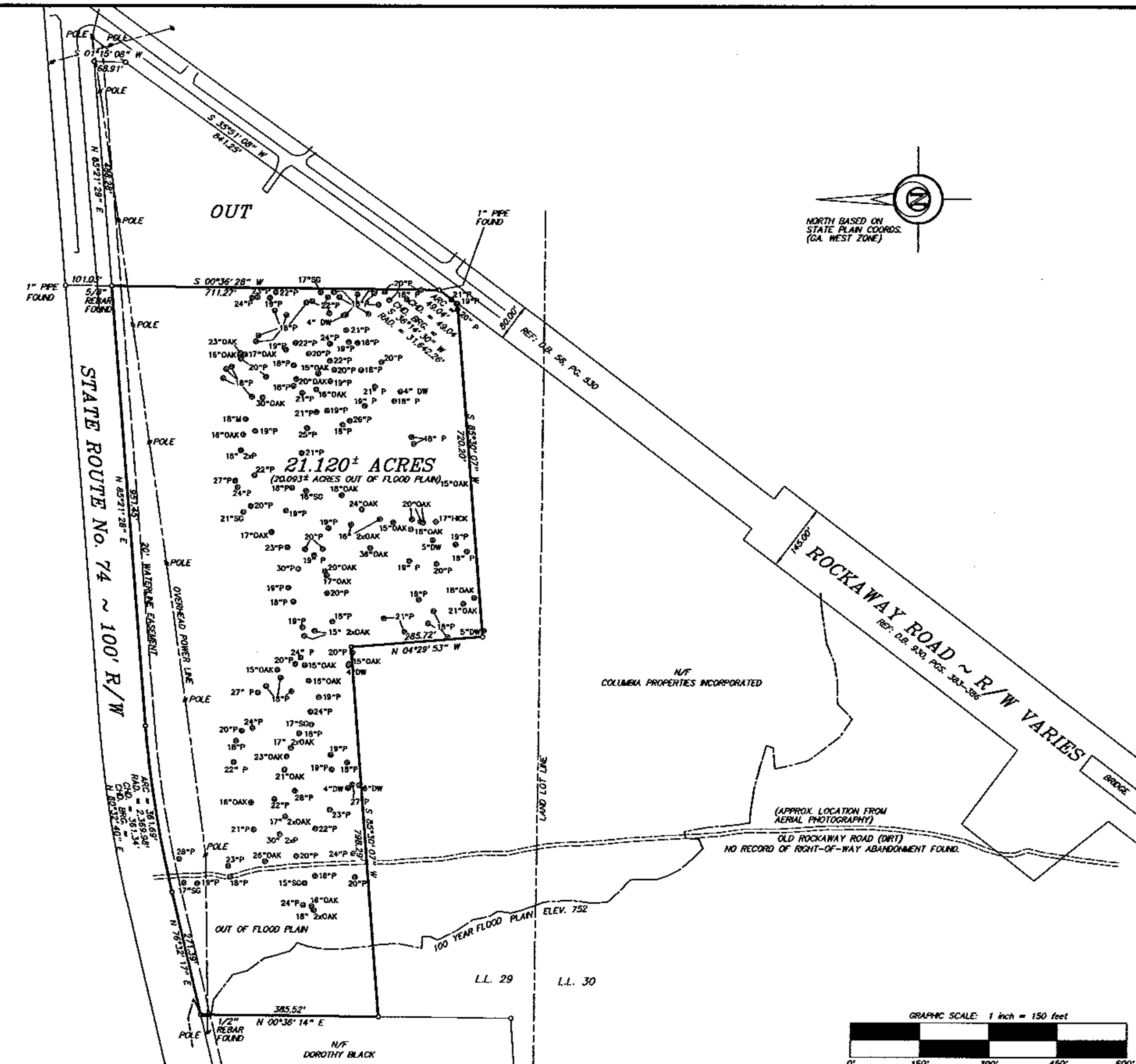
____

____

Attest: ______________________________
City Clerk

TREE LOCATION PLAT

THE PURPOSE OF THIS SURVEY WITH EXCEPTION OF TO TRACT 3 IS TO SHOW THE LOCATION OF SELECT TREES. THE BOUNDARY DATA ON TRACT 1 AND TRACT 2 WAS TAKEN FROM A PREVIOUS SURVEY BY THIS OFFICE FOR CATHRYN REDWINE STEPHENS DATED 12/11/99. NO UPDATED BOUNDARY SURVEY WAS DONE ON TRACT 1 AND TRACT 2 IN THE PREPARATION OF THIS OF THIS PLAT.



TREE LEGEND

B = BIRCH
DW = DOGWOOD
HICK = HICKORY
M = MAPLE
P = PINE
SG = SWEETGUM
2X = TWIN

TREE COUNT

BIRCH	1
DOGWOOD	22
HICKORY	1
MAPLE	1
OAK	108
PINE	240
SWEETGUM	27
TOTAL	400

In my professional opinion, a portion of this property does lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Community No.: 130078 0090 D
Dated: MARCH 18, 1996

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.

land surveyors - planners

160 GREENCASTLE SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:

COLUMBIA PROPERTIES INCORPORATED

LAND LOTS 29 & 30	DATE: 11/29/06
6th DISTRICT	REV. 12/08/06 TO ADD AERIAL TOPOGRAPHY BY OTHERS.
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 150'	JOB NO. 991221

Exhibit "A"

POSITION PAPER

Proposed Rezoning: Haynes tract, Carriage Lane
City Planner/ Zoning Administrator David
August 8, 2007

Situation

Mr. Thomas Haynes owns a 3.82-acre tract of land on Carriage Lane. The property is currently zoned ER Estate Residential and contains a single-family residence and a guesthouse, both of which are permitted within the ER zoning district. Mr. Haynes desires to subdivide the property into two parcels, each parcel containing one home. Because the current zoning would not permit this subdivision, the Applicant is requesting the overall tract be rezoned to an appropriate classification. A copy of the application is included as Attachment "A".

Facts

1. The overall tract is 3.82 acres in size and is currently zoned ER Estate Residential, which requires a minimum lot size of three acres.
2. The Land Use Plan designates the area south of GA 54 and east of Robinson Road to be developed for low-density residential purposes with individual lots of at least three acres.
3. Shakerag Plantation was initially recorded in the early 1970's as a 10-lot subdivision with all lots exceeding three acres in size (Attachment "B"). The overall subdivision complies with the current zoning and land use designation.
4. The properties to the north and west are within the Shakerag Plantation subdivision and are 3.68 acres and 3.98 acres in size and are zoned ER Estate Residential.
5. The Mascara property to the west is approximately 0.95 acres in size and has been zoned ER Estate Residential for many years. Access to this tract is off of Stagecoach Road.
6. The 31.75-acre tract to the east was rezoned from ER to LUR Limited Use Residential on July 1, 1999, to allow a subdivision of 12 single-family detached residential lots (Attachment "C"). This property had been involved in litigation for many years and the rezoning proposal was an attempt to resolve the outstanding problems and settle the litigation. The lot immediately adjacent to the Haynes tract is 2.0 acres.
7. The two lots that would be created if this rezoning were approved would be 2.0 and 1.82 acres in size (Attachment "D").
8. The Applicant filed a similar rezoning request in 2001 requesting that he be allowed to subdivide the property into two parcels. The purpose of this request was to allow the construction of an additional home on the newly created parcel. Staff recommended that the rezoning request not be approved (Attachment "E").

9. At their meeting on June 11, 2001, the Planning Commission voted to recommend that the rezoning request not be approved (Attachment "F").

10. At their meeting on July 5, 2001, the City Council voted to recommend that the rezoning request be denied (Attachment "G").

11. Following the City Council meeting, the former City Attorney sent a letter to Mr. Haynes notifying him that he could construct a guesthouse on the property as long as certain conditions were met (Attachment "H"). The Applicant applied for and received a Building Permit and constructed a freestanding guesthouse on the property, which meets applicable building setbacks and has been used as a residence for Mr. Haynes' son and his family.

12. The Applicant initially submitted a rezoning application on January 5, 2007 requesting that the subject property be rezoned to LUR Limited Use Residential to allow the proposed subdivision. Following the Planning Commission meeting on February 12, 2007, where there was a unanimous vote to recommend that the rezoning not be approved (Attachment "I"), Staff discovered that the proposed LUR zoning classification would not be appropriate as the overall tract was less than five acres in size as required by the LUR zoning classification. The Applicant requested that City Council continue the Public Hearing until they could determine if another classification would be appropriate for the subdivision.

13. Mr. Haynes continues to desire that the property be subdivided into two tracts of land. Because each tract would be less than three acres in size as required within the ER Estate Residential zoning district, the Applicant is now requesting that the overall tract be rezoned to R-43 Residential to accommodate the proposed subdivision.

14. At their meeting on June 23, 2007, the Planning Commission voted unanimously to recommend that the rezoning request not be approved (Attachment "J").

15. A copy of the ER Estate Residential and the R-43 Residential zoning classifications are provided as Attachments "K" and "L".

Recommendation

City Staff recommends that the proposed rezoning not be approved. The subject tract is located within an established subdivision of three-acre lots, and the rezoning would create a "spot zone" within an established subdivision.

The overall 3.82-acre tract includes a single-family residence and a freestanding guesthouse, both of which are permitted and were constructed in accordance with the ER Estate Residential zoning district. Allowing the subdivision of this individual tract of land would set a precedent that could open the door for similar subdivision requests throughout the Estate Residential zoning district.

Should the City Council vote to rezone the property as requested, Staff recommends that the following understandings and conditions be included as a part of that recommendation:

1. There shall be no more than one single-family home on each zoning lot. The construction of an additional guesthouse on either parcel shall not be permitted.
2. Should either of the homes be torn down and reconstructed, the new structure must comply with the building setbacks identified within the ER Estates Residential zoning district.
3. A final plat showing the new lot line configuration shall be prepared and recorded with the Fayette County Tax Assessor.
4. The Applicant shall be responsible for paying the Glenloch Service Area impact fee for the new lot created by this subdivision at the time the final plat is approved.

Attachments

ROSENZWEIG, JONES & MACNABB, P. C.
ATTORNEYS AT LAW
32 SOUTH COURT SQUARE
POST OFFICE BOX 220
NEWNAN, GEORGIA 30264

MELISSA DARDEN GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
FAX (770) 251-7262
e-mail: mgriffis@rjm-pc.com

June 19, 2007

David E. Rast, ASLA
City Planner
City of Peachtree City Planning Department
153 Willowbend Road
Peachtree City, Georgia 30269

RE: Mr. Thomas C. Haynes, Jr.
Approx. 3.820 Acres Located on Carriage Lane, Peachtree City, Georgia

Dear Mr. Rast:

The applicant in the above-described property ("the Property") in Peachtree City, Georgia, hereby makes this application to rezone the Property from ER to R-43 which provides a suitable environment for an R-43 district on Carriage Lane for those residential uses which benefit from close proximity to each other, consistent with the Peachtree City Zoning Ordinance.

As noted on the "Request for Rezoning for City of Peachtree City, Georgia" Form enclosed herewith, the zoning designation requested is the most appropriate zoning for the Property insofar as it is located in a residential neighborhood and currently has two (2) homes on one (1) lot. The adoption of the proposed zoning change will facilitate the smart growth and development that is expected in Peachtree City.

For the reasons stated above, Mr. Haynes believes that this application is not only consistent with, but advances the intent of the Peachtree City Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of R-43 zoning in a manner consistent with principles of smart development so highly valued by Peachtree City.

Mr. Haynes has, at attached Tabs (A) through (G), included all materials required per the Application Form and applicable Ordinance provisions. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** Mr. Haynes , as applicant, and George Rosenzweig or myself, as counsel for Mr. Haynes, look forward to working with you and your staff as you review and analyze the enclosed Application.

RECEIVED JUN 2 1 2007

Attachment "A"

I look forward to receiving Planner's Recommendation in the near future.

Yours truly,

Melissa D. Griffis

Melissa Darden Griffis
FOR MR. THOMAS C. HAYNES, JR.

MDG/kr
Enclosures

c: Mr. Thomas Haynes, Jr.

OWNER

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:

Land Lot 68 of the Seventh District of Fayette County, Georgia, and being known as Lot 5, Block "B" of Shakerag Plantation.

This property is presently zoned: ER

The proposed zoning classification is: R-43

I certify that I am the owner, or the duly authorized agent of the owner, of the property described above:

Signature: Thomas C. Haynes Jr.

Owner: (print) Thomas C. Haynes, Jr.

Agent: (print) ____________________

Address: 108 Carriage Lane, Peachtree City, Georgia 30269

Phone: (770) 487-9962 Date: 6/19/07

****

This request, along with the required fee ($600 + $25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rast

Title: City Planner / Zoning Administrator

Date: June 27, 2007

Request Number: 2007-08

Date of Planning Commission Public Hearing: July 23, 2007

Date of City Council Public Hearing: August 16, 2007

ATTORNEY

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property: Land Lot 68 of the Seventh District of Fayette County, Georgia, and being known as Lot 5, Block "B" of Shakerag Plantation.

This property is presently zoned: ER

The proposed zoning classification is: R-43

I certify that I am the owner, or the duly authorized agent of the owner, of the property described above:

Signature: Melissa D. Griffis

Owner: (print)

Agent: (print) Melissa D. Griffis, Esq.

Address: 32 South Court Square, Newnan, Georgia 30263

Phone: (770) 253-3282 Date: 6/19/07

****

This request, along with the required fee ($600 + $25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rast

Title: City Planner / Zoning Administrator

Date: June 27, 2007

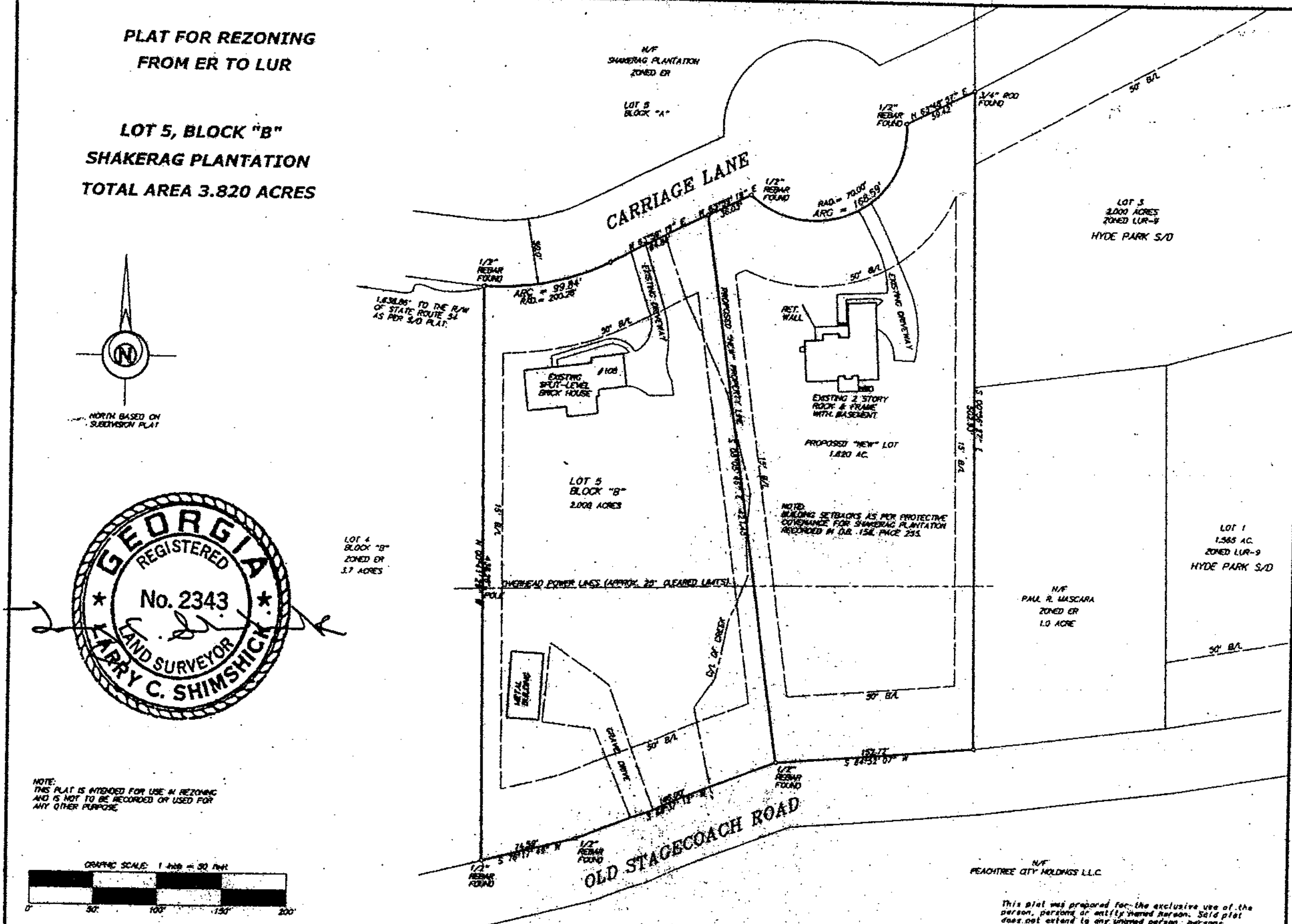
Request Number: 2007-08

Date of Planning Commission Public Hearing: July 23, 2007

Date of City Council Public Hearing: August 16, 2007

PLAT FOR REZONING
FROM ER TO LUR

LOT 5, BLOCK "B"
SHAKERAG PLANTATION
TOTAL AREA 3.820 ACRES



NOTE:
THIS PLAT IS INTENDED FOR USE IN REZONING AND IS NOT TO BE RECORDED OR USED FOR ANY OTHER PURPOSE.

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.

land surveyors – planners
160 GREENCASTLE ROAD SUITE B TYRONE GEORGIA 30290
PH 770-486-7552 FAX 770-486-0496

PREPARED FOR:
THOMAS C. HAYNES, JR.

LAND LOT 68	DATE: 03-19-01
7th DISTRICT	REV. 04-23-01 12/01/06
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 50'	JOB NO. 0102056

STATE OF GEORGIA FAYETTE County BK. 174 PG. 406

THIS INDENTURE, Made this 23rd day of January in the year of our Lord One Thousand, Nine Hundred and Seventy Eight , between

CRAFTMARK, INC.

of the County of Fayette and State of Georgia of the first part, and

THOMAS C. HAYNES, JR. AND GENEVA C. HAYNES

of the County of Clayton and State of Georgia , of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------------------------DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, themselves/their heirs and assigns, all that tract or parcel of land lying and being in Land Lot 68 of the Seventh District of Fayette County, Georgia, and being known as Lot 5, Block "B" of Shakerag Plantation as shown by plat of survey dated September 25, 1972, prepared by R. A. Oslin, Jr., Registered Surveyor, and recorded in Plat Book 7, Page 75, in the office of the Clerk of the Superior Court of Fayette County, Georgia.

Reference is made to the hereinabove described plat for a more particular description of said lot. Said lot is sold subject to the Restrictive Covenants recorded in Deed Book 158, Page 255, Fayette County Records.

This being the same property as conveyed by Warranty Deed dated January 6, 1977, from Errol A. Brown to Craftmark, Inc., filed for record January 10, 1977, and recorded in Deed Book 158, Page 254, Fayette County Records.

Fayette County, Georgia
State Transfer Tax
69.00 Date 1-25-78
Clerk of Superior Court

FILED 1-25-1978
RECORDED 1-25-1978
10 30 AM
CLERK SUPERIOR COURT

This is to certify that this document is a true and certified copy. Any alteration on this copy voids this certification.

N. Urana 10-6-06

City of Peachtree City Date

ORA # 22

Amended Statements as to the Reasons for the Proposed Rezoning:

1. The rezoning proposal provides a suitable environment for an R-43 district on Carriage Lane from ER for those residential uses which benefit from close proximity to each other, consistent with the Peachtree City Zoning Ordinance.

2. The rezoning proposal would not adversely affect the existing use or usability of adjacent or nearby property.

3. The rezoning proposal will not result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

4. The rezoning proposal will facilitate the principles of smart development so highly valued by Peachtree City, Georgia.

NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN 200 FEET OF THE BOUNDARY OF THE PROPERTY

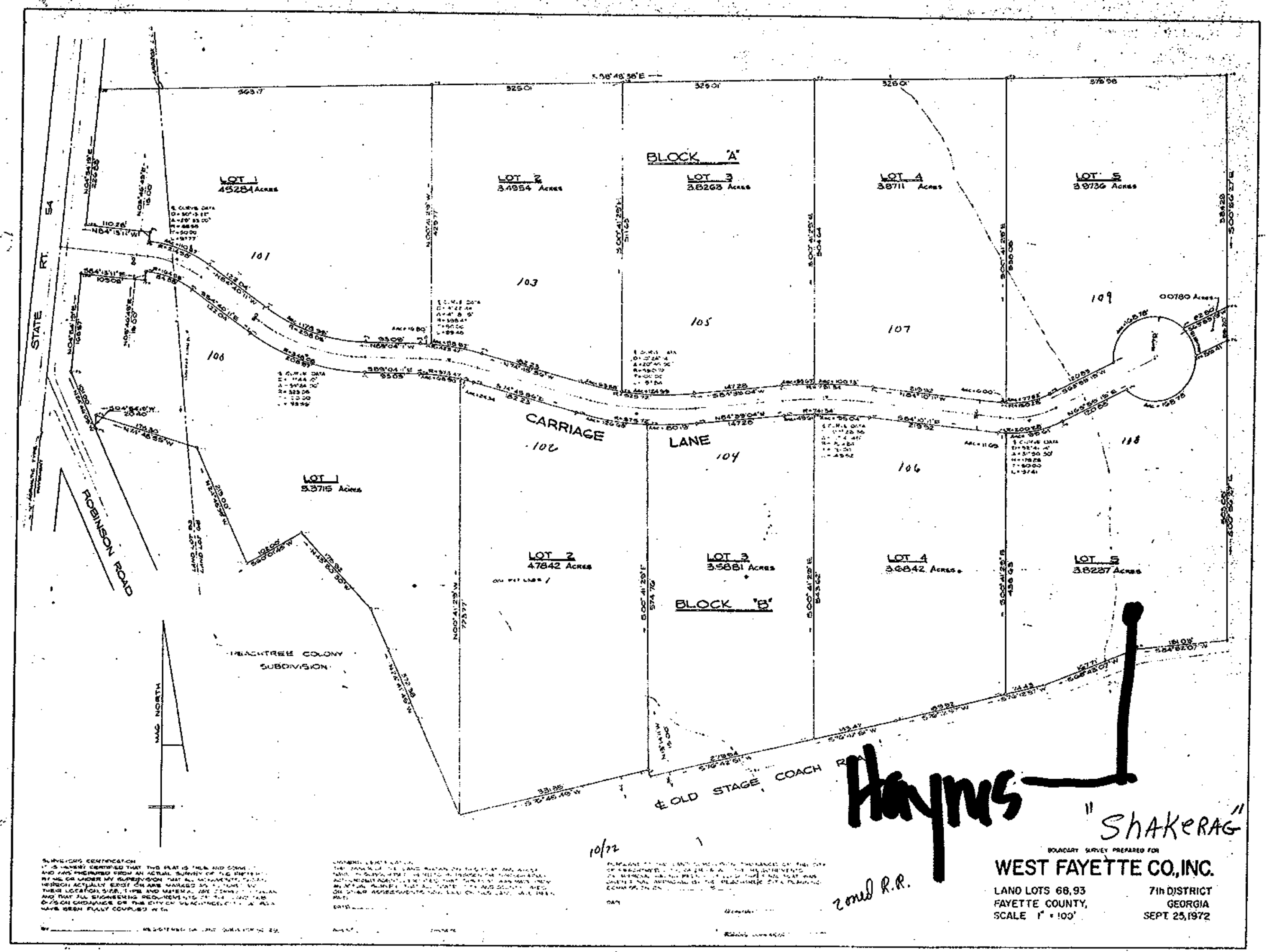
Joe Jackson
106 Carriage Lane
Peachtree City, Georgia 30269

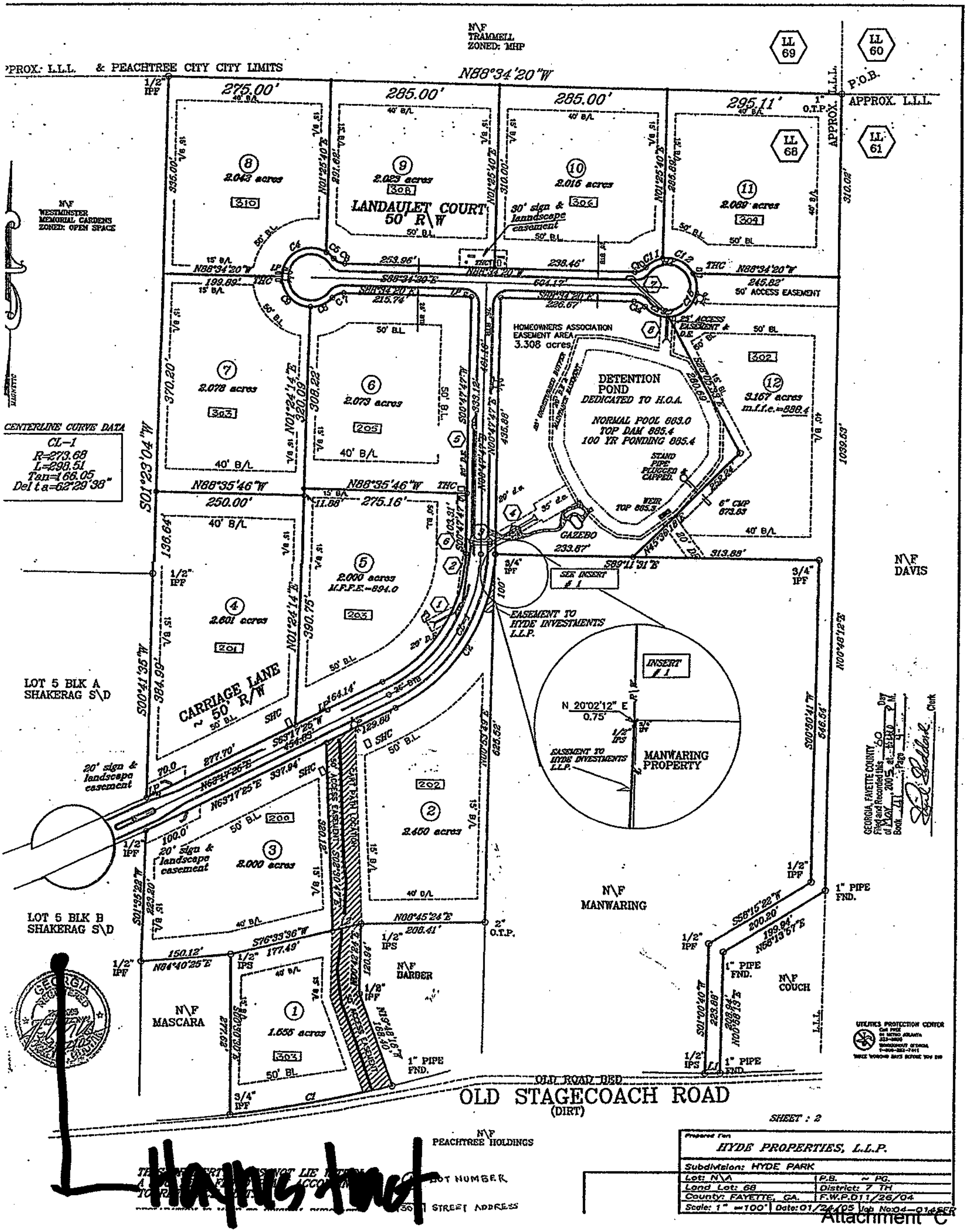
Ron Ranes
109 Carriage Lane
Peachtree City, Georgia 30269

Joseph Mascara
301 Stagecoach Road
Peachtree City, Georgia 30269

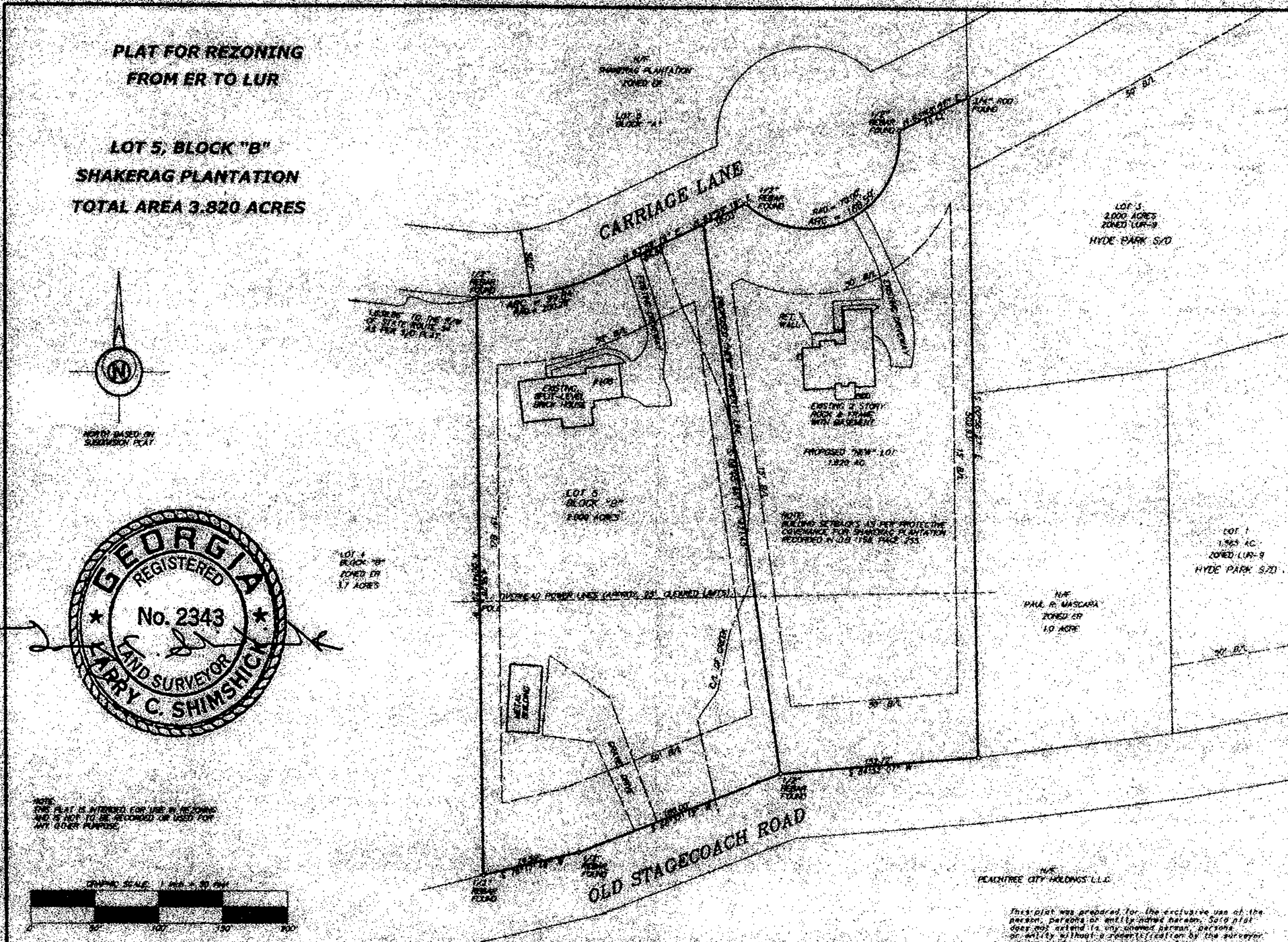
Hyde Properties, L.L.C.
100 Petrol Point
Peachtree City, Georgia 30269

Attachment "B"





Attachment C



W.D. Gray and Associates, Inc. land surveyors - planners 160 GREENCASTLE ROAD SUITE B TYRONE GEORGIA 30290 PH 770-486-7552 FAX 770-486-0496	PREPARED FOR **THOMAS C. HAYNES, JR.**	LAND LOT 68 7th DISTRICT FAYETTE COUNTY, GA. SCALE: 1" = 50'	DATE: 03-19-01 REV. 04-23-01 12/01/06 REF. JOB NO. 0102056

Attachment "D"

POSITION PAPER
Proposed Rezoning: Haynes property
Lot 5, Block B, Shakerag Plantation subdivision
City Planner
June 8, 2001 David

Situation:

The owner of the property at 108 Carriage Lane has requested that the property be rezoned from ER, Estate Residential to LUR-9A, Limited Use Residential to allow the subdivision of the property into two parcels.

Facts:

1. Shakerag Plantation was initially recorded in the early 1970's as a 10-lot subdivision with all lots exceeding three acres in size.
2. The Haynes property comprises 3.82 acres and is currently zoned ER Estate Residential, which allows one-family dwellings on lots of at least three acres.
3. The Land Use Plan calls for the area south of GA 54 and east of Robinson Road to be developed for low-density residential purposes with individual lots of at least three acres.
4. The 31.75-acre tract to the east was recently rezoned to LUR Limited Use Residential to allow a subdivision of 12 single-family detached residential lots. This property had been involved in litigation for several years, and the rezoning proposal was an attempt to resolve the outstanding problems and settle the litigation.
5. The Mascara property to the west is approximately 0.95 acres in size and has been zoned ER Estate Residential for many years. Access to this property is from Old Stagecoach Road.
6. The properties to the north and west are within the Shakerag Plantation subdivision and are 3.68 acres and 3.98 acres in size and are zoned ER Estate Residential.

Recommendation:

The Staff recommends that the proposed rezoning be denied because it is not in accordance with the Land Use Plan. The Applicant is proposing an expansion of an existing Limited Use Residential into an established subdivision of 3+ acre lots. This would set a precedent that could potentially allow similar subdivisions within the Estate Residential zoning district.

Attachment: Request Brochure

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:
LAND LOT 68 OF THE SEVENTH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING KNOWN AS LOT 5, BLOCK "B" OF SHAKERAG PLANTATION.

This property is presently zoned: ER

The proposed zoning classification is: LUR

I certify that I am the owner, or the duly authorized agent of the owner, of the property described above:

Signature: Thomas C. Haynes, Jr.

Owner: (print) THOMAS C. HAYNES, JR / GENEVA C. HAYNES

Agent: (print)

Address: 108 CARRIAGE LANE PEACHTREE CITY, GA. 3026

Phone: 770-487-9962 Date: 4-30-01

****

This request, along with the required fee ($10/acre, minimum $200) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: James B. Williams

Title: ZONING ADMINISTRATOR

Date: May 11, 2001

Request Number: 2001-04

Date of Planning Commission Public Hearing: June 11, 2001

Date of City Council Public Hearing: July 5, 2001

11/17/00

III.

3. A statement as to the reason for the proposed rezoning.

Statement

I, Thomas C. Haynes, Jr., and my wife, Geneva C. Haynes are requesting rezoning of our property so that our son, Gary S. Haynes can build his home nearby.

My wife had a stroke last year, and both of us are under doctor's care. We would feel more secure having our son live nearby, in the event of an emergency.

Thomas C. Haynes, Jr.
Thomas C. Haynes, Jr.

House of Representatives, open all the certificates and the votes shall then be counted;--The person having the greatest number of votes for President, shall be the President, if such number be a majority of the whole number of Electors appointed; and if no person have such majority, then from the persons having the highest numbers not exceeding three on the list of those voted for as President, the House of Representatives shall choose immediately, by ballot, the President. But in choosing the President, the votes shall be taken by states, the representation from each state having one vote; a quorum for this purpose shall consist of a member or members from two thirds of the states, and a majority of all the states shall be necessary to a choice. And if the House of Representatives shall not choose a President whenever the right of choice shall devolve upon them, before the fourth day of March next following, then the Vice-President shall act as President, as in the case of the death or other constitutional disability of the President.--The person having the greatest number of votes as Vice-President, shall be the Vice-President, if such number be a majority of the whole number of Electors appointed, and if no person have a majority, then from the two highest numbers on the list, the Senate shall choose the Vice-President; a quorum for the purpose shall consist of two thirds of the whole number of Senators, and a majority of the whole number shall be necessary to a choice. But no person constitutionally ineligible to the office of President shall be eligible to that of Vice-President of the United States.

Amendment 13
(Dec. 18, 1865)

Section 1. Neither slavery nor involuntary servitude, except as a punishment for crime whereof the party shall have been duly convicted, shall exist within the United States, or any place subject to their jurisdiction.

Section 2. Congress shall have power to enforce this article by appropriate legislation.

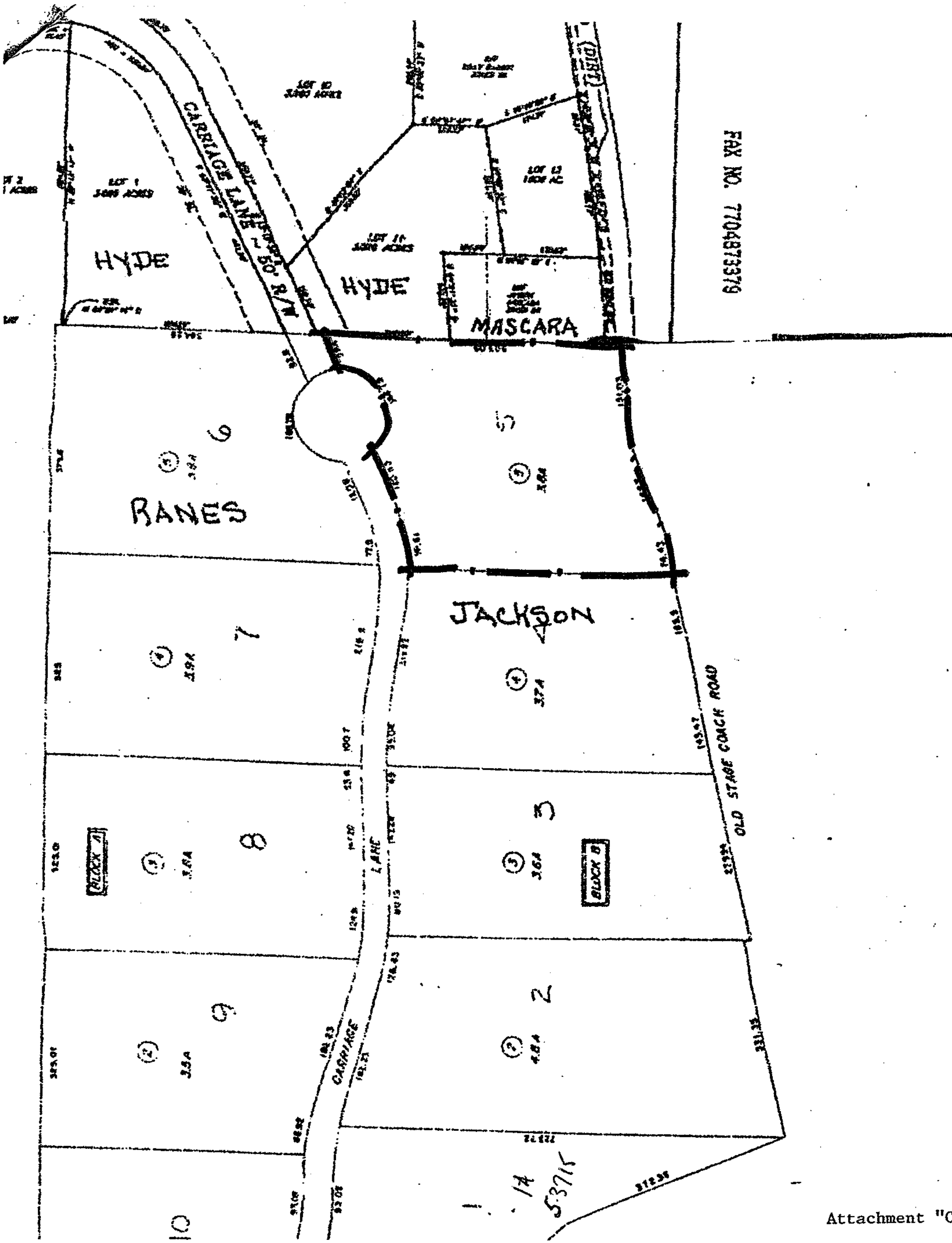
Amendment 14
(July 28, 1868)

Section 1. All persons born or naturalized in the United States, and subject to the jurisdiction thereof, are citizens of the United States and of the State wherein they reside. No State shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.

Section 2. Representatives shall be apportioned among the several States according to their respective numbers, counting the whole number of persons in each State, excluding Indians not taxed. But when the right to vote at any election for the choice of electors for President and Vice-President of the United States, Representatives in Congress, the Executive and Judicial officers of a State, or the members of the Legislature thereof, is denied to any of the male inhabitants of such State, being twenty-one years of age, and citizens of the United States, or in any way abridged, except for participation in rebellion, or other crime, the basis of representation therein shall be reduced in the proportion which the number of such male citizens shall bear to the whole number of male citizens twenty-one years of age in such State.

Section 3. No person shall be a Senator or Representative in Congress, or elector of President and Vice-President, or hold any office, civil or military, under the United States, or under any State, who, having previously taken an oath, as a member of Congress, or as an officer of the United States, or as a member of any State legislature, or as an executive or judicial officer of any State, to support the Constitution of the United States, shall have engaged in insurrection or rebellion against the same, or given aid or comfort to the enemies thereof. But Congress may by a vote of two thirds of each House, remove such disability.

