

City Council of Peachtree City

Agenda

July 17, 2008

7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Dennis Moore – Citizen Samaritan
 - Recognize July 4th Parade Winners
 - Appreciation to Dan Nelson for Contribution of Photos and Rights
 - Recognize Kennisha Collins as the Employee of the Month
 - Recognize Dave Williamson as Supervisor of the Quarter (2nd Qtr)
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - June 19, 2008, Regular Meeting Minutes
- VII. Monthly Reports
- VIII. Consent Agenda
 - 1. Consider Appointment of Recreation Commission Member - Shayne Robinson
 - 2. Consider Resolution for Adoption of 2008 Annual Update to Comprehensive Plan
- IX. Old Agenda Items
 - 03-08-07 Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)
 - 05-08-04 Public Hearing – Consider Variance Request – Sign, Kedron Office Park
 - 05-08-05 Public Hearing – Consider Variance Request – Buffer, Northlake/Aberdeen Parkway
 - 05-08-06 Consider Request to Allow Brown Bagging of Alcohol
 - 06-08-05 Consider Multi-Use Sports Complex Proposal (Bond Referendum and Election Resolution)
 - 06-08-02 Public Hearing – Consider Lifting Multi-family Housing Moratorium – Wieland's 89-acre Tract
 - 06-08-09 Public Hearing – Consider Request to Re-name Peachtree Crossings East to Dan Lakly Drive
- X. New Agenda Items
 - 07-08-01 Discuss Development Authority of Peachtree City Funding for FY 2009
 - 07-08-02 Public Hearing – FY 2009 Budget
 - 07-08-03 Consider Revisions to CAR 3-8 Computer Systems Use by City Employees & Elected Officials
 - 07-08-04 Consider Natural Gas Agreement
 - 07-08-05 Consider Official Intent Resolution to Finance City Hall & P.D. Renovations
- XI. Council/Staff Topics
 - Update on Plans for 50th Anniversary Festivities
- XII. Executive Session

City Council of Peachtree City
Minutes of Meeting
June 19, 2008
7:00 p.m.

The City Council of Peachtree City met Thursday, June 9, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognition

Logsdon recognized Chris Campbell of the Fire Department for 15 years of service and Joyce Horace of the Library for 10 years of service.

Public Comment

There was none.

Agenda Changes

Plunkett moved to hold agenda item 05-08-05 to the end of the Old Agenda Items. Sturbaum seconded. Motion carried unanimously.

Minutes

Plunkett moved to approve the minutes of the June 2, 2008, workshop; the June 3, 2008, workshop; and the June 5, 2008, regular meeting as written. Sturbaum seconded. Motion carried unanimously.

Consent Agenda

1. Alcohol License – Change in License Representative – Ruby Tuesday
2. Consider Appointments to Airport Authority – Richard Whiteley,
Gerald Stuart (Alternate)

Boone moved to approve the Consent Agenda as presented. Plunkett seconded. Motion carried unanimously.

Old Agenda Items

06-08-01 Consider Special Use Permit, Line Creek Retail

Logsdon noted an additional document on the dais, a memo from the City Planner entitled "Proposed Special Use Permit – Line Creek Retail Center (SR 54 West)."

City Planner David Rast addressed Council and reviewed the items that were covered at the last Council meeting. Staff and two members of the Planning Commission had worked with the developer, and Rast noted the issues were included in ordinance format. Rast said the Line Creek property on Highway 54 West included the right-of-way of Line Creek Drive and Line Creek Court and encompassed slightly more than 16 acres. The plan before Council that night differed slightly from the one at the June 5 meeting and from what had gone to the Planning Commission. The parking orientation was changed, possible access was provided to Planterra Way, and the buffer was increased slightly.

Rast said the zoning ordinance would include the building elevations of the grocery store near the highway and the building in the back. The buffer adjacent to Cardiff Park included the required 50-foot dedicated greenbelt, and additional plant material would supplement the existing trees, which had been surveyed. The applicant had provided cross-sections of the buffer showing the greenbelt, berm, and six foot screening fence. Rast said they were requiring the developer to build a step out to the property line on Planterra Way to provide for access there if needed. The area along Highway 54 had been cleared during the highway widening by Georgia Power, and Rast said the developer was proposing a raised building with a tiered landscape area stepping down to the highway.

Rast said that it appeared there would be minimal tree disturbance and grading if the center was connected to Planterra Way across from the Tennis Center. At the last meeting, the developer had also agreed to fund landscaping enhancements in the median of Highway 54, and Rast said the funding commitment was up to \$200,000, with the City obtaining design approval from the Georgia Department of Transportation (DOT). Rast said staff had been considering applying for another grant for landscaping in this area, but it appeared there would not be grant funding available for landscaping through the Transportation Equity Act (TEA) program.