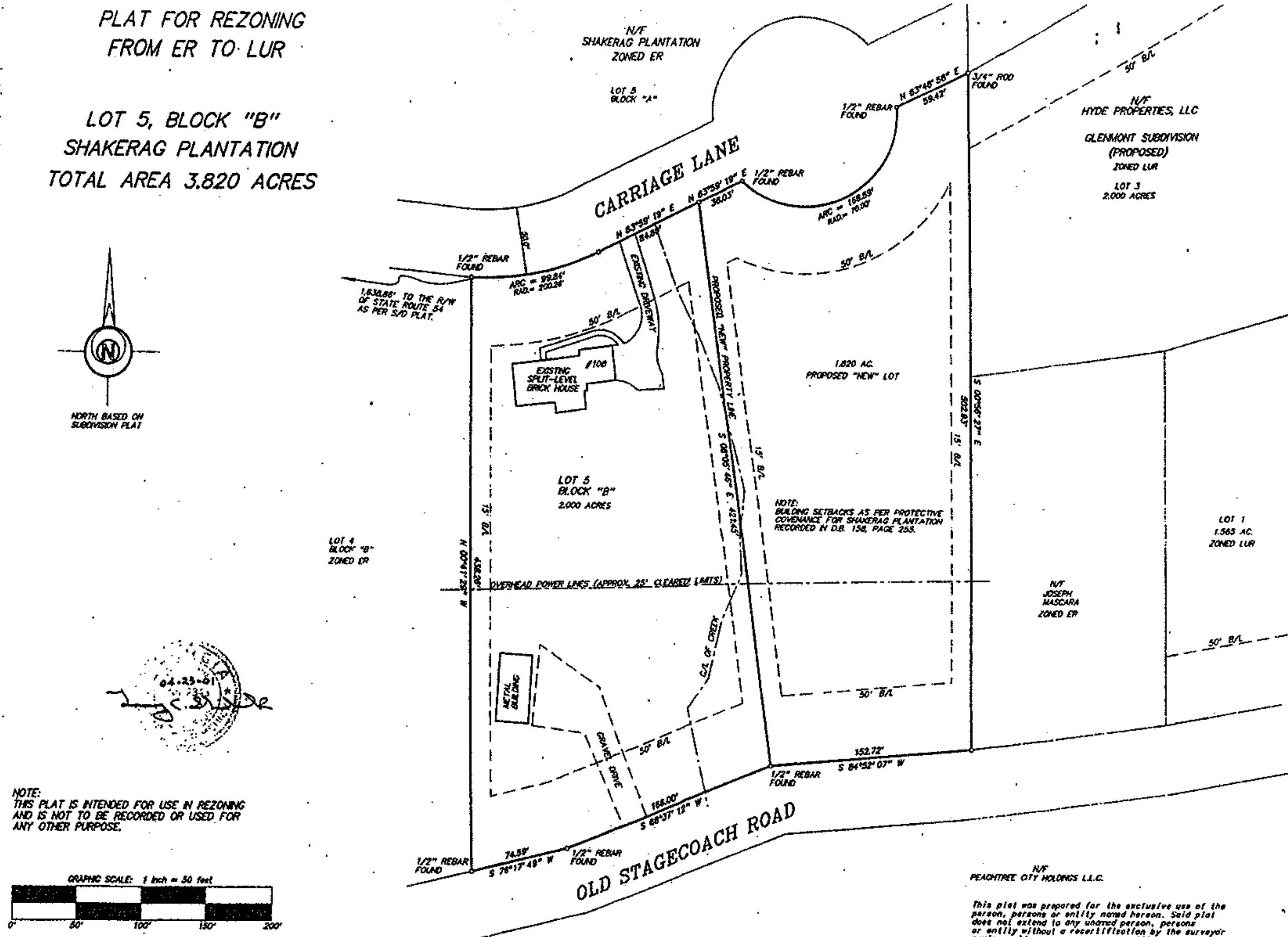
Section 4. The validity of the public debt of the United States, authorized by law, including debts incurred for payment of pensions and bounties for services in suppressing insurrection or rebellion, shall not be questioned. But neither the United States nor any State shall assume or pay any debt or



Attachment "C

PLAT FOR REZONING
FROM ER TO LUR

LOT 5, BLOCK "B"
SHAKERAG PLANTATION
TOTAL AREA 3.820 ACRES



NOTE:
THIS PLAT IS INTENDED FOR USE IN REZONING AND IS NOT TO BE RECORDED OR USED FOR ANY OTHER PURPOSE.

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc.	land surveyors — planners 103 WESTPARK DRIVE SUITE F PEACHTREE CITY GEORGIA 30269 PH. 770-486-7552 FAX 770-486-0496	PREPARED FOR: THOMAS C. HAYNES, JR.	LAND LOT 68	DATE: 03-19-01
			7th DISTRICT	REV. 04-23-01
			FAYETTE COUNTY, GA.	REF.
			SCALE: 1" = 50'	JOB NO. 0102056

Attachment "B"

EXCERPT FROM APPROVED MINUTES
PLANNING COMMISSION
June 11, 2001 meeting

PH-01-04 Proposed Rezoning, Lot 5, Block B, Shakerag Plantation Sub-division, 108 Carriage Lane, ER to LUR-9A

Mr. Saunders opened the public hearing at 7:30 p.m.

The property owner, Mr. Thomas Haynes, was in attendance to present the request to rezone this 3.82-acre property at 108 Carriage Lane. It was zoned ER Estate Residential, and he was asking that it be rezoned to LUR-9A Limited Use Residential to allow the subdivision of the property into two parcels. He stated that the reason for the rezoning was to allow their son to build a home next to theirs so he would be close by in case of an emergency.

Mr. Haynes reviewed the rezoning history in the Carriage Lane area. He stated that they were not concerned with the zoning district that would be assigned to their property as long as their son would be allowed to build a home next to theirs.

Mr. Haynes referred to Amendment 14 to the U.S. Constitution which was dated 1868. He highlighted several words used in this amendment and read their definitions from a Webster's Dictionary of 1847. He felt it was safe to assume the intent of this amendment based on these definitions. They felt that a vote that deprived them of the right to build this home would violate their rights under Amendment 14 to the Constitution.

Mr. Haynes noted that the Ordinance would allow them to build a guest house on their property. He said they had considered this but, for financial reasons, would prefer not to.

Mr. Rast explained that this property was located within Shakerag Plantation which was initially recorded in the early 1970's as a 10-lot subdivision with all lots exceeding three acres in size. The Haynes property comprised 3.82 acres and was zoned ER. It conformed to the overall lot sizes in the subdivision as well as the Land Use Plan which called for low-density residential development with individual lots of at least three acres for the area south of GA 54 and east of Robinson Road.

Mr. Rast reviewed the zoning classifications of the surrounding properties and explained that the 31.75-acre tract to the east was recently rezoned to LUR Limited Use Residential to allow a subdivision of 12 single-family detached residential lots. This property had been involved in litigation for many years, and the rezoning proposal was an attempt to resolve the outstanding problems and settle the litigation. He explained that the reason the rezoning was approved was because some of the lots within the subdivision were smaller than the three acres required under ER zoning.

The Mascara property to the west was approximately 0.95 acres in size and had been zoned ER for many years. Access to this property was from Old Stagecoach Road. The properties to the north and west were 3.68 acres and 3.98 acres in size and within the Shakerag Plantation subdivision. They were zoned ER and conformed to the Land Use Plan.

Mr. Rast stated that Mr. Haynes was proposing an expansion of an existing LUR zoning into an established subdivision of 3+ acre lots. He added that, although Staff sympathized with Mr. Haynes' desire to subdivide the property, the Staff recommendation was that the proposed rezoning be denied because it was not in accordance with the Land Use Plan. It was felt this would set a precedent that could potentially allow similar subdivisions within the ER zoning district.

Mr. Joe Jackson of 106 Carriage Lane lived next door to the Haynes. He noted that Mr. Haynes cited several portions of the Fourteen Amendment to the Constitution to support his request. However, Mr. Jackson stated that for all of those same reasons, he opposed this proposal and wanted the zoning to remain ER. He stated that he had been told that the reason they needed to change the zoning of this property was because they could not have a kitchen in a guest house if the zoning remained ER. His research had indicated that a kitchen would be allowed; in fact, there would be no restrictions if they built a guest house. Consequently, he saw no reason to change the zoning for the property which would negatively impact the quality of life of their neighbors if other lots in the area were also subdivided.

Ms. Kelly Ranes of 109 Carriage Lane was also in attendance to speak in opposition to this rezoning. She stated that she very much disliked having to speak out against the efforts of this very good neighbor but felt an obligation to do so to protect the integrity of their neighborhood. She did not object to the Haynes building a guest house on the property as zoned but opposed the rezoning which she felt would open the door to the subdivision of other properties in their neighborhood.

Mr. Ronnie Ranes of 109 Carriage Lane felt the main reason for the rezoning was so the Haynes would not have to put all of their property at risk because of the mortgage on the new structure. He stated that he also did not object to the house being built but did oppose rezoning the property.

In response to a question from Mr. Haynes, Mr. Lindsey stated that the Zoning Ordinance defined a guest house. It could not be rented out but could be used by relatives and guests. In addition, he stated there was no restriction on having a kitchen.

The public hearing was closed at 8:00 p.m.

Dr. Schumacher thanked Mr. Haynes for his research and felt his legal presentation was "the most refreshing he had heard at a Planning Commission meeting in some time." He assured Mr. Haynes that the Fourteenth Amendment was also very important to the Commissioners.

Mr. Finney noted that building a guest house seemed like the simplest solution because it would not require rezoning and would also satisfy the desires of all parties involved.

Mr. Saunders pointed out that City Council would make the final decision on this matter.

After discussion, a motion was made by Mr. Ames and seconded by Mr. Finney to forward the proposed rezoning to City Council with a recommendation for denial. The motion passed by a vote of 4 to 1 with Dr. Schumacher voting against it.

EXCERPT FROM APPROVED MINUTES
CITY COUNCIL MEETING
July 5, 2001

07-01-01 Rezoning Request – Haynes Property – 108 Carriage Lane

Lenox read the rules for Public Hearings, establishing time limits of 20 minutes per side for those for and against the project.

Property owner Thomas Haynes addressed Council regarding his request to rezone the 3.82-acre property at 108 Carriage Lane. Haynes told Council he had lived in Peachtree City for 30 years, 25 years on Carriage Lane. Haynes told Council that ¾ of his lot had never been used and that his youngest son wanted a home on Carriage Lane. Haynes said he would like to rezone the parcel from ER (Estate Residential) to LUR-9A (Limited Use Residential) so he could subdivide the tract into two parcels. Haynes told Council he knew he could build a guest house according to City Code, but preferred to subdivide the property so his son could have his own home. Haynes referred to the rezoning of a 30-acre tract adjoining his property from ER to LUR. He said he thought by these rezonings he should have an equal right to a rezoning. He said when Carriage Lane was developed it had 10 tracts. He showed Council a plat of Carriage Lane which showed an 11th lot of only 1.42 acres. He asked if that was a computer error. Williams told Council the lot could be subdivided if the Council or the Planning Commission subdivided it, but that staff didn't consider that lot subdivided and that if someone tried to sell the 11th lot they could be prosecuted. Haynes said a creek ran down the middle of his property. If subdivided, the additional lot would be a two-acre plat.

Kelly Ranes, Phyllis Aquayo, Joe Jackson, Ronnie Ranes, and Larry Manwaring spoke in opposition to the rezoning. They were concerned that subdividing the lot could set precedence for others to do the same.

Williams told Council that staff and Planning Commission had recommended denial of the rezoning request. He added that Haynes had a perfect solution by building a guest house. He pointed out that guest houses could not be rented or used for income, and were intended only for guests and/or family and could not be sold separately.

McMenamin said that while she had a lot of empathy for Haynes, she could not approve the rezoning. Fritz agreed and added that opening the door for one rezoning opened the door for everybody else. Lenox said the precedence issue also worried him the most. He added that some people would subdivide their ER lots just for the money.

Haynes told Council he would proceed to build a guest house and asked if he needed anything in writing that said it was permitted for him to do so. Lenox said Council would forward a letter stating that he had that right.

McMenamin moved to deny the rezoning. Fritz seconded the motion. The motion carried 4-0. Tennant abstained due to a prior business relationship with Haynes.

WEBB, LINDSEY, COLLINS, JONES & WADE, LLC

Attorneys-At-Law

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H. Clay Collins
Carlton H. Jones III
Jonathan J. Wade

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Fairburn, Georgia
McDonough, Georgia

Other licenses:
* Florida
†Illinois
††Texas

July 9, 2001

Mr. Thomas Haynes
108 Carriage Lane
Peachtree City, Georgia 30269

Dear Tom:

This letter is being sent to you pursuant to your request made of the City Council on July 5, 2001. As you know, your home is located in the estate residential zoning district (hereinafter "ER"). The permitted uses in the ER zoning district according to Section 1003.2(a) and (b) are "one-family dwelling (other than a mobile home), including a guest house facility" and "one-family dwelling (other than a mobile home) used primarily as a guest house or second home." The definition of "guest house" found in Article VI of the Zoning Code is defined as follows:

> Living quarters situated within an attached or detached accessory building located on the same premises as the principal building; such quarters shall be used only by bonafide non-paying guests or relatives of the owners or occupants of the principal building and shall not be rented or otherwise occupied as a separate dwelling.

Thus, according to the definition of guest house and the requirements for the ER zoning district, you may construct a guest house on your property for your son, Gary. Of course, you will have to comply with the remaining provisions of the zoning ordinances, building code, etc. For your convenience, I have included a copy of the Estate Residential Zoning Ordinance.

Best regards.

Sincerely,

WEBB, LINDSEY,
COLLINS, JONES & WADE, LLC

Richard P. Lindsey

RPL:jmf
Enclosure
cc: Mr. Jim Williams,
City of Peachtree City

EXCERPT FROM APPROVED MINUTES
PLANNING COMMISSION MEETING
February 12, 2007

PH-07-02 Proposed Rezoning: Haynes tract, Carriage Lane (ER to LUR).

Melissa Griffis, Esq., of Rosenzweig, Jones & MacNabb, P.C., was in attendance to present Mr. Thomas Haynes' request to rezone a 3.82-acre tract of land he owned on Carriage Lane in Shakerag Plantation from ER Estate Residential to LUR Limited Use Residential. Mr. Haynes was in the audience.

Ms. Griffis stated that there had been a previous request to rezone this property. She said this request had been modified because the City recommended that, instead of rezoning the property, Mr. Haynes build a guest house which was what he did. She noted that it met all applicable setbacks and building codes and had been permitted.

Ms. Griffis explained that the property was currently zoned ER and contained a single-family residence and a guesthouse, both of which were permitted within the ER zoning district. She explained that Mr. Haynes desired to subdivide the property into two parcels, each parcel containing one home.

Ms. Griffis stated that Mrs. Haynes had passed away and, due to his age and medical condition, Mr. Haynes needed to sell his home and move to a smaller home on one level. It had been on the market for over a year and had not sold. She stated that because both homes had to be sold together, there was no market for them. Consequently, they felt the property had no economic value or use as it was currently zoned. Ms. Griffis felt this property was unique in that it was the only lot in the subdivision where the house was not built in the middle of the parcel. A creek flowing in the middle of the parcel could naturally divide it.

Ms. Griffis stated that rezoning this property would have limited applicability to other ER lots. However, they thought this was an unusual lot and property; and due to the special circumstances and Mr. Haynes' situation, they were asking that the Planning Commission recommend that City Council approve the rezoning. She requested that she be reserved some time to respond to anyone opposing their request.

Ms. Griffis further stated that the LUR zoning was consistent with other properties in this area. Over 30 acres to the east had been rezoned to LUR for the Hyde Park Subdivision, and most of the lots in that subdivision were two acres, some of them less than two acres. She added that the .95-acre Mascara property was zoned ER, and the property directly east of it was also less than two acres. Rezoning the property to LUR would allow Mr. Haynes to divide his property into two lots, one of two acres and one of 1.82 acres.

Ms. Griffis acknowledged that the ER zoning required that lots be a minimum of three acres in size but noted that there were other parcels in that area that were less than three acres. She also pointed out that the property was unique in that the house was not built in the middle of the lot because of a spring that ran through the middle of the parcel. Therefore, it was thought that would be a natural place to divide the property. Due to the special circumstances of the lot and Mr. Haynes' health, they asked that the rezoning be approved.

Mr. Staples questioned Ms. Griffis about her statement that there was no economic use for the property. He wondered if she meant there was "diminished" economic use. She said that they were contending that there was no economic value because the house had been on the market for over a year and there had been no offers to purchase it. He assumed the property had been listed at multiple values and had been substantially reduced. Ms. Griffis said it did not matter what the price, no one was interested in purchasing two homes.

In response to a request from Mr. Staples to describe the two homes on the property, Ms. Griffis stated that the home where Mr. Haynes had lived for 30 years was a brick home; a portion of it was one story but the bedrooms, bathrooms, and kitchen were on two floors and required Mr. Haynes to go up and down stairs which was becoming difficult for him. The guest house was a newer, vinyl-sided two-story where Mr. Haynes' son and his family resided.

No one else spoke in favor of the proposed rezoning.

Ms. Phyllis Aquayo of Stonington Drive stated that this was a difficult situation in that her heart went out to Mr. Haynes. However, the obligation was to determine what was best for the City. She stated that she was at the meeting when the previous request to rezone this property was made. She recalled that at that time, both the Planning Commission and City Council had the concern that allowing this rezoning would have a domino effect that would require approval to subdivide properties in other areas of the City as well.

Ms. Aguayo further stated that there had been an effort to keep the ER zoning in this area for many years. As a result, the family was permitted to build the guest house to accommodate their son. One of the concerns with the rezoning request that was specifically mentioned by the Planning Commission and City Council was that the property would eventually be sold as two separate lots, and they wanted to avoid that happening. She noted that now that they had built the extra house, they were saying that the property had less value. However, by building the guest house, the City was able to accommodate their original request. She felt that to allow the rezoning at this point would lead to requests elsewhere.

Mr. Randy Hough of Spear Road had lived at this address for 22 years and stated that he regretted Mr. Haynes' situation but emphasized that the property was zoned ER. He had stood in opposition to rezonings in this area many times in the past. He stated that when they purchased their ER lots, they understood that the integrity of the zoning would be maintained. He stated that somehow he was not aware of the fact that the Hyde property had been rezoned to LUR-9 in July 1999 but his concern now was what would happen next. He said there were rumors that offers had been made to three property owners on Robinson Road near the Methodist Church and Spear Road. If the rezoning of the Haynes' property went through, his understanding was that the developer intended to raze those three houses and erect higher density housing in that area.

Mr. Hough appealed to the integrity of the Planning Commission and urged them to uphold the zoning of this property. The residents in this area had made their land purchases based on a promise that was implied by the zoning. That promise was that, whenever possible, the zoning would be maintained.

Mr. Ronald Ranes, who also lived on Carriage Lane, stated that he also had been in Council Chambers multiple times for issues like this where people wanted to spot zone for their own benefit. He was at the meeting where the original rezoning request was denied. It was stated during those deliberations that the reason they wanted to build a second house was so that Mr. Haynes' son Gary could live next door to his parents. However, ER zoning allowed a guest house to be built on the property. The real reason they wanted to split the property was so that Mr. Haynes' house, which was almost paid off, would not be at risk because of the mortgage on his son's house.

Mr. Ranes said he was truly sympathetic with the Haynes' situation. However, he thought that instead of rezoning the property, the current home could be remodeled so that it was on one level. He noted that the Haynes had been trying to sell the property on their own and had not hired a realtor. If they really wanted to sell the house and were having trouble doing so, he thought it would be a good idea to hire a professional to sell it. He also noted that the "For Sale" sign was actually in front of the guest house even though they said they were trying to sell Mr. Haynes' house. Mr. Ranes pointed out that the Haynes knew before they built the guest house that it could not be spot zoned, but they built it anyway.

Mr. Ranes further stated that the 32 acres that had been rezoned to LUR in 1999 reduced the number of homes that could be constructed from 23 to 11. He noted that his home was also not built in the middle of his property so if the rezoning was approved, he could spot zone his property as well which was not the intent of the ER zoning. If approved, he felt the rezoning would produce a domino effect. He also clarified that the City had not recommended that the Haynes build the guest house; the City Attorney had only told them what they were permitted to do.

Mr. Joe Jackson, who lived next door to the property proposed for rezoning, sympathized with Mr. Haynes. He said he had discussed the situation with the Haynes prior to and after the initial rezoning request and had told them he thought it was a bad idea. He had invested in ER property and would like to keep it ER property.

Ms. Kelly Ranes said that she lived across the street from the Haynes and felt as if they had been fighting a battle to keep from being closed in from both ends of their street ever since they bought their house. She said she also had attended multiple meetings opposing rezoning requests in this area. Although rezoning the Hyde property to LUR had been mentioned as a precedent and therefore a justification to rezone the Haynes property, she personally felt the zoning should have remained ER. She pointed out, however, that the LUR zoning considerably reduced the number of homes that could be built on the property and also provided a pond, a park, greenspace, and open space, amenities which somewhat made up for the fact that the lots were a little smaller than the ER zoning required. She stated that this would not be the case with this property.

Ms. Ranes also noted that she had spoken with another neighbor, Mr. Grutt, who also was very much against the rezoning. She pointed out that there were only six or seven families in this neighborhood and 50 percent of them were in attendance at this meeting.

No one else spoke in opposition to the proposed rezoning.

Mr. Rast gave a brief overview and history of the property to give some perspective as to where the lot was located and how it fit into the area. He stated that the lot abutted a 2-acre lot in Hyde Park and the .95-acre Mascara lot which had been zoned ER for many years even though it was also less than the three-acre minimum. He also noted that the Hyde Park rezoning was the result of a lengthy litigation process.

Mr. Rast further explained that after the previous rezoning request was denied, the City Attorney sent a letter to the Applicant telling him that they could be accommodated by designing the second house as a guest house. He noted that the guest house was constructed and Mr. and Mrs. Haynes' son and his family had lived on the property since then.

Mr. Rast stated that the Land Use Plan designated the property south of Highway 54 and east of Robinson Road as Single-Family Low Density Residential. He added that the homes in this area of the City were primarily on septic systems.

Based on the fact that the rezoning was not consistent with the Land Use Plan, Staff's recommendation was that the rezoning request not be approved. Rezoning a lot that was within a platted subdivision would set a bad precedent.

In response to the comments that had been made, Ms. Griffis noted that Mr. Haynes was a licensed realtor. She reiterated that the property had no economic value with two houses on it, that it would divide naturally on the creek, and that other lots in the area were less than the three-acre minimum required by ER zoning. She asked that the Commission keep these points in mind when considering their recommendation.

Several neighbors asked whether the property had ever been listed on the Multiple Listing Service (MLS). Mr. Haynes acknowledged that it had not.

Mr. McCann noted that the property was zoned ER; Mr. Roach stated that it was contrary to the Land Use Plan; and Mr. Staples stated that although the Commission was sympathetic to the circumstances, it was not necessary to set a precedent.

After discussion, a motion was made by Mr. Staples, seconded by Mr. McCann, and unanimously adopted to forward the proposed rezoning to City Council with a recommendation that it not be approved.

UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
July 23, 2007

PH-07-11 **Proposed Rezoning, Haynes Tract, Carriage Lane, ER to R-43**

Mr. George Rosenzweig of Rosenzweig, Jones and MacNabb was in attendance to represent the Haynes and to present the proposed rezoning of a 3.82-acre tract of land on Carriage Lane. The property was currently zoned ER Estate Residential and contained a single-family residence and a guesthouse.

Mr. Rosenzweig stated that the matter came before the Commission in February and that the facts had not changed. A zoning of Limited Use Residential (LUR) was previously requested but there was a 5-acre minimum lot size. He felt that the Commissioners would remember the facts and had little more to say. Mr. Mullin encouraged him to address items that may have been overlooked since some members may not have been serving at that time. Mr. Rosenzweig stated that when Mr. Haynes' wife was ill, he requested rezoning to build a home for his son on the property. That was denied by Council but he was allowed to build a guesthouse. Mr. Haynes' wife did pass and he was currently ill and desired to sell the homes separately but was unable to do so because the homes were tied together. Under the current ordinance, interested parties were unable to rent the guesthouse. Mr. Rosenzweig stated that when people called, they were not interested when they found out that the properties were tied together. He said that the reasonable economic value would be diminished if the property was sold for a lesser value.

No one else spoke in favor of the proposed rezoning.

Ms. Agauyo came forward in opposition and stated that she was at the City Council meeting years ago and specifically recalled Council being very concerned about not changing the zoning to a lower density. The request for rezoning at the time was denied but Council was "gracious enough" to allow the Haynes to build a carriage house on the property. She continued that Council specifically stated that the homes could not be sold as two separate properties in the future. She stated that it was Council's intent that the property not be zoned R-43 or the rezoning would have been approved at that time. They also did not want there to be a special use or the property to be divided into two separate lots.

Ms. Aguayo stated that she felt for the property owners. However, it was specifically spelled out for the property owners that if this became a problem, there would be no recourse. She stated that she was concerned about the future of

Peachtree City. Many places were looking to subdivide property and rezone. She said that the City currently had a Land Use Plan and was seeing more changes than necessary. This could be the beginning of a domino effect in another area. She hoped that the Planning Commission would respect the plan and abide by what the former Council had decided for the City.

Ms. Barbara Jackson, a homeowner on Carriage Lane, came forward and stated that she was also there when the original zoning came before the Council. The property owners were told that they could build a home but it was not recommended because the land could not be divided. She was also concerned about setting a precedent of reducing the lot size in the area. It was zoned ER and it should remain that way.

Mr. Rast stated that Staff's position was the same as it was in the past. The subdivision was originally developed as a subdivision of 3-acre lots. The majority of the lots in the area were ER. The area was heavily wooded with a stream that ran through the cemetery to the church property and bisected the Haynes property. He stated that Mr. Haynes proposed to take a 3.82-acre tract of land and subdivide one tract into two acres and the other tract into 1.82 acres. The Land Use Plan for the area did call for low density residential. The remainder of the lots in the subdivision were three acres and some were four acres. The proposed rezoning would create a "spot zone" and would open the door for potential rezoning of other ER lots. Staff recommended that the proposed rezoning not be approved.

Ms. Jane Carter of Whitfield Farms came forward and stated that when they built their home in 1989, they chose that site specifically because it was zoned for estate lots only. The traffic on 74 and Robinson road was very congested and there were times when they were unable to exit the neighborhood. She felt that if the zoning was approved, several people would come forward wanting the same smaller lot zoning. She hoped that the Commission would keep the zoning as it was.

After discussion, a motion was made by Mr. McCann, seconded by Mr. Scott, and unanimously adopted that the proposed rezoning of the Haynes Tract from ER to R-43 be forwarded to City Council with a recommendation that it not be approved.

Sec. 1003. [ER] estate residential district.

(1003.1) *Intent of district:* It is intended that the ER zoning district be reserved and developed for low-density residential purposes where agriculture-type conditional uses would be expected. The regulations which apply to this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on zoning lots having an area of three acres or more with provisions for on-site sewage disposal and limited agricultural activities. These regulations are also intended to discourage encroachment by commercial, industrial or other uses capable of adversely affecting the intended residential character of the district.

(1003.2) *Permitted uses:* The following uses shall be permitted in an ER zoning district:

(a) One-family dwelling (other than a mobile home), including a guest house facility.

(b) One-family dwelling (other than a mobile home) using primarily as a guest house or second home.

(c) Publicly owned building, facility or land.

(d) Building, facility or land for the distribution of utility services.

(e) Building, facility or land for noncommercial park, recreation, thoroughfare, or open space purposes.

(f) Private boat dock, fishing pier, boathouse, and related accessory concession and support facilities.

(g) Accessory uses: See section 908.

(h) Customary home occupation: See section 907.

(1003.3) *Conditional uses:* The following uses shall be permitted in any ER residential zoning district on a conditional basis:

(a) Noncommercial horticulture or agriculture on the following conditions:

  (1) No poultry or livestock shall be maintained within 100 feet of the property line of any adjoining street or residential zoning lot; except when it abuts an AR or ER zoning lot, it may be no closer than ten feet.

  (2) No building used for animals shall be constructed within 200 feet of any property line; except when it abuts an AR or ER zoning lot, it may be no closer than 50 feet.

  (3) At least 5,000 square feet of fenced area shall be provided for each animal, not including household pets, to be maintained on the zoning lot.

(b) On-site sewage disposal system on the following conditions:

  (1) A permit for the system is obtained from the county health department prior to its installation.

(c) Cemetery on the following conditions:

  (1) The zoning lot is not less than ten acres in area.

(2) There is no crematorium or dwelling, other than a one-family dwelling for a caretaker, on the lot.

(3) The lot has direct access onto an arterial road.

(4) No building is constructed less than 100 feet from any property line.

(5) All gravesites shall be at least 50 feet from any property line.

(6) No identification sign is installed other than one nonilluminated sign not greater than 24 square feet in area for each panel of a double-sided structure.

(d) Riding stable on the following conditions:

(1) The zoning lot is not less than ten acres in area.

(2) No building is constructed within 200 feet from any property line.

(3) Animals are not maintained within 100 feet of the property line of any adjoining residential zoning lot.

(4) The building height requirements for the district are maintained.

(5) The zoning lot has direct access onto an arterial or major collector road.

(6) No activities, other than normal maintenance, will be conducted within 100 feet of the property line of any adjoining residential zoning lot.

(7) No automobile parking will be permitted within 100 feet of any property line.

(8) No identification sign is installed other than one, nonilluminated sign not greater than 24 square feet in the area for each panel of a double-sided structure.

(e) Church or other legitimate place of worship, including a one-family dwelling for a minister, on the following conditions:

(1) Notwithstanding any other requirements in this ordinance the following conditions shall apply to all churches regardless of zoning district.

(2) Minimum zoning lot area is three acres.

(3) Minimum lot width: 100 feet.

(4) Minimum setback area, front:

(a) Building: 40 feet.

(b) Parking: 20 feet.

(5) Minimum setback area, side: 15 feet. If adjoining a residential lot, the building setback shall be 75 feet.

(6) Minimum setback area, rear: 30 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(7) Maximum building height: As approved by the fire department.

(8) All zoning lots shall have direct access onto an arterial, major collector road or have access to an arterial, major collector or industrial/commercial road via a minor collector.

(9) No parking shall be permitted within 20 feet of the property line of any adjoining residential zoning lot.

(10) Parking and/or service areas shall be separated from adjoining residential lots by a suitable fence or wall six feet in height or a suitable planting screen six feet in height at time of planting. The required fence, wall, or screen must provide for a reasonable visual separation between properties. No fence or wall in excess of four feet may be placed in a setback area adjoining a public street.

(11) One nonilluminated sign not greater than 32 square feet in area for each panel of a double-sided structure is permitted.

(12) Parking: See section 909.

(13) Lighting: See section (1005A.4)(n).

(14) Any existing church in any zoning district may comply with either the requirement existing prior to enactment of this ordinance or they may comply with the conditions of this section. They shall not be permitted to comply with various sections of both requirements.

(f) Private school, nursery or day care facility on the following conditions:

(1) No building is constructed within 75 feet of the property line of any adjoining residential zoning lot.

(2) The setback and height requirements for the district are maintained.

(3) The zoning lot has direct access onto an arterial or major collector road.

(4) No automobile parking will be permitted within the front setback depth or within 30 feet of the property line of any adjoining residential zoning lot.

(5) Parking, service and/or play areas are separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.

(6) Plans for the facilities must receive the written approval of the state regulatory agencies and the fire department prior to any construction or occupancy.

(7) No identification sign is installed other than one nonilluminated sign no greater than 24 square feet in area for each panel of a double-sided structure.

(Ord. No. 268, § 1(C)(3), 6-3-1982; Ord. No. 408, 8-21-1986)

(1003.4) *Other requirements:* Unless otherwise specified in this ordinance, uses permitted in ER residential zoning districts shall conform to the following standards:

(a) Minimum floor area per dwelling unit: 1,600 square feet.

(b) Minimum zoning lot area: Three acres.

(c) Minimum land area per dwelling unit: Three acres.

(d) Minimum lot width: 250 feet.

(e) Minimum front setback depth: 100 feet.

(f) Minimum side setback depth: 15 feet.

(g) Minimum rear setback depth: 30 feet.

(h) Maximum building height: 35 feet.

(i) Parking: See section 909.

(j) Signs: See Peachtree City sign ordinance.

(Ord. No. 366, § 19, 5-22-1985)

Cross references: The "sign ordinance" is found in § 66-1 et seq. of the Code.

Sec. 1002. R-43 [one-family] residential district.

(1002.1) *Intent of district:* It is intended that the R-43 zoning district be reserved and developed for low-density residential purposes. The regulations which apply to this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on zoning lots having an area of one acre or more, with provisions for on-site sewer disposal and limited agricultural activities. These regulations are also intended to discourage encroachment by commercial, industrial or other uses capable of adversely affecting the intended residential character of the district.

(1002.2) *Permitted uses:* The following uses shall be permitted in any R-43 residential zoning district:

(a) One-family dwelling (other than a mobile home), including a guest house facility.

(b) One-family dwelling (other than a mobile home) used primarily as a guest house facility.

(c) Publicly owned building, facility or land.

(d) Building, facility or land for the distribution of utility services.

(e) Building, facility or land for noncommercial park, recreation, thoroughfare, or open space purposes.

(f) Private boat dock, fishing pier, boathouse, and related accessory concession and support facilities.

(g) Unlighted, regulation size or par three golf course.

(h) Accessory use: See section 908.

(i) Customary home occupations: See section 907.

(1002.3) *Conditional uses:* The following uses shall be permitted in any R-43 residential zoning district on a conditional basis:

(a) Noncommercial horticulture or agriculture on the following conditions:

  (1) Poultry and livestock shall not be permitted on a zoning lot of less than 80,000 square feet.

  (2) No poultry or livestock shall be maintained within 100 feet of the property line of any adjoining street or residential zoning lot.

  (3) No building used for animals shall be constructed within 200 feet of any property line.

  (4) At least 5,000 square feet of fenced area shall be provided for each animal, not including household pets, to be maintained on the zoning lot.

(b) On-site sewage disposal system on the following conditions:

  (1) The zoning lot is at least one acre in area.

  (2) A permit for the system is obtained from the county health department prior to its installation.

(c) Cemetery on the following conditions:

(1) The zoning lot is not less than ten acres in area.

(2) There is no crematorium or dwelling, other than a one-family dwelling for a caretaker, on the lot.

(3) The lot has direct access onto an arterial road.

(4) No building is constructed less than 100 feet from any property line.

(5) All gravesites shall be at least 50 feet from any property line.

(6) No identification sign is installed other than one, nonilluminated sign not greater than 24 square feet in area for each panel of a double-sided structure.

(d) Riding stable on the following conditions:

(1) The zoning lot is not less than ten acres in area.

(2) No building is constructed within 200 feet from any property line.

(3) Animals are not maintained within 100 feet of the property line of any adjoining residential zoning lot.

(4) The building height requirements for the district are maintained.

(5) The zoning lot has direct access onto an arterial or major collector road.

(6) No activities, other than normal maintenance, will be conducted within 100 feet of the property line of any adjoining residential zoning lot.

(7) No automobile parking will be permitted within 100 feet of any property line.

(8) No identification sign is installed other than one, nonilluminated sign not greater than 24 square feet in the area for each panel of a double-sided structure.

(e) Church or other legitimate place of worship, including a one-family dwelling for a minister, on the following conditions:

(1) Notwithstanding any other requirements in this ordinance the following conditions shall apply to all churches regardless of zoning district.

(2) Minimum zoning lot area is three acres.

(3) Minimum lot width: 100 feet.

(4) Minimum setback area, front:

(a) Building: 40 feet.

(b) Parking: 20 feet.

(5) Minimum setback area, side: 15 feet. If adjoining a residential lot, the building setback shall be 75 feet.

(6) Minimum setback area, rear: 30 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(7) Maximum building height: As approved by the fire department.

(8) All zoning lots shall have direct access onto an arterial, major collector road or have access to an arterial, major collector or industrial/commercial road via a minor collector.

(9) No parking shall be permitted within 20 feet of the property line of any adjoining residential zoning lot.

(10) Parking and/or service areas shall be separated from adjoining residential lots by a suitable fence or wall six feet in height or a suitable planting screen six feet in height at time of planting. The required fence, wall, or screen must provide for a reasonable visual separation between properties. No fence or wall in excess of four feet may be placed in a setback area adjoining a public street.

(11) One nonilluminated sign not greater than 32 square feet in area for each panel of a double-sided structure is permitted.

(12) Parking: See section 909.

(13) Lighting: See section (1005A.4)(n).

(14) Any existing church in any zoning district may comply with either the requirement existing prior to enactment of this ordinance or they may comply with the conditions of this section. They shall not be permitted to comply with various sections of both requirements.

(f) Private school, nursery or day care facility on the following conditions:

(1) The zoning lot is not less than 80,000 square feet in area.

(2) No building is constructed within 75 feet of the property line of any adjoining residential zoning lot.

(3) The setback and height requirements for the district are maintained.

(4) The zoning lot has direct access onto an arterial or major collector road.

(5) No automobile parking will be permitted within the front setback depth or within 30 feet of the property line of any adjoining residential zoning lot.

(6) Parking, service and/or play areas are separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above-required screen, fence or wall must provide for a reasonable visual separation between the properties.

(7) Plans for the facilities must receive the written approval of the state regulatory agencies and the fire department prior to any construction or occupancy.

(8) No identification sign is installed other than one nonilluminated sign not

greater than 24 square feet in area for each panel of a double-sided structure.

(Ord. No. 268, § 1(C)(2), 6-3-1982; Ord. No. 408, 8-21-1986)

(1002.4) *Other requirements:* Unless otherwise specified in this ordinance, uses permitted in R-43 residential zoning districts shall conform to the following standards:

(a) Minimum floor area per dwelling unit: 1,500 square feet.

(b) Minimum zoning lot area: One acre.

(c) Minimum land area per dwelling unit: One acre.

(d) Maximum dwelling units per net acre: One unit.

(e) Minimum lot width: 150 feet.

(f) Minimum lot width adjacent to existing or future public or private street right-of-way line:

 (1) 40 feet on street.

 (2) 35 feet on cul-de-sac.

(g) Minimum front setback depth: 50 feet.

(h) Minimum side setback depth: 15 feet.

(i) Minimum rear setback depth: 30 feet.

(j) Maximum building height: 35 feet.

(k) Parking: See section 909.

(l) Signs: See Peachtree City sign ordinance.

(Ord. No. 366, § 19, 5-22-1985; Ord. No. 394, 4-8-1986)

Cross references: Sign ordinance, § 66-1 et seq.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and City Council**
VIA:	**City Manager** **Financial Services Director** **Assistant Financial Services Director** **Purchasing Agent** **Developmental Services Director**
FROM:	**City Engineer**
DATE:	**July 27, 2007**
SUBJECT:	**Lighting Agreement for Rockaway Road & Baseball-Soccer Complex Tunnels** ***August 16, 2007 City Council Meeting***

Recommendation:

Staff recommends that City Council authorize the Mayor to sign the attached lighting agreement for the Rockaway Road and the Baseball-Soccer Complex Tunnel. These tunnels are located in the 2nd phase of the State Route 74 widening project.

Discussion:

The Georgia Department of Transportation (DOT) has agreed to install the two muli-use path tunnels in the 2nd phase of the State Route 74 widening project, and pay for 80% of the construction costs. However, the cost of the lighting design and the operation and maintenance of the tunnel lighting would be the responsibility of Peachtree City.

Currently the City of Peachtree City has a contract with S.L. King and Associates to design the lighting for the tunnels. This design is underway.

The attached agreement states that the City of Peachtree City will commit to providing the electricity and maintenance for the tunnel lighting. If Council accepts the agreement, five (5) original signed copies must be sent back to the DOT along with a copy of the resolution by City Council authorizing the execution of the agreement.

The City Attorney has been provided a copy of the agreement for review.

Budget Impact:

There will be maintenance costs associated with the lighting and monthly charges for electricity.

Attachment

cc: City Engineer's File
Public Services Director

DAVE B.
PLS PREPARE
MEMO FOR 7/19/07
Council Mtg.
Coli

RECEIVED
JUL - 3 2007
PEACHTREE CITY

Department of Transportation

HAROLD E. LINNENKOHL
COMMISSIONER
(404) 656-5206

DAVID E. STUDSTILL, JR., P.E.
CHIEF ENGINEER
(404) 656-5277

State of Georgia
#2 Capitol Square, S.W.
Atlanta, Georgia 30334-1002

BUDDY GRATTON, P. E.
DEPUTY COMMISSIONER
(404) 656-5212

EARL L. MAHFUZ
TREASURER
(404) 656-5224

June 28, 2007

Harold Logsdon, Mayor
City of Peachtree City
151 Willowbend Rd
Peachtree City, Georgia 30269

RE: Peachtree City - Executed Lighting Agreement for the Pedestrian Sports Complex Tunnel and the Rockaway Pedestrian Tunnel under SR 74/Joel Cowan Pkwy in the City of Peachtree City -- GDOT Project No. STP-209-1(2), P. I. No. 322355

Dear Mr. Logsdon:

This letter is in response to City of Peachtree City's request for assistance with tunnel lighting at the Pedestrian Sports Complex Tunnel and the Rockaway Pedestrian Tunnel in Peachtree City, Georgia. In order for the Department to include the lighting in the upcoming project, it will be necessary to have a signed lighting agreement in our files. It shall be the responsibility of the City of Peachtree City to provide the design, energy, operation and maintenance for the lighting system. Regarding the design of the lighting system, it will be the responsibility of the City of Peachtree City to adhere to the Georgia Department of Transportation's Design Policy Manual, Chapter 5, Section 5.5 and Chapter 14. Pending approval of the design, the Department will be responsible for the installation of the system.

Enclosed for your review are five original copies of the proposed Local Government Lighting Project Agreement (LGLPA) between the Department of Transportation and the City of Peachtree City, for City and State participation. Prior to execution of this Agreement, a resolution by the City Counsel, authorizing the execution of the Agreement and designating the appropriate person or persons to execute it should be procured.

If you concur with the terms of this Agreement, please procure the required resolution, including all necessary signatures and seals, and attach an official copy to each of the Agreements. Then please obtain the necessary signatures and also the appropriate seals on <u>all</u> five copies of the Agreement and return <u>all</u> copies to this Office for further handling. <u>DO NOT</u> fill in the date on the first page of the Agreement as this will be filled in upon execution by the Department, and we will return one copy for your files.

Thank you for your cooperation. If you need any additional information or assistance, please contact Alan Walker or Joe Jabaley at 404-656-0996.

Sincerely,

Brent A. Story jws

Brent A. Story, P.E.
State Road & Airport Design Engineer

BAS: ATW: JGJ
Enclosures
cc: Thomas Howell, P.E., District 3 Engineer
Kerry Gore, District Utilities Engineer
Stanley Hill, Office of Consultant Design

AGREEMENT

BETWEEN

DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

AND

THE CITY OF PEACHTREE CITY, GEORGIA

This Agreement is made and entered into this _________ day of __________________, 20___, by and between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and THE CITY OF PEACHTREE CITY, GEORGIA, acting by and through its City Counsel, hereinafter called the **CITY**.

WHEREAS, the CITY has represented to the DEPARTMENT a desire to obtain Pedestrian Lighting serving the Pedestrian Sports Complex Tunnel and the Rockaway Pedestrian Tunnel under SR 74/Joel Cowan Parkway in THE CITY OF PEACHTREE CITY, Georgia; and

WHEREAS, the CITY has represented to the DEPARTMENT a desire to participate in: 1.) The Design, 2.) Providing the Energy, and 3.) The Operation and Maintenance of said lighting systems at the aforesaid locations, and the DEPARTMENT has relied upon such representation; and

WHEREAS, the DEPARTMENT has indicated a willingness to fund the materials and for the said lighting systems at the aforesaid locations, with funds of the DEPARTMENT, funds apportioned to the DEPARTMENT by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the CITY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for the Pedestrian Lighting System serving the Pedestrian Sports Complex Tunnel and the Rockaway Pedestrian Tunnel under SR 74/Joel Cowan Parkway, as shown on Attachment "A" attached hereto, and made a part hereof.