Plunkett asked City Attorney Ted Meeker if Council approved the special use permit, would it set a precedent requiring Council to approve all future Special Use Permit requests. Meeker said no, and that Georgia law gave Council discretion. Plunkett asked if Meeker felt the ordinance before them detailed the conditions and was enforceable. Meeker said he and staff felt good about the ordinance tying down all the details.

Rick Lindsey, representing the applicant, addressed Council and said they had two requests for changes. Lindsey said Section 1.22 required payment for the median landscaping 15 days after final site plan approved, which was the same day the applicant would have to pay for the right-of-way abandonment. Lindsey asked if the landscaping funds could be paid later, and suggested payment prior to the issuance of any Certificates of Occupancy (CO). Plunkett asked Rast how likely it would be to have the landscaping plans approved by the time the site plan was approved, and Rast said he was comfortable with the later time. He modified the language of the proposed ordinance to "prior to issuance of the first CO for a building on the site." Plunkett said that should still coincide with the DOT permit approval.

Lindsey then asked about Section 1.18, which prohibited any clearing or grading prior to DOT approval of the proposed traffic signal. Lindsey said they had applied for the signal, but asked if they could move forward with clearing and grading with the requirement that the berming, buffer enhancement, and fence installation be completed at the same time. That way Cardiff Park would still be protected, but no construction could start without the DOT approval of the signal. Plunkett asked Rast if the plan would be scrapped if the signal were not approved. Meeker said the signal was a condition of the approval of the plan.

Plunkett said if the City allowed them to move forward with grading while requiring the buffers, then even if the plan changed due to denial of the signal, the buffers would be in place. Rast said they would proceed with the site plan review process, the City would issue the final site plan

approval, they would apply for the land disturbance permit, and the berming and wall would be installed. Rast said he felt comfortable with this. Plunkett asked again if staff was comfortable with the language in the ordinance being enforceable. Rast said yes.

Haddix said he had received a citizen email saying the DOT had told them a signal at the intersection would not meet the DOT's requirements, and had been denied once already. Plunkett felt that was a strong reason to get the buffer and berming in place as soon as possible. Haddix asked if the developer could move the buffers if the signal was denied. Meeker said not under the Special Use Permit zoning. Plunkett added that, if there were no Special Use Permit and a developer wanted to build as zoned, the City could not require more than 30 feet of buffer. The Special Use Permit gave the City the ability to require additional buffering. Meeker said if any of the conditions could not be satisfied, the developer would have three choices – to ask Council to amend the zoning, to try to satisfy the existing zoning requirements, or to develop the property under the regular General Commercial (GC) guidelines.

Boone asked what the probability was of getting the signal approved. Lindsey said they were hearing from DOT that they were going to get approval.

Boone moved to approve the Special Use Permit, the stipulations in the ordinance, and the modified verbiage for Sections 1.18 and 1.22 as discussed. Plunkett seconded. Motion carried 3-2 (Haddix, Sturbaum).

**06-08-02 Public Hearing – Consider Lifting Multi-family Housing Moratorium –
Wieland's 89-acre Tract**

Logsdon said the applicant would present first, followed by staff, and then comments would be taken from the public. The public hearing protocol was read.

Dan Fields of John Wieland Homes and Neighborhoods addressed Council. Sturbaum asked if Fields had been invited to the Atlanta Christian College (ACC) Task Force meeting the following week, and Fields said he had. Sturbaum asked if Fields wanted to proceed this evening or to wait until meeting with the ACC Task Force. Fields said he would prefer to move forward because he had been meeting with another task force for several months. He was asking for the moratorium to be lifted so that they could dovetail discussions with ACC and determine what housing they might need. Fields said the moratorium had to be lifted to discuss the matter with City staff. Fields clarified that this was not a request to rezone property that evening. It was a request to lift a moratorium that was enacted to limit developers bringing projects to staff that Council was not interested in approving.

Fields stated that the 89 acres in question were parallel to Highway 74 and were currently zoned Industrial. The majority of the task force felt the zoning was incompatible with the other development in the area. The site plan, which included public input from two charettes and numerous task force meetings, identified multi-family town homes in the center section. There had also been a suggestion to consider condominiums, and those were included. The northern part of the property showed a campus, which could be for offices or a college.

Fields said they were requesting lifting the moratorium to discuss townhomes, probably empty-nesters, and condominiums geared toward young professionals. The task force looked at the Land Use Plan, and the goal was for each village to have multiple housing types to serve a wide range of citizens. Fields said he felt the plan accomplished this goal. Although there was not a real feel for numbers of units, the college would need housing. However, Wieland could not move forward with conversations with staff while the moratorium was in place.