2. Upon completion of installation of said lighting system, and acceptance by the DEPARTMENT, the CITY shall assume full responsibility for the operation and maintenance of the entire lighting system, including but not limited to replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment. The CITY further agrees to pay for all energy required for the operation of said lighting system.

3. The DEPARTMENT shall retain ownership of all materials and various components of the entire lighting system. The CITY, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the DEPARTMENT.

4. This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the CITY.

5. It is understood by the City that the DEPARTMENT has relied upon the CITY'S representation of providing for the energy, maintenance, and operation of the lights represented by this Agreement, therefore, if the CITY elects to de-energize or fails to properly maintain the lighting system during the term of this Agreement, the CITY shall reimburse the DEPARTMENT the materials cost for the lighting system. If the CITY elects to de-energize or fails to properly maintain any individual unit within the lighting system, the CITY shall reimburse the DEPARTMENT for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The DEPARTMENT will provide the CITY with a statement of material costs upon completion of the installation.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

RECOMMENDED:

____
Brent A. Story, P.E.
State Road & Airport Design Engineer

____
Todd I. Long, P.E.
Director, Pre-Construction

____
David E. Studstill, P.E.
Chief Engineer

DEPARTMENT OF TRANSPORTATION

BY_________________________________
Harold E. Linnenkohl
Commissioner

(SEAL)

ATTEST:

____
Earl L. Mahfuz
Treasurer

REVIEWED AS TO LEGAL FORM:

____
Office of Legal Services

PEACHTREE CITY, GEORGIA

BY_________________________________
MAYOR

(SEAL)

____
WITNESS

____
Notary Public

This Agreement approved by the City Counsel at a meeting held at

____

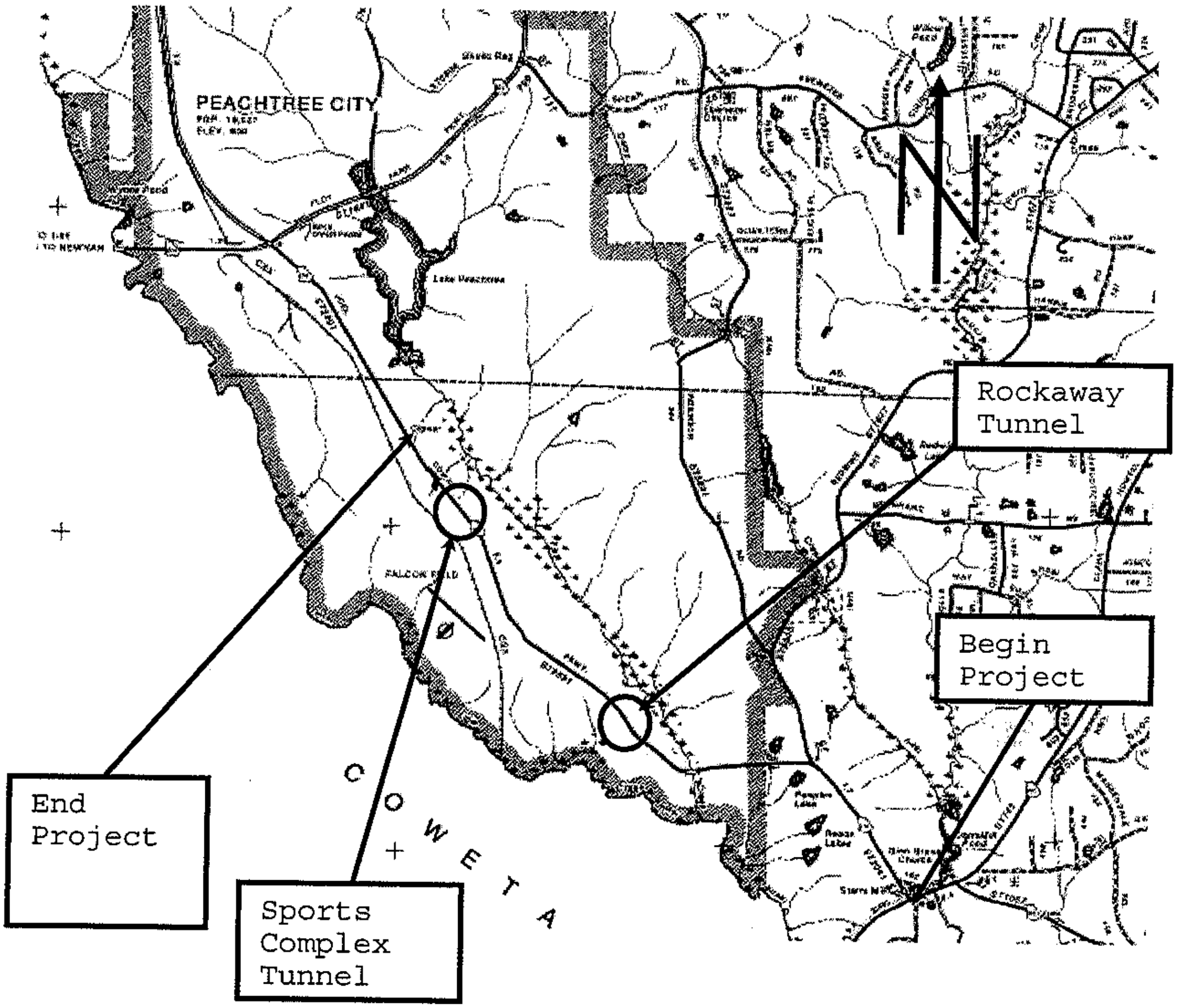
the ___ day of __________,

20____.

____
City Clerk

FEIN:___________________________

LOCATION SKETCH
PROJECT STP-209-1(2)
P. I. NO. 322355



ATTACHMENT A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

FROM: **City Manager**
Financial Services Director

DATE: **August 7, 2007**

SUBJECT: **Peachtree City Tourism Association – FY 2008 Budget**

August 16, 2007 City Council Meeting

Recommendation:
Approve the attached FY 2008 Budget for the Peachtree City Tourism Association (PCTA).

Discussion:
The FY 2008 PCTA Budget has already been reviewed and accepted by the PCTA Board of Directors and the PCTA Finance Committee. Per the PCTA By-Laws, the City Council must also approve the annual budget prior to final adoption by the PCTA.

Budgetary Impact:
Per State law, PCTA shall receive two-thirds of the Hotel/Motel Tax collected by the City. In turn, PCTA remits 20% of their H/M tax receipts from the City over to WASA to help fund their operations as well.

GEORGIA

Peachtree City
TOURISM ASSOCIATION

Date: August 7, 2007

To: City Council

From: Tourism Association Board of Directors

RE: Tourism Association FY2008 Approved Budget

Recommendation:

Approve the FY2008 Budget that was approved by the Tourism Association Board of Directors at the July 18th, 2007 Regular Scheduled Meeting.

Summary:

- Hotel/Motel Tax is budgeted in FY2008 in the amount of $652,947 which corresponds to the amount budgeted in the FY2008 Peachtree City budget.
- The budgeted amount for Series Ticket Revenue includes a 10% increase in prices for Series Tickets only. Individual Ticket pricing will remain at the FY2007 levels.
- The budgeted amount for Tennis Center Program Revenue has been calculated on a per class basis. The Tennis Center budgeted revenue also includes a year of restaurant rental income.
- The amount budgeted for Tourism Events expense will be increased to $57,000 in FY2008 to include the increased volume of Tourism related events in the coming year. Marketing expense for the Tourism Association will be budgeted at $40,000 for FY2008.
- Personnel expenses for the Tourism Association staff will be allocated to General Fund (90%) and Tennis Center (10%). The Executive Director, Business Manager, Administrative Assistant, and Facilities Maintenance employees are allocated to the Amphitheater, Tennis Center, and Tourism General Fund after each individual budget is determined. The FY2008 proposed salary includes a cost of living raise of 2%. The Amphitheater Manager and Tennis Center Manager positions will remain vacant in the FY2008 Approved Budget.
- The capital expenses required for FY2008 are the repair and replacement of downspouts and gutters at the amphitheater at $5,500 and the resurfacing of outdoor and indoor courts at the Tennis Center for a total of $28,140.
- Overall the Tourism Association is budgeting for a surplus of $72,853 for FY2008.

Peachtree City Tourism Association, Inc.
FY 2008 Approved Budget - Summary

	General Fund	Amphitheater	Tennis Center	Total
Estimated Revenue:				
General Fund	$661,909			$661,909
Amphitheater		$1,235,029		$1,235,029
Tennis Center			$821,891	$821,891
Total Estimated Revenue:	**$661,909**	**$1,235,029**	**$821,891**	**$2,718,829**
Appropriations:				
General Fund				
Transfer to Airport Authority	$130,589			$130,589
City of PTC Tourism Events	$0			$0
PCTA Tourism Events/Expenses	$520,518			$520,518
General Fund Contingency	$0			$0
Amphitheater		$1,218,092		$1,218,092
Amphitheater Contingency		$0		$0
Tennis Center			$776,777	$776,777
Tennis Center Contingency			$0	$0
Total Appropriations:	**$651,107**	**$1,218,092**	**$776,777**	**$2,645,976**
Surplus/ (Deficit):	$10,802	$16,937	$45,115	$72,853
FY2006 Current Reserve				$58,491
FY2007 Projected Reserve				($92,319)
FY2008 Projected Reserve:	$10,802	$16,937	$45,115	$39,025

FY 2008 PCTA Approved Budget Overview
Major Categories

Category	2007 Budget Proj./Actual	2008 Budget	Variance 07-08
General Fund			
Hotel/Motel Tax	$590,786	$652,947	$62,161
Other Revenue	$10,073	$8,962	($1,111)
Allocated Personnel Expenses	($157,005)	($287,930)	$130,925
Legal Services	($27,888)	($24,000)	($3,888)
Other Purchased/Contracted Serv.	($108,636)	($131,588)	$22,952
Other Expenses/Supplies	($14,877)	($15,000)	$123
Tourism Events	($89,400)	($57,000)	($32,400)
Capital Expenditures	$0	($5,000)	$5,000
Transfer to Airport Authority	($118,157)	($130,589)	$12,432
Transfer to PTC	$0	$0	$0
General Fund Sub Balance	**$84,896**	**$10,802**	**($74,094)**
Amphitheater			
Series I Tickets	$432,308	$468,508	$36,200
Series II Tickets	$452,837	$435,821	($17,016)
Sponsors	$260,500	$269,500	$9,000
Other Revenue	$75,532	$61,200	($14,332)
Personnel Expenses	($202,347)	($118,539)	($83,808)
Repair Maintenance Building	($11,082)	($23,715)	($12,633)
Other Purchased/Contracted Serv.	($159,824)	($152,788)	$7,036
Other Expenses/Supplies	($54,489)	($57,750)	($3,261)
Building Improvements	($22,915)	($5,500)	$17,415
Programs Series I	($341,223)	($315,000)	$26,223
Programs Series II	($337,000)	($300,000)	$37,000
Other Program Expenses	($262,223)	($244,800)	$17,423
Amphitheater Sub Balance	**($169,926)**	**$16,937**	**$186,863**
Tennis Center			
Activity Fees	$72,082	$73,864	$1,782
Tournament Event Fees	$38,472	$40,396	$1,924
Program Fees	$494,104	$492,282	($1,822)
Memberships	$115,064	$122,850	$7,786
Sponsor Fees	$22,328	$25,000	$2,672
Restaurant	$9,799	$33,000	$23,201
Other Revenue	$39,112	$34,500	($4,612)
Personnel Expenses- Administrative	($238,979)	($176,681)	$62,298
Program Expenses	($373,904)	($373,931)	($27)
Tournament Expenses	($11,964)	($13,500)	$1,536
Repair Maintenance Building	($31,972)	($33,175)	$1,203
Other Purchased/Contracted Services	($51,164)	($60,904)	$9,740
Other Expenses/Supplies	($88,677)	($90,446)	$1,769
Capital Expenditures	($1,590)	($28,140)	$26,550
Tennis Center Sub Balance	**($7,289)**	**$45,115**	**$52,404**
TOTAL BALANCE	**($92,319)**	**$72,853**	**$165,172**
Total Capital Expenditures	**$24,505**	**$33,640**	

	FY2006			FY2007		For nine months ending June 30, 2007				FY 2008	
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
General Fund											
Revenues											
Hotel/Motel Tax Transfer	$666,275	$666,275	$689,087	$728,194	$728,194	$404,832	$185,954	$590,786		$652,947	$62,161
Other Revenue		$0	$6,726			$2,282	$0	$2,282		$2,500	$218
Interest Income	$2,000	$2,000	$5,229	$4,000	$4,000	$4,366	$1,000	$5,366		$4,962	-$404
Merchandise Sales	$5,000	$5,000	$3,107	$5,000	$5,000	$1,175	$1,250	$2,425		$1,500	-$925
Total Revenues:	$673,275	$673,275	$704,149	$737,194	$737,194	$412,655	$188,204	$600,859		$661,909	$61,050
Expenses											
Allocated Personnel Expenses	$127,019	$122,369	$125,442	$156,500	$156,570	$118,176	$38,829	$157,005		$287,930	$130,925
Professional Services	$2,000	$2,000	$1,482	$2,250	$2,250	$1,750	$563	$2,313		$2,500	$187
Audit Services	$12,000	$12,000	$10,524	$12,000	$12,000	$10,730	$0	$10,730		$12,000	$1,270
Legal Services	$58,000	$58,000	$29,350	$30,000	$30,000	$17,888	$10,000	$27,888		$24,000	-$3,888
Administrative Services (City)	$10,000	$10,000	$10,000	$10,000	$10,000	$6,917	$2,500	$9,417		$8,000	-$1,417
R & M - Buildings		$4,650	$13,315	$5,000	$5,000	$68	$0	$68			-$68
Repair & Maintenance - Vehicles	$1,000	$1,000	$0	$0	$0	$0	$0	$0			$0
Equipment Rental	$2,000	$2,000	$3,322	$3,500	$3,500	$3,890	$875	$4,765		$350	-$4,415
Liability Insurance	$50,000	$50,000	$49,120	$51,705	$51,705	$36,577	$11,125	$47,702		$46,488	-$1,214
Communications	$4,000	$4,000	$6,524	$5,000	$5,000	$6,130	$1,250	$7,380		$5,000	-$2,380
Advertising/Marketing	$25,000	$25,000	$45,745	$40,000	$40,000	$10,192	$0	$10,192		$40,000	$29,808
Postage	$1,000	$1,500	$2,272	$2,000	$2,000	$2,405	$667	$3,072		$3,250	$178
Dues & Fees	$1,500	$1,500	$4,572	$2,000	$2,000	$4,582	$332	$4,914		$5,000	$86
Training & Travel	$1,000	$1,000	$1,263	$2,500	$2,500	$1,050	$0	$1,050		$2,500	$1,450
Other	$500	$500	$6,797	$5,000	$5,000	$5,783	$1,250	$7,033		$6,500	-$533
Total Purchased/Contracted Servic	$168,000	$173,150	$184,286	$170,955	$170,955	$107,962	$28,562	$136,524		$155,588	$19,064
Office Supplies	$3,000	$3,000	$5,808	$3,500	$3,500	$4,737	$875	$5,612		$4,500	-$1,112
Operating Supplies	2000	2000	$5,769	$2,000	$2,000	$4,030	$500	$4,530		$4,000	-$530
Computer Supplies	500		$1,493					$0			$0
Electricity			$1,785	$2,000	$2,000	$1,340	$667	$2,007		$2,000	-$7
Merchandise Purchases	$10,000	$7,825	$1,228	$5,000	$5,000	$0	$0	$0		$1,000	$1,000
Small Tools & Equipment			$358	$2,500	$2,500	$0	$0	$0		$1,000	$1,000
Travel (mileage reimbursements)	$500	$500	$2,124	$2,100	$2,100	$2,028	$700	$2,728		$2,500	-$228
Tourism Events(net of TDG Budget)	$35,000	$35,000	$42,060	$47,000	$47,000	$89,400		$89,400		$57,000	-$32,400
Peachtree City Road Race									$2,000		
Peachtree City Airshow									$20,000		
4th of July									$10,000		
Miscellaneous Requests									$25,000		
Transfer to Peachtree City	$150,000	$150,000	$140,998	$147,000	$147,000	$0	$0	$0		$0	$0
Transfer to Airport Authority	$133,255	$133,255	$137,817	$145,639	$145,639	$80,966	$37,191	$118,157		$130,589	$12,432
Total Other Expenses:	$334,255	$331,580	$339,440	$356,739	$356,739	$182,501	$39,933	$222,434		$202,589	-$19,845
Capital Expenditures	$35,000	$37,175	$4,809	$0	$0					$5,000	$5,000
Total Capital Expenditures	$35,000	$37,175	$4,809	$0	$0	$0	$0	$0		$5,000	$5,000
Total Expenses:	$664,274	$664,274	$653,977	$684,194	$684,264	$408,639	$107,324	$515,963		$651,107	$135,144
Revenues-Expenses	$9,001	$9,001	$50,172	$53,000	$52,930	$4,016	$80,880	$84,896		$10,802	-$74,094

	FY2006			FY2007		For nine months ending June 30, 2007				FY 2008	
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
Amphitheater											
Revenues											
Admission Fees											
Summer Concert Series I	$588,000	$588,000	$607,678	$575,000	$575,000	$432,308	$0	**$432,308**		**$468,508**	**$36,200**
Summer Concert Series II	$567,000	$609,247	$506,001	$560,000	$560,000	$352,037	$100,800	**$452,837**		**$435,821**	**-$17,016**
Spotlight	$332,460	$332,460	$6,903	$166,995	$168,428	$1,433	$0	**$1,433**		**$0**	**-$1,433**
Sponsors-Cash	$146,000	$146,000	$161,560	$200,000	$200,000	$193,500	$0	**$193,500**		**$200,000**	**$6,500**
Sponsors - Trade	$69,500	$69,500	$85,687	$67,000	$67,000	$8,000	$59,000	**$67,000**		**$69,500**	**$2,500**
Rental Fee			$18,894	$15,000	$20,000	$10,742	$24,800	**$35,542**		**$29,400**	**-$6,142**
Play Rental Fees									$4,400		
Miscellaneous Rental Fees									$25,000		
Handling Fees	$22,720	22720	$10,424			$12,410	$400	**$12,810**		**$11,300**	**-$1,510**
Series Handling Fees				$15,000	$15,000				$10,500		
Play Handling Fees									$800		
Concession Fees	$6,600	$6,600	$4,905	$6,500	$10,342	$7,035	$3,250	**$10,285**		**$12,500**	**$2,215**
Merchandise Sales	$4,400	$4,400	$9,936	$6,500	$6,500	$1,786	$3,250	**$5,036**		**$5,000**	**-$36**
Other Revenue			$3,063	$3,000	$3,000	$7,426	$3,000	**$10,426**		**$3,000**	**-$7,426**
Total Amphitheater Revenues:	**$1,736,680**	**$1,778,927**	**$1,415,051**	**$1,614,995**	**$1,625,270**	$1,026,677	$194,500	**$1,221,177**		**$1,235,029**	**$13,852**
Expenses											
Regular Salaries	$114,004	$114,004	$139,144	$58,328	$32,113	$27,570	$7,411	**$34,981**		**$61,938**	**$26,957**
Part Time/Temp	$20,200	$20,200	$40,480	$33,000	$34,404	$20,795	$15,000	**$35,795**		**$31,038**	**-$4,757**
Regular Part Time									$29,486		
Part Time (Play Reimbursement)									$1,552		
Overtime Salaries	$5,000	$5,000	$10,167	$5,000	$3,000	$3,367	$2,500	**$5,867**		**$4,500**	**-$1,367**
Group Insurance - Health	$7,723	$7,723	$9,057	$6,914	$3,464	$2,532	$1,729	**$4,261**		**$7,232**	**$2,971**
Group Insurance - Life	$198	$198	$101	$150	$81	$31	$38	**$69**		**$150**	**$81**
Long Term Disability	$1,326	$1,326	$580	$1,040	$540	$118	$260	**$378**		**$420**	**$42**
Social Security	$8,631	$8,631	$11,670	$5,972	$4,310	$3,209	$1,544	**$4,753**		**$6,044**	**$1,291**
Medicare	$2,018	$2,018	$2,730	$1,397	$1,008	$750	$361	**$1,111**		**$1,413**	**$302**
Retirement - Matching	$3,570	$3,570	$1,623	$1,900	$1,053	$927	$297	**$1,224**		**$1,993**	**$769**
Workers Compensation	$2,772	$2,772	$4,135	$2,766	$2,242	$993	$923	**$1,916**		**$2,310**	**$394**
Allocated G/F Personnel Expenses	$88,914	$88,914	$0	$109,550	$109,599	$82,723	$27,181	**$109,904**		**$0**	**-$109,904**
Payroll Tax Expense	$0	$0	$2,279	$1,500	$1,500	$1,088	$1,000	**$2,088**		**$1,500**	**-$588**
Total Personnel Expense:	**$254,356**	**$254,356**	**$221,966**	**$227,517**	**$193,314**	**$144,103**	**$58,244**	**$202,347**		**$118,539**	**-$83,808**
Professional Services	$0	$0	$6,721	$4,500	$4,500	$2,159	$1,585	**$3,744**		**$5,000**	**$1,256**
Technical Services	$500	$500	$0	$500	$500	$825	$83	**$908**		**$1,500**	**$592**
Cleaning Services- Offices	$2,500	$2,500	$2,450	$2,500	$2,500	$150	$0	**$150**		**$0**	**-$150**
R&M - Building	$15,000	$15,000	$13,057	$17,500	$17,500	$11,082	$0	**$11,082**		**$12,500**	**$1,418**
R&M - Vehicle			$170			$14		**$14**			**-$14**
R&M - Other	$15,300	$15,300	$8,693	$15,300	$15,300	$8,047	$3,708	**$11,755**		**$11,215**	**-$540**
Landscaping									$5,250		
Refuse									$1,995		
Fire Inspection									$895		
Lighting Maintenance									$1,575		
Miscellaneous									$1,500		
Equipment Rental	$4,600	$4,600	$5,662	$5,500	$5,500	$4,708	$1,375	**$6,083**		**$4,788**	**-$1,295**
Communications	$7,000	$7,000	$9,303	$8,500	$8,500	$5,785	$2,125	**$7,910**		**$8,500**	**$590**
Advertising/Marketing	$22,000	$22,000	$35,660	$35,000	$35,000	$20,907	$9,333	**$30,240**		**$35,000**	**$4,760**
Advertising/Marketing (Trade)	$39,500	$39,500	$48,817	$34,500	$34,500	$3,000	$31,500	**$34,500**		**$34,500**	**$0**
The Guide									$5,000		
AJC									$8,500		
Magic 98.1									$8,500		
Bell South Yellow Pages									$12,500		

	FY2006			FY2007		For nine months ending June 30, 2007				FY 2008	
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
Printing & Binding	$10,000	$7,500	$13,275	$10,000	$10,000	$10,934	$1,664	**$12,598**		**$12,000**	**-$598**
Printing (trade)		$2,500	$2,269	$2,500	$2,500	$5,000	$0	**$5,000**		**$5,000**	**$0**
Postage	$4,000	$4,000	$1,887	$3,000	$3,000	$2,597	$750	**$3,347**		**$4,000**	**$653**
Mileage	$1,000	$1,000	$2,402	$1,000	$1,000	$102	$250	**$352**		**$500**	**$148**
Dues & Fees	$13,650	$13,650	$9,537	$13,650	$13,650	$6,873	$9,186	**$16,059**		**$16,000**	**-$59**
IAAM								**$0**	$500		
ASCAP								**$0**	$11,500		
BMI								**$0**	$4,000		
Education & Training	$3,500	$3,500	$149	$3,500	$3,500	$0	$0	**$0**		**$3,500**	**$3,500**
Ticket Master Fees	$4,000	$4,000	$5,790	$4,000	$4,000	$5,333	$0	**$5,333**		**$2,500**	**-$2,833**
Merchant Account Charges	$24,000	$24,000	$23,652	$30,000	$30,000	$18,081	$3,750	**$21,831**		**$20,000**	**-$1,831**
Total Purch/Contr Services:	**$166,550**	**$166,550**	**$189,494**	**$191,450**	**$191,450**	**$105,597**	**$65,309**	**$170,906**		**$176,503**	**$5,597**
Office Supplies	$2,000	$2,000	$4,928	$2,000	$2,000	$2,691	$500	**$3,191**		**$3,000**	**-$191**
Operating Supplies	$3,350	$3,350	$20,247	$12,000	$12,000	$12,483	$3,000	**$15,483**		**$15,000**	**-$483**
Sponsor Expenses	$5,000	$5,000	$6,300	$7,500	$7,500	$3,390	$3,000	**$6,390**		**$7,500**	**$1,110**
Sponsor Expenses (trade)	$5,000	$5,000		$5,000	$5,000	$0	$5,000	**$5,000**		**$5,000**	**$0**
Water	$150	$150	$1,056	$250	$250	$169	$84	**$253**		**$250**	**-$3**
Sewerage	$250	$250	$195	$250	$250	$122	$84	**$206**		**$250**	**$44**
Storm Water Utility			$216	$433	$433	$324	$108	**$432**		**$500**	**$68**
Natural Gas	$2,500	$2,500	$1,399	$3,000	$3,000	$1,709	$1,000	**$2,709**		**$2,500**	**-$209**
Electricity	$15,000	$15,000	$15,445	$15,000	$15,000	$9,012	$5,000	**$14,012**		**$11,141**	**-$2,871**
Gasoline	$0		$408			$0	$0	**$0**			**$0**
Uniform Expense	$1,000	$1,000	$3,072	$3,000	$3,000	$3,686	$0	**$3,686**		**$4,000**	**$314**
Promotion - Other	$1,000	$1,000	$5,502	$4,000	$4,000	$865	$2,000	**$2,865**		**$4,000**	**$1,135**
Small Tools & Equipment	$1,000	$1,000	$0	$500	$500	$12	$125	**$137**		**$250**	**$113**
Miscellaneous	$500	$500	$404	$500	$500	$0	$125	**$125**		**$500**	**$375**
Total Supplies:	**$36,750**	**$36,750**	**$59,172**	**$53,433**	**$53,433**	$34,463	$20,026	**$54,489**		**$53,891**	**-$598**
Buildings	$14,500	$14,500	$0	$7,000	$7,000	$22,915	$0	$22,915		$5,500	-$17,415
Total Capital Outlay:	**$14,500**	**$14,500**	**$0**	**$7,000**	**$7,000**	**$22,915**	**$0**	**$22,915**		**$5,500**	**-$17,415**
Programs - Concerts											
Series I	$346,500	$346,500	$334,737	$350,000	$350,000	$341,223	$0	**$341,223**		**$315,000**	**-$26,223**
Series II	$266,500	$293,672	$290,437	$275,000	$275,000	$72,500	$264,500	**$337,000**		**$300,000**	**-$37,000**
Opening Acts	$10,000	$10,000	$7,000	$10,000	$10,000	$5,000	$5,000	**$10,000**		**$10,000**	**$0**
Spotlights	$200,000	$200,000	$21,500	$75,000	$80,764	$7,589	$0	**$7,589**		**$0**	**-$7,589**
Concert Security	$23,400	$23,400	$11,782	$18,800	$21,597	$11,325	$8,500	**$19,825**		**$15,000**	**-$4,825**
Venue Cleaning (post-concert)	$15,500	$15,500	$14,950					**$17,275**		**$14,300**	**-$2,975**
Series				$18,400	$19,525	$7,575	$6,500		$13,000		
Play						$800	$2,400		$1,300		
Sound & Lights	$178,500	$187,084	$166,514	$165,000	$171,000	$87,615	$75,000	**$162,615**		**$160,000**	**-$2,615**
Catering	$11,900	$12,250	$4,040	$10,850	$10,850	$6,629	$4,375	**$11,004**		**$11,000**	**-$4**
Travel (Transportation)	$0	$10,000	$1,980	$6,900	$6,900	$4,346	$3,000	**$7,346**		**$6,000**	**-$1,346**
Hotel Accomodations	$12,000	$12,000		$9,300	$9,789	$489	$1,080	**$1,569**		**$3,500**	**$1,931**
Catering (Trade)	$7,500	$7,500	$5,000	$7,500	$7,500	$0	$7,500	**$7,500**		**$7,500**	**$0**
Hotel Accomodations (trade)	$12,500	$12,500	$29,601	$12,500	$12,500	$0	$12,500	**$12,500**		**$12,500**	**$0**
Golf Cart Rentals (trade)	$5,000	$5,000		$5,000	$5,000	$0	$5,000	**$5,000**		**$5,000**	**$0**
Depreciation			$685								
Transfer to City - Utility Savings										**$3,859**	**$3,859**
Contingency - Amphitheater	$0	$0	$0	$68,517	$68,517			**$0**		**$0**	**$0**
Total Other Costs:	**$1,089,300**	**$1,135,406**	**$888,226**	**$1,032,767**	**$1,048,942**	**$545,091**	**$395,355**	**$940,446**		**$863,659**	**-$76,787**
Total Amphitheater Expenses:	**$1,561,456**	**$1,607,562**	**$1,358,858**	**$1,512,167**	**$1,494,139**	**$852,169**	**$538,934**	**$1,391,103**		**$1,218,092**	**-$173,011**
Revenues-Expenses	**$175,224**	**$171,365**	**$56,193**	**$102,828**	**$131,131**	**$174,508**	**-$344,434**	**-$169,926**		**$16,937**	**$186,863**

	FY2006			FY2007		For nine months ending June 30, 2007			FY 2008		
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance

Peachtree City Tourism Association, Inc.
FY2008 Approved Budget

	FY2006			FY2007		For nine months ending June 30, 2007				FY 2008	
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
Tennis Center											
Revenues											
Activity (Court) Fees	$57,835	$57,835	$65,796	$67,814	$67,814	$51,060	$21,022	$72,082		$73,864	$1,782
Tournament Event Fees	$23,425	$23,425	$24,974	$28,494	$28,494	$21,095	$17,377	$38,472		$40,396	$1,924
Tournament Travel Fees	$0	$0	$0					$0		$0	$0
Program Fees	$441,398	$441,398	$446,101	$444,694	$480,268	$369,857	$124,247	$494,104		$492,282	-$1,822
Memberships	$118,000	$118,000	$113,549	$127,000	$127,000	$83,314	$31,750	$115,064		$122,850	$7,786
Application Fees	$2,376	$2,376	$792	$2,500	$2,500	$792	$625	$1,417		$1,500	$83
Other Charges for Services	$3,700	$3,700	$3,649	$4,200	$4,200	$2,708	$1,050	$3,758		$4,000	$242
Sponsor Fees	$15,000	$15,000	$7,948	$15,000	$15,000	$20,628	$1,700	$22,328		$25,000	$2,672
Pro Shop Rent	$24,000	$24,000	$24,000	$24,000	$24,000	$18,000	$6,000	$24,000		$24,000	$0
Restaurant Rental	$18,000	$18,000	$18,424	$17,114	$17,114	$1,595	$4,279	$5,874		$18,000	$12,126
Restaurant Rental - Utility			$4,968	$15,000	$15,000	$175	$3,750	$3,925		$15,000	$11,075
Other Revenue	$1,116	$1,116	$3,242	$4,500	$4,500	$7,926	$1,125	$9,051		$5,000	-$4,051
Sales of Pro Shop Merchandise			$982	$79	$79	$736	$0	$736		$0	-$736
Vending Machine Revenue	$150	$150		$150	$150	$0	$150	$150		$0	-$150
Parks and Recreation						$0	$0	$0		$0	$0
Total Revenues:	$705,000	$705,000	$714,425	$750,545	$786,119	$577,886	$213,075	$790,961		$821,891	$30,930
Expenses											
Regular Salaries	$146,659	$146,659	$179,918	$153,308	$153,308	$113,570	$21,053	$134,623		$89,300	-$45,323
Part Time/Temp	$17,160	$17,160	$24,645	$19,000	$19,000	$14,869	$4,560	$19,429		$20,593	$1,164
Overtime Salaries			$2,682	$2,500	$2,500	$1,088	$600	$1,688		$2,500	$812
Group Insurance - Health & Dental	$9,216	$9,216	$7,338	$13,829	$13,829	$5,351	$3,457	$8,808		$10,849	$2,041
Long-Term Disability	$661	$661	$738	$661	$661	$448	$165	$613		$480	-$133
Group Insurance - Life	$264	$264	$215	$300	$300	$305	$75	$380		$225	-$155
Social Security	$10,157	$10,157	$12,849	$10,838	$10,838	$8,031	$1,625	$9,656		$6,968	-$2,688
Medicare	$2,375	$2,375	$3,005	$2,535	$2,535	$1,878	$380	$2,258		$1,630	-$628
Retirement - Matching	$4,400	$4,400	$5,398	$4,599	$4,599	$2,928	$575	$3,503		$2,679	-$824
Workers Compensation	$3,696	$3,696	$7,741	$5,532	$5,532	$4,024	$1,844	$5,868		$3,465	-$2,403
Allocated G/F Personnel Expenses	$38,106	$38,106	$0	$46,950	$46,950	$35,452	$11,273	$46,725		$31,992	-$14,733
Payroll Tax Expense (SUTA)	$0	$0	$4,105	$5,000	$5,000	$2,928	$2,500	$5,428		$6,000	$572
Total Personnel Expense:	$232,694	$232,694	$248,634	$265,052	$265,052	$190,872	$48,107	$238,979		$176,681	-$62,298
Pro Program Expenses											
Program Expenses - Pros											
Pro Pay	$254,670	$254,670	$288,453	$286,477	$260,058	$245,643	$67,754	$313,397		$313,751	$354
Pro Health Insurance	$11,520	$11,520	$13,072	$17,286	$13,857	$11,717	$4,322	$16,039		$18,081	$2,042
Pro Life Insurance	$330	$330	$199	$375	$324	$78	$94	$172		$375	$203
Pro LTD Insurance	$1,740	$1,740	$1,698	$1,740	$1,454	$430	$435	$865		$1,740	$875
Pro Social Security	$15,790	$15,790	$17,884	$17,762	$16,124	$15,216	$4,201	$19,417		$19,453	$36
Pro Medicare	$3,693	$3,693	$4,183	$4,154	$3,771	$3,559	$982	$4,541		$4,549	$8
Pro 457 Match	$7,340	$7,340	$3,824	$7,721	$6,204	$3,524	$1,764	$5,288		$8,207	$2,919
Pro Worker's Comp	$4,620	$4,620	$5,799	$6,915	$4,484	$4,669	$1,729	$6,398		$5,775	-$623
Payroll Tax Expense (SUTA)			$0			$0	$0	$0			$0
Parks and Recreation Tennis Profession	$32,000	$32,000		$0	$0	$0	$0	$0			$0
Total Pro Personnel Expense:	$331,703	$331,703	$335,112	$342,430	$306,276	$284,836	$81,281	$366,117		$371,931	$5,814
Total All Personnel Expense:	$564,397	$564,397	$583,745	$607,482	$571,328	$475,708	$129,388	$605,096		$548,612	-$56,484
Program Expenses - Supplies											
Supplies-Academy/Camp	$9,300	$9,300	$1,604	$9,150	$9,150	$3,340	$0	$3,340		$2,000	-$1,340
Camp Meals									$0		
Camp Supplies/Shirts									$0		

	FY2006			FY2007		For nine months ending June 30, 2007			FY 2008		
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
Teaching Balls									$0		
Teaching Supplies									$0		
Grand Total Program Expenses:	**$341,003**	**$341,003**	**$336,716**	**$351,580**	**$315,426**	**$288,176**	**$81,281**	**$369,457**	**$0**	**$373,931**	**$4,474**
Tournament Expenses	$13,197	$13,197	$9,679	$9,500	$9,500	$11,964	$0	**$11,964**		**$13,500**	**$1,536**
Recreation Programs (Velocity)			$3,774	$444	$444	$4,447		**$4,447**		**$0**	**-$4,447**
Total Tournament Expense:	$13,197	$13,197	$13,453	$9,944	$9,944	$16,411	$0	**$16,411**		**$13,500**	**-$2,911**
Non-Program Expenses											
Professional Services	$200	$200	$4,621	$121	$121	$3,235	$121	**$3,356**		**$2,725**	**-$631**
R & M - Equipment	$4,020	$4,020	$1,553	$2,954	$2,954	$3,180	$739	**$3,919**		**$2,250**	**-$1,669**
R & M - Buildings	$43,954	$37,426	$29,564	$34,200	$34,200	$23,422	$8,550	**$31,972**		**$33,175**	**$1,203**
Landscaping									$15,750		
Cleaning Service									$6,000		
Refuse Service									$1,750		
Fire Inspection									$750		
HVAC Contract									$5,775		
Miscellaneous									$2,500		
Pest Control									$650		
R & M-Other											
R&M Vehicle	$500	$500	$142	$390	$390	$0	$98	**$98**		**$500**	**$402**
Rentals	$3,092	$3,092	$2,157	$1,892	$1,892	$1,821	$473	**$2,294**		**$4,752**	**$2,458**
Copier									$3,252		
Lift Rental									$1,500		
Postage Meter									$0		
Covered Court Cleaning Machine									$0		
Miscellaneous									$0		
Communications	$12,516	$12,516	$10,688	$11,624	$11,624	$6,992	$2,906	**$9,898**		**$10,200**	**$302**
Nextel									$600		
Bell South									$1,500		
Newnan Utilities									$2,700		
FDN Communications									$5,400		
Advertising	$10,000	$10,000	$7,179	$7,500	$7,500	$6,125	$0	**$6,125**		**$10,000**	**$3,875**
Printing & Binding	$3,000	$3,000	$2,977	$3,000	$3,000	$4,051	$0	**$4,051**		**$5,000**	**$949**
Postage	$1,500	$1,500	$1,933	$915	$915	$923	$229	**$1,152**		**$1,000**	**-$152**
Travel	$3,850	$3,850	$1,991	$4,000	$4,000	-$25	$1,000	**$975**		**$4,000**	**$3,025**
Mileage	$1,200	$1,200	$910	$1,077	$1,077	$575	$269	**$844**		**$1,077**	**$233**
Dues & Fees	$900	$900	$1,719	$1,500	$1,500	$943	$375	**$1,318**		**$1,500**	**$182**
Education & Training			$1,908	$98	$98	$0	$98	**$98**		**$1,500**	**$1,402**
Contract Labor								**$0**		**$0**	**$0**
Miscellaneous										**$0**	**$0**
Merchant Services Charges	$7,705	$7,705	$14,073	$9,590	$9,590	$14,638	$2,398	**$17,036**		**$16,400**	**-$636**
Total Purch/Contractual Services:	**$92,437**	**$85,909**	**$81,415**	**$78,861**	**$78,861**	$65,880	$17,256	**$83,136**		**$94,079**	**$10,943**
Office Supplies	$1,800	$1,800	$3,058	$2,400	$2,400	$2,358	$600	**$2,958**		**$2,500**	**-$458**
Court Sheet	$420	$420	$608	$1,200	$1,200	$1,603	$300	**$1,903**		**$1,900**	**-$3**
Special Events			$768			$280	$0	**$280**		**$0**	**-$280**
Social Events	$600	$600	$975	$600	$600	$507	$600	**$1,107**		**$1,100**	**-$7**
Operating Supplies	$22,377	$22,377	$35,046	$22,002	$22,002	$13,783	$5,501	**$19,284**		**$20,700**	**$1,416**
Clay Court Material									$3,000		
Court Repair									$5,000		
Court Equipment									$2,550		
Court Lightbulbs									$0		
Bathroom Supplies									$2,650		

	FY2006			FY2007		For nine months ending June 30, 2007				FY 2008	
	Original Budget	Final Budget	Actual	Original Budget	Current Budget	Actual	Projected	Total Actual +Projected	Detail	Budget-Request	Variance
Miscellaneous									$7,500		
Promotional Supplies	$5,000	$5,000	$8,810	$7,500	$7,500	$5,160	$0	**$5,160**		**$7,500**	**$2,340**
Water	$1,800	$1,800	$6,801	$3,400	$3,400	$2,717	$1,133	**$3,850**		**$3,570**	**-$280**
Sewerage	$2,340	$2,340	$1,528	$1,790	$1,790	$666	$596	**$1,262**		**$1,313**	**$51**
Storm Water Utility	$0		$1,329	$2,660	$2,660	$1,996	$887	**$2,883**		**$2,562**	**-$321**
Natural Gas	$4,200	$4,200	$3,665	$4,282	$4,282	$1,058	$1,428	**$2,486**		**$2,520**	**$34**
Gasoline	$210	$210	$0	$70	$70	$6	$24	**$30**		**$0**	**-$30**
Electricity	$50,800	$50,800	$47,952	$45,000	$45,000	$32,146	$15,000	**$47,146**		**$32,540**	**-$14,606**
Vending Machine Supplies			$299			$328		**$328**		**$0**	**-$328**
Depreciation Expense			$3,207								
Miscellaneous			$0	$242	$242	$0	$0	**$0**		**$250**	**$250**
Total Supplies:	**$89,547**	**$89,547**	**$114,046**	**$91,146**	**$91,146**	$62,608	$26,069	**$88,677**		**$76,455**	**-$12,223**
Transfer to City - Utility Savings	$0	$0	$0	$0	$0	$0	$0	$0		**$13,991**	**$13,991**
Total Other Expenses:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$13,991**	**$13,991**
Capital Outlay											
Building Improvements	**$10,500**	**$10,500**		$31,300	$31,300	$1,590	$0	**$1,590**		**$0**	**-$1,590**
Computer Equipment	**$19,221**	**$19,221**		$0	$0	$0	$0	**$0**			
Improvements Other Than Building		**$6,528**		$0	$0	$0	$0	**$0**		**$28,140**	**$28,140**
Total Capital Outlay:	$29,721	$36,249	$0	$31,300	$31,300	$1,590	$0	**$1,590**		**$28,140**	**$26,550**
Total Expenses:	**$798,599**	**$798,599**	**$794,264**	**$827,883**	**$791,729**	**$625,537**	**$172,713**	**$798,250**		**$776,777**	**-$21,473**
Revenues - Expenses	**-$93,599**	**-$93,599**	**-$79,839**	**-$77,338**	**-$5,610**	**-$47,651**	**$40,362**	**-$7,289**		**$45,115**	**$52,404**
Total Projected Surplus/(Deficit):	$90,626	$86,767	$26,526	$78,490	$178,451	$130,873	($223,192)	**($92,319)**		**$72,853**	**$165,172**
FY2006 Current Reserve										**$58,491**	
FY2007 Projected Reserve										**($92,319)**	
FY2008 Projected Reserve										**$39,025**	

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	Mayor and City Council
VIA:	Bernard J. McMullen, City Manager
FROM:	Paul J. Salvatore, Financial Services Director P.S. Janet I. Camburn, Assistant Finance Director
DATE:	August 9, 2007
SUBJECT:	Master Lease Agreement – Draw #5 *August 16, 2007 Council Agenda*

Recommendation:

That City Council authorize Draw #5 against the Master Lease Agreement with the Peachtree City Governmental Finance Corporation and All Points Public Funding, LLC, in the amount of $409,634.83; and authorize the Mayor and Financial Services Director to sign all pertinent documents on behalf of the City of Peachtree City and the Mayor and City Clerk to sign all documents on behalf of the Finance Corporation in their positions as President and Secretary of the Corporation.