No one spoke in favor of the request.

Phyllis Aguayo said the City had been looking at the area for many years, and Wilksmoor already had its fair share of high density housing. There would be a negative impact on traffic and the schools.

No one else spoke against the proposal. Logsdon closed the public hearing.

Logsdon noted that lifting the moratorium was not approval. Boone said he did not have a problem lifting the moratorium so conversations could continue with staff and the college.

Haddix said the reason for the moratorium had not ended, but there could be property for the college, and he saw potential reasons for lifting the moratorium if the college came. Without the college, there was no benefit to the City. He also said there was no way to realistically plan until there was a better idea of where the college would go. He felt that had to be identified first, and then the moratorium could be lifted to appropriately plan the whole area to include what the college would need. Haddix felt the request was premature.

Plunkett said she agreed with Haddix, but asked if not lifting the moratorium could hinder the efforts to attract the college. She said staff would not be able to be part of the conversations if they included multi-family development and suggested lifting the moratorium subject to ACC coming to the City. Haddix said nothing could be planned until and unless ACC presented a plan showing what they needed. Plunkett felt it might be better to include staff in the process up front. Haddix disagreed, saying the task force could talk to the college. Boone commented that, if the task force was talking about it, staff would have to be engaged.

Sturbaum said he would like to table the request until Fields had engaged with the task force, which could use Fields' input, even if they had to have a Special Called Meeting before July 17.

Logsdon said the original task force on the 89 acres had been assembled months ago. The General Industrial (GI) zoning did not fit with the area, and Wieland wanted to develop the property. The task force was composed of a good cross section of citizens to provide Council with guidance on what should go there. He said condos were not the answer, but he did not have a problem lifting the moratorium so staff could discuss the issue. Postponing the question for a month put the City and the ACC Task Force on a very short timeline to develop a presentation for ACC. Logsdon felt they should move forward, but would defer to the will of Council.

Sturbaum moved to continue the item to the next available meeting. Haddix seconded. Motion carried 4-1 (Boone).

05-08-05 Public Hearing -- Consider Variance Request -- Buffer, Northlake/Aberdeen Parkway

Melissa Griffis of Rosenzweig, Jones, Horne & Griffis of Newnan, addressed Council on behalf of the applicants, Richard Robertson & Tim Harper of H&R Land Development. The property was located at the corner of Northlake Drive and Aberdeen Parkway. The applicant was asking for a relaxation of the buffer requirements to proceed with the site plan that had already been approved.

Robertson addressed Council, saying their business was in Tyrone and both he and Harper were residents of Peachtree City. He said that a quick chronology of what had happened demonstrated why they were asking for the variance. In 2006, H&R was approached to build an office building on this site and lease space to the proposer. They came to the Planning staff to see if this would be viable, and were encouraged by what they were told. They purchased the property and began the conceptual site plan approval process. The property had been zoned GC for several years.

In 2006, the conceptual site plan was approved with conditions. One of the conditions included confirmation that the project was included in the hydrology study for Westpark. This was a lengthy process, and they learned that the City Engineer had determined this piece of property was not included in the Westpark hydrology study, requiring a new study and separate retention area. The final site plan was submitted in November of 2007, and was resubmitted in February after the remaining engineering issues were resolved. The plan was approved in March.

Robertson continued that the pre-construction meeting was held with staff, and his company then closed on their construction loan. A week and a half later, a City official called and told them to stop work. When he met with the City Planner and City Manager, he was told that additional buffer requirements had been discovered after all the approvals were given. Their only way to move forward with their approved plans was to obtain a variance.

Griffis said that, based on the assurances of staff that the project was consistent with the plan, her clients purchased the land. The final site plan was submitted and approved. Based on the reliance of that approval, they closed on a construction loan that continued to accrue additional costs daily.

Griffis said her client had a vested right to develop the property in accordance with the approved plan. There were special circumstances, namely that the site was a corner lot of less than one acre, and final approval had been granted. The variance request was being made because the owners would suffer hardship because, without the variance the site was not developable, and the applicant continued to incur debt while unable to develop. She added that the problem was not due to the intentional action of the applicants, who had proceeded with the process and followed the guidance of staff and the Planning Commission over the past two years.

Rast addressed Council saying the site was 0.96 acres and was zoned GC-General Commercial. An 11,000 square foot office building was proposed. Rast gave a presentation on the history of the site (The presentation is included in official meeting file).

Rast said in 1996 when the buffer ordinance was adopted, the former Director of Developmental Services provided letters to property owners in the area outlining how their property would be impacted. Staff met with the applicant from late 2005 through early 2006 and had reiterated the same requirements as outlined in the 1997 letter. The conceptual site plan included the buffer stipulated by that letter, and approval was granted on the condition that the existing vegetation in the 20-foot buffer should be preserved and protected, and that a revised conceptual site plan would have to be submitted if the project was not already included in the Westpark hydrology.