Discussion:

On August 31, 2005, the City entered into a Master Lease Agreement with the Peachtree City Governmental Finance Corporation (a component unit of the City of Peachtree City) and All Points Public Funding, LLC, for the financing of machinery and equipment. On September 15, 2005, the City completed the first financing arrangement (lease schedule) with All Points. Three additional lease schedules were completed in 2006, including the funding for the energy performance contract. The City is now in a position to enter into a fifth financing arrangement for the eleven (11) police vehicles purchased earlier this fiscal year. These vehicles were previously budgeted to be financed and a reimbursement resolution for these items was approved by City Council on August 17, 2006. Closing for this financing is currently planned for August 20, 2007. In order to place payments on a quarterly basis and on the City's fiscal year basis, this is a 58-month plus a few days lease. Attached is an amortization schedule, prepared by All Points Public Funding, with an interest rate of 4.011 percent for this lease/purchase arrangement.

Budget Impact:

There is no budget impact by entering into this lease/purchase arrangement. Funds have been budgeted and approved in the fiscal year 2007 and subsequent years' budgets for the debt service associated with the financing of these vehicles.

Council/August 16, 2007/Lease-Purchase/jic

DAVIS & MEEKER, L.L.C.

ATTORNEYS AT LAW
6631 WATSON STREET
UNION CITY, GEORGIA 30291

(770) 964-0228
FAX (770) 964-9730

THEODORE P. MEEKER, III
E-MAIL: tpmeeker@comcast.net

August 16, 2007

Peachtree City Governmental Finance Corporation, Inc.
151 Willowbend Road
Peachtree City, Georgia 30269

All Points Public Funding, LLC
275 Broadhollow Road
Melville, New York 11747

Re: Master Lease (the "Lease") dated as of August 31, 2005, and Lease Supplement dated as of August 16, 2007, by and between Peachtree City Governmental Finance Corporation, Inc. ("PCGFC") and City of Peachtree City (the "City)

Dear Sirs and Madams:

As counsel for the City I have examined the Master Lease dated August 31, 2005, the Lease Supplement dated August 31, 2006, Equipment Lease Schedule No. 2 dated August 31, 2006, the Lease Supplement dated September 22, 2006, Equipment Lease Schedule No. 3 dated September 22, 2006, Equipment Lease Schedule No. 4 dated December 22, 2006, Lease Supplement dated December 22, 2006, Equipment Lease Schedule No. 5 dated August 16, 2007, and Lease Supplement dated August 16, 2007 (together, the "Lease Documents"), and such other papers, laws and legal materials as I have deemed relevant to form the opinions herein expressed.

Based upon the foregoing, it is my opinion that:

1. The City is a municipal corporation duly created and validly existing under the Constitution and laws of the State of Georgia and has all requisite right, power and authority to execute and deliver the Lease, and to perform all acts and consummate all of the transactions contemplated by the Lease.

2. The Lease Documents have been duly authorized by all necessary official action on the part of the City, have been duly executed and delivered by Peachtree City Governmental Finance Corporation, Inc., the City, and (assuming due authorization, execution and delivery by the other parties thereto) constitute legal, valid and binding obligations thereof, enforceable in accordance with their terms, except as enforcement thereof may be limited by the exercise of judicial discretion in appropriate cases, and applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors' rights generally.

3. The execution and delivery of the Lease Documents and the compliance by the City with the terms thereof will not conflict with, or result in any breach of any of the provisions of, or constitute a default under, any agreement of other instrument to which the City is a party or by which it may be bound, its Charter or any judgment, decree, order, constitutional provision, law, statute or governmental rule or regulation applicable to the City, provided that the requirements of O.C.G.A. § 36-60-13 are complied with by the other parties to the Lease Documents.

4. There is no action, suit, proceeding, inquiry or investigation, at law or in equity, or before or by any court, or governmental body, pending or known to be threatened against or affecting the City, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by the Lease Documents, or which in any way would adversely affect the validity or enforceability of the Lease Documents.

5. All legal action required to be taken by the City in connection with the Lease Documents has been validly taken in compliance with the provisions of law (including by not limited to compliance with Georgia Open Meetings Law), and none of the proceedings held or actions taken by the City with respect to any of the foregoing has been repealed, rescinded or revoked.

This opinion may be relied upon by the addresses hereof, and any of their assigns under the Lease.

Sincerely,

DAVIS & MEEKER, LLC
City Attorneys, City of Peachtree City, Georgia

Theodore P. Meeker, III

TPM/jb

EXHIBIT A

PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION

EQUIPMENT SCHEDULE

MASTER EQUIPMENT LEASE-PURCHASE AGREEMENT NO.:	1
DATE OF MASTER EQUIPMENT LEASE-PURCHASE AGREEMENT:	August 31, 2005
EQUIPMENT SCHEDULE NO.:	5
EQUIPMENT SCHEDULE DATE:	August 20, 2007
LESSEE:	PEACHTREE CITY, GEORGIA
COMMENCEMENT DATE:	August 20, 2007
SCHEDULED TERM (NUMBER OF MONTHS):	58 months plus 11 days

1. DESCRIPTION OF THE EQUIPMENT:

   See attached schedule

together with all accessories, attachments, substitutions and accessions.

2. EQUIPMENT LOCATION: PEACHTREE CITY POLICE DEPARTMENT

3. RENTAL PAYMENT SCHEDULE:

   See attached amortization schedule

4. Lessee's current Fiscal Period extends from October 1 to September 30.

5. For purposes of this Schedule, "State" means the State of Georgia.

6. The terms and provisions of the Master Equipment Lease-Purchase Agreement described above (other than to the extent that they relate solely to other Schedules or Equipment listed on other Schedules) are hereby incorporated into this Schedule by reference and made a part hereof.

7. Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in such Master Equipment Lease-Purchase Agreement (particularly Paragraph 20 thereof) are true and correct as though made on the date of execution of this Schedule.

PEACHTREE CITY, GEORGIA
as Lessee

By:______________________________

Paul J. Salvatore
Financial Services Director

PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION
as Lessor

By:______________________________

Harold K. Logsdon
President

Counterpart No. _____ of 4 manually executed and serially numbered counterparts. To the extent that this Schedule constitutes chattel paper (as defined in the applicable Uniform Commercial Code), no security or ownership interest herein may be created through the transfer or possession of any Counterpart other than Counterpart No. 1.

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Description	VIN/Serial Number	Amount
2007 Ford Crown Victoria	2FAFP71W37X142507	$ 37,239.53
2007 Ford Crown Victoria	2FAFP71W67X142503	37,239.53
2007 Ford Crown Victoria	2FAFP71W17X142506	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141610	37,239.53
2007 Ford Crown Victoria	2FAFP71WX7X142505	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141607	37,239.53
2007 Ford Crown Victoria	2FAFP71W67X141609	37,239.53
2007 Ford Crown Victoria	2FAFP71W47X141608	37,239.53
2007 Ford Crown Victoria	2FAFP71W07X141606	37,239.53
2007 Ford Crown Victoria	2FAFP71W97X141605	37,239.53
2007 Ford Crown Victoria	2FAFP71W87X142504	37,239.53
		$ 409,634.83

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Vendor	Description	VIN/Serial Number	Invoice Number	Check Number	Amount
Allan Vigil Ford	Vehicle	2FAFP71W37X142507	28764	211844	$ 20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W67X142503	28763	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W17X142506	28765	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W27X141610	28767	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71WX7X142505	28766	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W27X141607	28716	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W67X141609	29020	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W47X141608	28999	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W07X141606	28998	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W97X141605	29000	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W87X142504	28862	212277	20,790.00
Diversified Electronics	State Bank Radio & Antenna	103TGWH387	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH388	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH389	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH390	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH391	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH392	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH393	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH395	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH396	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH397	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH405	S10279907	210640	734.75
Diversified Electronics	Installations (11)	N/A	S10289403	212717	63,459.99
Motorola	XTL 2500 764 Radio	514CGZ0880	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0881	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0882	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0883	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0884	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0885	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0886	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0887	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0888	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0889	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0890	13559944	211048	3,085.69
Kustom Signals	LAS Radar 2365X	XE06963	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06945	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06962	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06961	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06960	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06936	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06959	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06948	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06940	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06937	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06958	304317	211663	1,081.00
Kustom Signals	Digital Eyeitness NXT System (11)	N/A	325964	211723	63,338.00
Fayette County Tag Office	Tags & Titles	N/A	N/A	211813	209.00
Fayette County Tag Office (Petty Cash)	Tags & Titles	N/A	N/A	212675	22.00
Total Amount to be Financed					$ 409,634.83

CITY OF PEACHTREE City of Peachtree City
PEACHTREE CITY FINANCE CORPORATION, INC.
LEASE PURCHASE #5
AMORTIZATION SCHEDULE

Date Due	Principal Component	Interest Component	Total Rental Payment Due	Concluding Payment
08/20/2007				409,634.83
09/30/2007	20,712.35	1,871.25	22,583.60	388,922.48
12/31/2007	18,683.68	3,899.92	22,583.60	370,238.80
03/31/2008	18,871.03	3,712.57	22,583.60	351,367.77
06/30/2008	19,060.26	3,523.34	22,583.60	332,307.51
09/30/2008	19,251.39	3,332.21	22,583.60	313,056.12
12/31/2008	19,444.43	3,139.17	22,583.60	293,611.69
03/31/2009	19,639.41	2,944.19	22,583.60	273,972.28
06/30/2009	19,836.34	2,747.26	22,583.60	254,135.94
09/30/2009	20,035.25	2,548.35	22,583.60	234,100.69
12/31/2009	20,236.16	2,347.44	22,583.60	213,864.53
03/31/2010	20,439.07	2,144.53	22,583.60	193,425.46
06/30/2010	20,644.03	1,939.57	22,583.60	172,781.43
09/30/2010	20,851.03	1,732.57	22,583.60	151,930.40
12/31/2010	21,060.12	1,523.48	22,583.60	130,870.28
03/31/2011	21,271.30	1,312.30	22,583.60	109,598.98
06/30/2011	21,484.60	1,099.00	22,583.60	88,114.38
09/30/2011	21,700.03	883.57	22,583.60	66,414.35
12/31/2011	21,917.63	665.97	22,583.60	44,496.72
03/31/2012	22,137.41	446.19	22,583.60	22,359.31
06/30/2012	22,359.31	224.29	22,583.60	0.00
Grand Totals	409,634.83	42,037.17	451,672.00	

EXHIBIT A-1

(TO EQUIPMENT SCHEDULE NO. 5)

CERTIFICATE OF ACCEPTANCE

The undersigned, as Lessee under that certain Master Equipment Lease-Purchase Agreement No. 1 dated August 31, 2005 (the *"Agreement"*), which is incorporated by reference into that certain Equipment Schedule No. 5 dated August 20, 2007 (the *"Lease"*), each with Peachtree City Governmental Finance Corporation, as lessor (*"Lessor"*), hereby certifies:

1. The items of the Equipment identified in the Lease (the *"Equipment"*) have been delivered and installed at the location(s) set forth therein.

2. A present need exists for the Equipment which need is not temporary or expected to diminish in the near future. The Equipment is essential to and will be used by Lessee only for the purpose of performing one or more governmental functions of Lessee consistent with the permissible scope of Lessee's authority.

3. The estimated useful life of the Equipment based upon the manufacturer's representations and Lessee's projected needs is not less than the term of lease with respect to the Equipment.

4. Lessee has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes as of the date of this Certificate.

5. The Equipment is covered by insurance in the types and amounts required by the Lease.

6. No Event of Default, as such term is defined in the Lease, and no event which with the giving of notice or lapse of time or both, would become an Event of Default, has occurred and is continuing on the date hereof.

7. Sufficient funds have been appropriated by Lessee for the payment of all rental payments due under the Lease during Lessee's current Fiscal Period.

8. Based on the foregoing, Lessor is hereby authorized and directed to fund the acquisition of the Equipment set forth in the Lease by paying, or causing to be paid, the manufacturer(s)/vendor(s) the amounts set forth on the attached invoices.

9. The following documents are attached hereto and made a part hereof:

   (a) Equipment List;

   (b) Original Invoice(s); and

   (c) Copies of Certificate(s) of Origin, when applicable, designating Lessor as lienholder if any part of the Equipment consists of motor vehicles, and evidence of filing.

If Lessee paid an invoice prior to the commencement date of the Lease and is requesting reimbursement for such payment, also attach a copy of evidence of such payment together with a copy of Lessee's Declaration of Official Intent and other evidence that Lessee has satisfied the requirements for reimbursement set forth in Treas. Reg. 1.150-2.

Date: August 20, 2007

PEACHTREE CITY, GEORGIA
as Lessee

By: ______________________________
Paul J. Salvatore
Financial Services Director

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Description	VIN/Serial Number	Amount
2007 Ford Crown Victoria	2FAFP71W37X142507	$ 37,239.53
2007 Ford Crown Victoria	2FAFP71W67X142503	37,239.53
2007 Ford Crown Victoria	2FAFP71W17X142506	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141610	37,239.53
2007 Ford Crown Victoria	2FAFP71WX7X142505	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141607	37,239.53
2007 Ford Crown Victoria	2FAFP71W67X141609	37,239.53
2007 Ford Crown Victoria	2FAFP71W47X141608	37,239.53
2007 Ford Crown Victoria	2FAFP71W07X141606	37,239.53
2007 Ford Crown Victoria	2FAFP71W97X141605	37,239.53
2007 Ford Crown Victoria	2FAFP71W87X142504	37,239.53
		$ 409,634.83

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Vendor	Description	VIN/Serial Number	Invoice Number	Check Number	Amount
Allan Vigil Ford	Vehicle	2FAFP71W37X142507	28764	211844	$ 20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W67X142503	28763	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W17X142506	28765	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W27X141610	28767	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71WX7X142505	28766	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W27X141607	28716	211844	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W67X141609	29020	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W47X141608	28999	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W07X141606	28998	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W97X141605	29000	212277	20,790.00
Allan Vigil Ford	Vehicle	2FAFP71W87X142504	28862	212277	20,790.00
Diversified Electronics	State Bank Radio & Antenna	103TGWH387	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH388	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH389	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH390	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH391	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH392	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH393	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH395	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH396	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH397	S10279907	210640	734.75
Diversified Electronics	State Bank Radio & Antenna	103TGWH405	S10279907	210640	734.75
Diversified Electronics	Installations (11)	N/A	S10289403	212717	63,459.99
Motorola	XTL 2500 764 Radio	514CGZ0880	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0881	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0882	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0883	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0884	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0885	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0886	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0887	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0888	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0889	13559944	211048	3,085.69
Motorola	XTL 2500 764 Radio	514CGZ0890	13559944	211048	3,085.69
Kustom Signals	LAS Radar 2365X	XE06963	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06945	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06962	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06961	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06960	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06936	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06959	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06948	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06940	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06937	304317	211663	1,081.00
Kustom Signals	LAS Radar 2365X	XE06958	304317	211663	1,081.00
Kustom Signals	Digital Eyeitness NXT System (11)	N/A	325964	211723	63,338.00
Fayette County Tag Office	Tags & Titles	N/A	N/A	211813	209.00
Fayette County Tag Office (Petty Cash)	Tags & Titles	N/A	N/A	212675	22.00
Total Amount to be Financed					$ 409,634.83

EXHIBIT A-2

(TO EQUIPMENT SCHEDULE NO. 5)

[ATTACH I.R.S. FORM 8038-G OR 8038-GC, AS APPROPRIATE]

To be prepared by All Points Public Funding, LLC

EXHIBIT A-3

(TO EQUIPMENT SCHEDULE NO. 5)

NOTICE AND ACKNOWLEDGEMENT OF SALE OF RENTAL PAYMENTS AND ASSIGNMENT OF LEASE

Peachtree City Governmental Finance Corporation (*"Lessor"*) and Peachtree City, Georgia (*"Lessee"*) have entered into a Master Equipment Lease-Purchase Agreement No. 1 dated August 31, 2005 and Equipment Schedule No. 5 dated August 20, 2007 (collectively the *"Lease"*), under which Lessee has, or will have prior to its execution hereof, leased equipment (the *"Equipment"*) described in such Equipment Schedule.

Lessee is hereby notified that Lessor has assigned its right, title and interest in and to the Lease, the leased Equipment and the rental payments as permitted by the Lease.

Lessee is hereby directed to pay any and all rental payments and other amounts due with respect to which Lessor's assignee (*"Assignee"*) renders an invoice, at the address set out immediately below or as otherwise directed in said invoice:

"ASSIGNEE"

ALL POINTS PUBLIC FUNDING, LLC
275 BROADHOLLOW ROAD
MELVILLE, NEW YORK 11747

By signing this Notice and Acknowledgment, Lessee agrees that it will pay all amounts due under the Lease as directed in the invoice without any set-off or deduction whatsoever notwithstanding any defect in, damage to or requisition of any of the Equipment leased under the Lease, any other similar or dissimilar event, any defense, set-off, counterclaim or recoupment arising out of any claim against Lessor or Assignee.

Lessee further acknowledges and agrees that Assignee has not assumed any of Lessor's obligations or duties under the Lease or made any warranties whatsoever as to the Lease or the Equipment. Lessee agrees that no change may be made to the Lease without the prior written consent of Assignee.

By signing this Notice and Acknowledgment, Lessee warrants that its representations and warranties under the Lease are true and correct on the date hereof.

Date: August 20, 2007

PEACHTREE CITY, GEORGIA,
as Lessee

By: ______________________________
Paul J. Salvatore
Financial Services Director

EXHIBIT A-4

(TO EQUIPMENT SCHEDULE NO. 5)

August 20, 2007

Re: Master Equipment Lease-Purchase Agreement No. 1 dated August 31, 2005 and Equipment Schedule No. 5 thereto

Please see attached GIRMA Certificate Request Form

Very truly yours,

PEACHTREE CITY, GEORGIA

By: ______________________________

Paul J. Salvatore
Financial Services Director

CERTIFICATE OF COVERAGE

ISSUE DATE 8/3/2007

ADMINISTRATOR (404)224-5000 FAX (404)224-5001
Willis Pooling Practice
One Glenlake
1 Glenlake Parkway, 11th Floor
Atlanta, GA 30328

NAMED MEMBER
City of Peachtree City
151 Willow Bend Road
Peachtree City, GA 30269-3104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANY AFFORDING COVERAGE

COMPANY A: Georgia Interlocal Risk Management Agency (GIRMA)
COMPANY B:
COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT THE COVERAGE LISTED BELOW HAVE BEEN ISSUED TO THE MEMBER NAMED ABOVE FOR THE AGREMENT PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH AGREEMENT. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF COVERAGE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE		LIMITS	DEDUCTIBLE
	GENERAL LIABILITY				EACH OCCURRENCE	$	$
	[ ] COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	$	$
	[ ] OCCURRENCE				MED EXP (Any one person)	EXCLUDED	
	[ ] GEN'L AGGREGATE LIMIT APPLIES per POLICY				PERSONAL & ADV INJURY	$	$
					GENERAL AGGREGATE	UNLIMITED	
					PRODUCTS-COMP/OP AGG	$	$
					LAW ENFORCEMENT LIAB.	$	$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	$1,000,000	$25,000
	X ALL AUTOS				BODILY INJURY (per person)	$	$
	X GEORGIA FLEET				BODILY INJURY (per accident)	$	$
A	X UNINSURED MOTORISTS	PE-6	5/1/2007	5/1/2008	PROPERTY DAMAGE (per accident)	$	$
					UM Bodily Injury (per person	$25,000	$25,000
	UNINSURED MOTORISTS				UM Bodily Injury (per accident)	$50,000	$25,000
					UM Property Damage	$25,000	$25,000
	AUTOMOBILE PHYSICAL DAMAGE	PE-6	5/1/2007	5/1/2008			
	[ ] NO COVERAGE				ALL VEHICLES		$
	NO VEHICLES OWNED				X SELECTED VEHICLES		$5,000
	PUBLIC OFFICIALS LIABILITY					$	$
	EMPLOYEE BENEFITS LIABILITY					$	$
	CRIME						
	x BANKET BOND						$500,000
	x DEPOSITORS FORGERY						$500,000
	x MONEY & SECURITIES						$500,000
	PROPERTY						
	[ ] BUILDINGS & CONTENTS					$	$
	[ ] MOBILE EQUIPMENT					$	$
	[ ] BOILER AND MACHINERY					$	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Peachtree City Government Finance Corporation is loss payee for 2007 Spartan Fire Engine, VIN #4S7AT2F907C057111

CERTIFICATE HOLDER

Peachtree City Government Finance Corporation
ATTN: Mayor Harold Logsdon
157 Willowbend Road
Peachtree City, GA 30269

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED AGREEMENTS BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

By: [signature] Willis INSURANCE SERVICES

DISCLAIMER

This Certificate of Coverage does not constitute a contract between the issuing insurer(s), authorized representative or administrator, and the certificate holder, nor does it affirmatively or negatively amend, exted or alter the coverage afforded by the policies listed thereon.

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Year	Description	VIN/Serial Number
2007	Ford Crown Victoria	2FAFP71W37X142507
2007	Ford Crown Victoria	2FAFP71W67X142503
2007	Ford Crown Victoria	2FAFP71W17X142506
2007	Ford Crown Victoria	2FAFP71W27X141610
2007	Ford Crown Victoria	2FAFP71WX7X142505
2007	Ford Crown Victoria	2FAFP71W27X141607
2007	Ford Crown Victoria	2FAFP71W67X141609
2007	Ford Crown Victoria	2FAFP71W47X141608
2007	Ford Crown Victoria	2FAFP71W07X141606
2007	Ford Crown Victoria	2FAFP71W97X141605
2007	Ford Crown Victoria	2FAFP71W87X142504

EXHIBIT B

INCUMBENCY CERTIFICATE

I do hereby certify that I am the duly elected or appointed and acting Secretary/Clerk of Peachtree City, Georgia, a political subdivision organized under the laws of the State of Georgia, that I have custody of the records of such entity and that, as of the date hereof, the individuals named below are the duly elected or appointed officers of such entity holding the offices set forth opposite their respective names. I further certify that (i) the signatures set opposite their respective names and titles are their true and authentic signatures, and (ii) such officers have the authority on behalf of such entity to enter into that certain Master Equipment Lease-Purchase Agreement No. 1 dated August 31, 2005 (the *"Agreement"*) and Equipment Schedule No. 5 thereto dated August 20, 2007 (the *"Schedule"*), each between Peachtree City, Georgia and Peachtree City Governmental Finance Corporation, as lessor.

NAME	TITLE	SIGNATURE
Harold K. Logsdon	Mayor	________________

I hereby further certify that the individual named below holds the office set forth opposite his/her name and is duly authorized to execute Certificates of Acceptance and other documents relating to the Agreement and the Schedule.

NAME	TITLE	SIGNATURE
Harold K. Logsdon	Mayor	________________
Bernard J. McMullen	City Manager	________________
Paul J. Salvatore	Financial Services Director	________________
Colin W. Halterman	Assistant City Manager Director	________________

IN WITNESS WHEREOF, I have duly executed this Certificate and affixed the seal of Peachtree City, Georgia hereto.

[SEAL]

____
Ann E. Tyler
Acting City Clerk

BILL OF SALE AND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned Peachtree City (the "Assignor"), a municipal corporation created and existing under the laws of the State of Georgia, hereby GRANTS, BARGAINS, SELLS, ASSIGNS, DELIVERS, TRANSFERS, AND SETS OVER unto Peachtree City Governmental Finance Corporation, Inc., a nonprofit corporation duly organized, validly existing, and in good standing under and by virtue of the laws of the State of Georgia, and its successors and assigns, all of its right, title, and interest in and to the following items:

(A) all of the equipment that is described in Exhibit "A" hereto; and

(B) all guaranties, warranties, and agreements given with respect to such equipment;

TO HAVE AND TO HOLD all of the same free and clear from any lien or encumbrance whatsoever, for the exclusive use and benefit of itself and its successors and assigns forever.

The conveyances accomplished in this Bill of Sale and Assignment are AS IS, WHERE IS, and without any representation or warranty of fitness, merchantability, or fitness for a particular purpose.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed and delivered on this 20 day of August 2007.

ASSIGNOR:

PEACHTREE CITY

Signed, sealed, and delivered in the presence of:

By:____________________________
Harold K. Logsdon, Mayor

(SEAL)

____
Witness

Attest:

____
Witness

____
Ann E. Tyler, Acting City Clerk

CITY OF PEACHTREE CITY
PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION, INC.
LEASE/PURCHASE #5
2007 POLICE VEHICLES (11)
AUGUST 20, 2007

Description	VIN/Serial Number	Amount
2007 Ford Crown Victoria	2FAFP71W37X142507	$ 37,239.53
2007 Ford Crown Victoria	2FAFP71W67X142503	37,239.53
2007 Ford Crown Victoria	2FAFP71W17X142506	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141610	37,239.53
2007 Ford Crown Victoria	2FAFP71WX7X142505	37,239.53
2007 Ford Crown Victoria	2FAFP71W27X141607	37,239.53
2007 Ford Crown Victoria	2FAFP71W67X141609	37,239.53
2007 Ford Crown Victoria	2FAFP71W47X141608	37,239.53
2007 Ford Crown Victoria	2FAFP71W07X141606	37,239.53
2007 Ford Crown Victoria	2FAFP71W97X141605	37,239.53
2007 Ford Crown Victoria	2FAFP71W87X142504	37,239.53
		$ 409,634.83

ABSOLUTE ASSIGNMENT AGREEMENT

This **ABSOLUTE ASSIGNMENT AGREEMENT** (this "Assignment") is made as of August 20, 2007, by and between the Peachtree City Governmental Finance Corporation ("Lessor"), a Georgia nonprofit corporation whose mailing address is 151 Willowbend Road, Peachtree City, GA 30269, and All Points Public Funding, LLC. (the "Purchaser"), a New York corporation whose mailing address is 275 Broadhollow Road, Mellville, New York 11747.

WITNESSETH:

WHEREAS, Lessor has entered into that certain Master Equipment Lease-Purchase Agreement and State of Georgia Addendum (hereinafter referred to as the "Lease"), dated the date hereof, with Peachtree City ("Lessee"), pursuant to which Lessor has leased to Lessee certain equipment (the "Equipment") in consideration for the payment by Lessee of rental payments (the "Rental Payments") with respect to the Equipment; and

WHEREAS, Lessor is authorized pursuant to the provisions of Section 15 of the Lease to assign the Lease, including its right to receive the Rental Payments and other payments and amounts payable by Lessee thereunder, in whole or in part; and

WHEREAS, Lessor desires to sell, assign, and transfer to the Purchaser, and the Purchaser desires to purchase, all of Lessor's right, title, and interest in, to, and under the Lease (including the right to receive the Rental Payments) upon the terms and conditions stated below;

NOW, THEREFORE, in consideration of the premises, the covenants contained herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby covenant and agree as follows:

Section 1. **Assignment; Payment of Purchase Price**. Lessor hereby sells, transfers, delivers, and assigns to the Purchaser and its successors and assigns, forever, all of Lessor's right, title, interest, estate, claims, and demands (but expressly excluding any obligations of Lessor) as lessor in, to, and under the Lease, including any and all extensions or renewals of the term thereof, together with the Exhibits and Schedules now or hereafter attached thereto and any amendments, supplements, agreements, documents, and other instruments relating thereto, including, without limitation, insurance policy binders and certificates and maintenance agreements, and all rights, powers, privileges, options, and other benefits of Lessor as lessor under the Lease, including (without limitation) the immediate and continuing right to receive and collect all Rental Payments, insurance proceeds, condemnation awards, and all other payments and amounts due thereunder (collectively the "Assigned Payments"), the right to make all waivers and agreements and to enter into any amendments relating to the Lease or any provision thereof, and the right to exercise all rights and remedies as are conferred on Lessor by the Lease. All of the foregoing rights, titles, interest, property, estate, claims, and demands are herein collectively referred to as the "Assigned Property." This Assignment is absolute and unconditional and is not intended to be merely the grant of a security interest to the Purchaser. This Assignment is made without recourse to Lessor except to the extent expressly provided herein.

Section 2. **Security Interest**. (a) In order to secure the payment and performance by Lessee of all of its obligations under the Lease, Lessor hereby grants to the Purchaser a first priority security interest in all right, title, and interest of Lessor in, to, and under the Equipment (as defined in the Lease) and the proceeds thereof. Lessor shall execute or file all financing statements, fixture filings, continuation statements, amendments thereto, and assignments thereof in the offices and jurisdictions wherever the Purchaser deems necessary to perfect such security interest, upon receipt of a request therefor from the Purchaser specifying the form and content of such financing statements, fixture filings, continuation statements, amendments thereto, and assignments thereof.

(b) Upon the occurrence of an Event of Default, an Event of Nonrenewal, or an Event of Nonappropriation under the Lease, the Purchaser may at its election have all of the rights and remedies of a secured party under the Uniform Commercial Code in effect in the State of Georgia with respect to the Equipment and the proceeds thereof, in addition to all of the rights of Lessor under the Lease.

Section 3. **Power of Attorney**. Lessor irrevocably constitutes and appoints the Purchaser and any present or future officer or agent of the Purchaser, or the successors or assigns of the Purchaser, as its lawful attorney with full power of substitution and resubstitution, and in the name of Lessor or otherwise, to exercise all rights and remedies as are conferred on Lessor by the Lease and to demand, receive, collect, and sue in any court for payments due under the Lease, or any part thereof, to withdraw or settle any claims, suits, or proceedings pertaining to or arising out of the Lease upon any terms, all without notice to or assent of Lessor, and, further, to take possession of and to endorse in the name of Lessor any instrument for the payment of money received on account of the payments due under the Lease. The foregoing appointment of the Purchaser as Lessor's attorney-in-fact is coupled with an interest, cannot be revoked by death, incompetence, bankruptcy, insolvency, reorganization, or otherwise and shall not terminate until all amounts payable under the Lease have been paid and satisfied in full.

Section 4. **Authority for Payments**. Lessor has authorized and directed Lessee, in writing, to pay directly to the Purchaser all payments due or to become due under the Lease from and after the date of this Assignment by forwarding such payments to the Purchaser's address shown at the beginning of this Assignment, a copy of which authorization and direction, the receipt of and agreement to which has been acknowledged by Lessee, is attached as Exhibit "A." In the event Lessor hereafter receives any such payment from Lessee, Lessor shall hold such payment in trust for the Purchaser and shall immediately deliver such payment to the Purchaser (endorsed, if necessary, by Lessor to facilitate the collection thereof).

Section 5. **Further Assurances**. Lessor from time to time, at the request of the Purchaser, shall execute and deliver such further acknowledgments, agreements, and instruments of assignment, transfer, and assurance, including financing statements under the Georgia Uniform Commercial Code, and do all such further acts and things as may be necessary or appropriate in the opinion of the Purchaser to give effect to the provisions hereof and to more perfectly confirm the rights, titles, and interests hereby sold, assigned, and transferred to the Purchaser.

Section 6. **Notices**. Any notice required or permitted to be given by Lessor or the Purchaser to the other shall be deemed to have been given upon the actual receipt thereof or on the third day after it is deposited in the United States mail, certified mail, return receipt requested, with proper postage prepaid, whichever is the earlier, and addressed to the party at such address as shown at the beginning of this Assignment or at such other address as one party shall hereafter furnish to the other in writing.

Section 7. **Entirety; Amendments**. This Assignment contains the entire agreement between Lessor and the Purchaser with respect to the subject matter hereof and supersedes all prior agreements and understandings relating thereto. No other agreements will be effective to change, modify, or terminate this Assignment in whole or in part unless such agreement is in writing and duly executed by Lessor and the Purchaser. No representations, inducements, promises, or agreements, oral or otherwise, that are not embodied herein (or in any other written instrument or document delivered pursuant hereto or in connection herewith) will be of any force or effect.

Section 8. **Parties Bound**. This Assignment shall be binding on Lessor and its successors and assigns, and shall inure to the benefit of the Purchaser and its successors and assigns.

IN WITNESS WHEREOF, Lessor and the Purchaser have duly executed this Assignment by their duly authorized officers, as of the date first above written.

LESSOR:

PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION

By: ______________________________
Harold K. Logsdon, President

(SEAL)

Attest:

____
Ann E. Tyler, Secretary

Accepted and agreed to as of the date first above written.

PURCHASER:

ALL POINTS PUBLIC FUNDING, LLC

By: ______________________________
Authorized Officer

NOTICE AND CONSENT TO ASSIGNMENT

DATE: August 20, 2007

TO: Peachtree City, Georgia

RE: Master Equipment Lease-Purchase Agreement, dated the date hereof, between Peachtree City Governmental Finance Corporation ("Lessor") and Peachtree City, Georgia ("Lessee"), as supplemented by Lease Schedule 5, each dated the date hereof, between Lessor and Lessee (collectively the "Lease")

Please be advised that Lessor has, pursuant to the terms of an Absolute Assignment Agreement, dated the date hereof, between Lessor and All Points Public Funding, LLC (the "Purchaser"), assigned all its rights in and benefits of the above-referenced contract (the "Contract"), together with all amounts payable from and after the date hereof under or pursuant to the Contract and the right to exercise all rights and remedies as are conferred on Lessor by the Contract, to the Purchaser.

All payments due under the Contract should be made to the Purchaser at the following address:

All Points Public Funding, LLC
275 Broadhollow Road
Melville, New York 11747

Please acknowledge your acceptance of the assignment, your recordation of the assignment pursuant to the Lease, and your agreement to make the payments specified in the Contracts to the Purchaser by executing the enclosed counterpart of this Notice and Consent to Assignment and returning it to us.

(SEAL)

Attest:

____
Ann E. Tyler, Secretary

PEACHTREE CITY GOVERNMENTAL FINANCE CORPORATION

By:______________________________
Harold K. Logsdon, President

ACKNOWLEDGED AND ACCEPTED:

(SEAL)

Attest:

____
Ann E. Tyler, Acting City Clerk

PEACHTREE CITY, GEORGIA

By:______________________________
Harold K. Logsdon, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO:	**Mayor and City Council**
VIA:	**City Manager** **Financial Services Director** P.S. **Assistant Financial Services Director** **Purchasing Agent** **Developmental Services Director**
FROM:	**City Engineer**
DATE:	**August 8, 2007**
SUBJECT:	**Lease Agreement for Police Department Relocation** ***August 16, 2007, City Council Meeting***

Recommendation:

Staff recommends that City Council authorize the Mayor to sign a lease agreement with PTC Properties for the property located at 2011 Commerce Drive in Peachtree City. The lease term is for 9 months with an option to extend.

Discussion:

Staff has been working with the Police Department to investigate the moisture problems in their facility over the past few years. Staff is confident that we have now found a solution to the problem, which includes removing the old floor, installing a new flooring system, and completing significant renovations to the heating and air conditioning system.

In order to proceed with the necessary renovations and maintain a properly functioning Police Department, the entire department must be moved to a temporary facility. Recognizing this need, staff has spent a considerable amount of time investigating commercial and industrial property that is available for lease in Peachtree City.

Of all the property investigated, staff has selected the same building that the City Library occupied during its renovations. Staff recommends leasing the property at 2011 Commerce Drive because of the available floor space, the familiarity of support staff (Information Technology and Building Department) with the building, the centralized location in the city, and the minimal amount of renovations needed.

Staff is negotiating a lease that is fair and will meet the City's needs for the length of this project. Staff is awaiting the final draft of this lease so that we can make sure all the changes have been addressed. Staff will provide Council a copy of the lease once we receive and approve it.

Budget Impact:

The monthly lease payment is $12,549.59, which includes Common Area Maintenance fees. For a 9-month lease, the total cost is $112,946.31. The funds for this lease are budgeted in the Public Improvement Plan under project 177.

cc: City Engineer
City Manager

CERTIFICATE OF COVERAGE

ISSUE DATE
8/6/2007

ADMINISTRATOR (404)224-5000 FAX (404)224-5001
Willis Pooling Practice
One Glenlake
1 Glenlake Parkway, 11th Floor
Atlanta, GA 30328

NAMED MEMBER
City of Peachtree City
151 Willow Bend Road
Peachtree City, GA 30269-3104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANY AFFORDING COVERAGE

COMPANY A: Georgia Interlocal Risk Management Agency (GIRMA)
COMPANY B:
COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT THE COVERAGE LISTED BELOW HAVE BEEN ISSUED TO THE MEMBER NAMED ABOVE FOR THE AGREMENT PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH AGREEMENT. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF COVERAGE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE		LIMITS	DEDUCTIBLE
	GENERAL LIABILITY				EACH OCCURRENCE	$	$
	[ ] COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	$	$
	[ ] OCCURRENCE				MED EXP (Any one person)	EXCLUDED	
	[ ] GEN'L AGGREGATE LIMIT APPLIES per POLICY				PERSONAL & ADV INJURY	$	$
					GENERAL AGGREGATE	UNLIMITED	
					PRODUCTS-COMP/OP AGG	$	$
					LAW ENFORCEMENT LIAB.	$	$
A	**AUTOMOBILE LIABILITY**	PE-6	5/1/2007	5/1/2008	COMBINED SINGLE LIMIT	$1,000,000	$25,000
	X ALL AUTOS				BODILY INJURY (per person)	$	$
	X GEORGIA FLEET				BODILY INJURY (per accident)	$	$
	X UNINSURED MOTORISTS				PROPERTY DAMAGE (per accident)	$	$
					UM Bodily Injury (per person	$25,000	$25,000
	UNINSURED MOTORISTS				UM Bodily Injury (per accident)	$50,000	$25,000
					UM Property Damage	$25,000	$25,000
	AUTOMOBILE PHYSICAL DAMAGE	PE-6	5/1/2007	5/1/2008			
	[ ] NO COVERAGE				ALL VEHICLES		$
	[ ] NO VEHICLES OWNED				X SELECTED VEHICLES		$5,000
	PUBLIC OFFICIALS LIABILITY					$	$
	EMPLOYEE BENEFITS LIABILITY					$	$
	CRIME						
	x BANKET BOND						$500,000
	x DEPOSITORS FORGERY						$500,000
	x MONEY & SECURITIES						$500,000
	PROPERTY						
	[ ] BUILDINGS & CONTENTS					$	$
	[ ] MOBILE EQUIPMENT					$	$
	[ ] BOILER AND MACHINERY					$	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Peachtree City Government Finance Corporation is loss payee. Complete list and description on file.

CERTIFICATE HOLDER	CANCELLATION
Peachtree City Government Finance Corporation ATTN: Mayor Harold Logsdon 151 Willowbend Road Peachtree City, GA 30269	SHOULD ANY OF THE ABOVE DESCRIBED AGREEMENTS BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. By: [signature] Willis INSURANCE SERVICES

DISCLAIMER

This Certificate of Coverage does not constitute a contract between the issuing insurer(s), authorized representative or administrator, and the certificate holder, nor does it affirmatively or negatively amend, exted or alter the coverage afforded by the policies listed thereon.

GMA v5.1.07rm

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

FROM: **City Manager**
Financial Services Director

DATE: **August 7, 2007**

SUBJECT: **Peachtree City Tourism Association – FY 2008 Budget**

August 16, 2007 City Council Meeting

Recommendation:
Approve the attached FY 2008 Budget for the Peachtree City Tourism Association (PCTA).

Discussion:
The FY 2008 PCTA Budget has already been reviewed and accepted by the PCTA Board of Directors and the PCTA Finance Committee. Per the PCTA By-Laws, the City Council must also approve the annual budget prior to final adoption by the PCTA.

Budgetary Impact:
Per State law, PCTA shall receive two-thirds of the Hotel/Motel Tax collected by the City. In turn, PCTA remits 20% of their H/M tax receipts from the City over to the Peachtree City Airport Authority to help fund their operations as well.

Nikki Vrana

From: debbieraniere@bellsouth.net
Sent: Wednesday, August 15, 2007 4:06 PM
To: Bernard McMullen; Cyndi Plunkett; Steve Boone; Harold Logsdon; mgkg@earthlink.com; greg.ward@newrevenuesolutions.com; Mark Caspar; debbieraniere@bellsouth.net

Mr. McMullen,

The Board of Directors of Planterra Ridge request to be put on the agenda for the City Council Meeting, Thursday, August 16th. We are requesting a reduction in the number of permanent speed bumps to be placed down. Please use the letter below for reference.

Thank you,

Manny Guerrero, Debbie Raniere and Greg Ward Planterra Ridge Board of Directors

Dear Mayor and City Council Members,

On June 21, 2007 you passed a motion to allow the installation of nine speed cushions in the Planterra Ridge Subdivision to be paid for out of HOA funds. We appreciate your decision and the opportunity to maintain the decrease in traffic through our neighborhood.

We would now like to come before you to request a reduction in the number of speed bumps to be installed. Our residents are strongly in favor of reducing the total number of devices, especially in light of the new goal of maintaining existing driving conditions rather than retraining drivers to a new route and/or speed.

We respectfully request your consideration and approval of a phased approach to the installation, starting with six cushions along Planterra Way and Terrane Ridge. We believe this reduction will allow Planterra Ridge to successfully:

1. Maintain the existing traffic levels and speeds through the subdivision,

2. Reduce the number of devices navigated daily by our residents coming and going from their homes,

3. Bring the total costs of the project more in line with our budgeted dollars, set when the city was going to split the costs with the HOA, and

4. Achieve a cleaner appearance of the neighborhood along the route.

Our understanding from meetings with Dave Borkowski and Mark Casper is that the minimum spacing between the devices is based on "engineering guidelines" and not city code requirements. Removing three from present designated locations would ensure that the remaining devices still meet sight-distance requirements as described by Mr. Borkowski. Safety is the primary concern, and while we feel can achieve the desired results with fewer devices, a phased approach gives us the option in the future to add them back in should it be necessary.

We look forward to your advise and/or decision on this matter.

Respectfully,

Planterra Ridge Board of Directors

Manny Guerrero - President

Debbie Raniere - Vice President

Greg Ward - Secretary/Treasurer