In November, it was confirmed that the site was not included as part of the Westpark hydrology. No revised conceptual site plan was submitted. Instead, a final site plan was submitted, and was given approval, but the stormwater and water quality features had been relocated to the buffer. Staff realized the plans were approved in error at the April pre-construction meeting and notified the City Attorney. The City Attorney interpreted the buffer requirements differently from the former Director and Rast, requiring a 50-foot buffer on Aberdeen Parkway. Rast acknowledged the City's error in approving the plan.

Rast said staff had put forward three alternatives. Staff had provided what they thought was correct for the conceptual site plan. The applicant was in error by not resubmitting the conceptual site plan, and by including the water quality features in the buffers in the final site plan. Rast said staff worked well with the applicant on other projects, but this site included errors on both sides.

No one spoke in favor of granting the variance.

Robert Brown opposed any variance to the buffer on Aberdeen Parkway.

Phyllis Aguayo said the City's buffers were important. She was sure the applicant had proceeded in good faith, but the buffers along the scenic highways were sacrosanct. Staff did not have a right to approve something against the ordinance. It had been a mistake that might have inconvenienced or cost the applicants, but the buffers were important to all citizens. She said that there had been errors committed, but providing a variance to the buffer requirements would compound those errors.

Griffis readdressed Council and said that the applicants' engineer felt the tract was included in the Westpark hydrology study.

Logsdon declared the public hearing closed.

Boone asked if the building could be reoriented to prevent encroachment into the buffers. Griffis said the applicant had looked at that, and the hydrology requirements prevented reconfiguration. City Engineer Dave Borkowski said the Westpark hydrology study was done in 1995, and staff

agreed to relook at it, but staff disagreed with the applicant's engineer because the site was in a separate drainage basin than the Westpark pond. Borkowski believed that the study was in error. Griffis said the study was done by the City.

Logsdon asked if obtaining a third opinion was appropriate. City Manager Bernard McMullen said that the lot was lower than the Westpark detention pond, and water could not run uphill. He did not feel an additional opinion was needed. Boone asked if the water quality feature could be put underground. Griffis said that reconfiguring the site would cost some of the required parking spaces.

Haddix asked if there were any options to enable the detention pond and allow the building to be moved back on the site. Griffis said there was already a pipe under the road.

Plunkett said Council recognized that there were errors on staff's part in this project, and they wanted to work with the applicant to help the situation. However, none of them were willing to grant the variance. Griffis said that, without waiving any of her client's rights, they had already met with staff and all options were shot down.

Robertson said he felt there was a solution here, and maybe there was a third party that could step in. Boone said he was leaning toward a third party and perhaps underground detention.

Logsdon said everyone wanted to protect the buffers. He asked McMullen if staff could meet with the applicant again to see if there was a way to accommodate them while maintaining the ordinances. McMullen confirmed that staff was willing to meet. The issues in the past had been allowing the detention in the buffers, and there was no way to move forward without the site being reconfigured, the building being moved, and detention being put underground.

Griffis asked if the City would be willing to select and pay for the third engineer. Logsdon said he could not speak for everyone, but he did not see that happening. He suggested additional meetings, with him sitting in, to see if they could find some alternatives. Griffis asked if a timeline could be set.

Meeker suggested continuing the item to the July 17 agenda and meeting with the applicant prior to that. Griffis asked for clarification on the setbacks and buffers that would be required. Logsdon said Rast would provide that the following day. McMullen said staff would have the stormwater consulting engineer look at the issue as well.

Meeker clarified that his interpretation of the buffer requirements was 50 feet on Aberdeen Parkway and 25 feet on Northlake Drive.

Haddix moved to continue the item until the July 17 meeting. Sturbaum seconded. Motion carried unanimously.

New Agenda Items

06-08-07 Overview/Discussion of Proposed FY 2009 Budget

Financial Services Director Paul Salvatore addressed Council and gave a brief review of the proposed FY 2009 budget (a copy of the presentation is included in the official meeting file). He said that, with no millage increase and no reduction in services proposed, there would be a lot of challenges in FY 2010. A survey would be conducted in early 2009 to obtain citizen preferences for potential budget cuts or tax increases for FY 2010.

Salvatore said the original departmental requests for FY 2009 would have required using \$5 million in fund balance. The proposed budget had reduced that amount to \$1.3 million, which kept the City within the target range for cash reserves. The top six priorities that were cut from the proposed budget totaled \$273,000 (or an estimated .16 mills).

Salvatore said a more detailed version of the budget was on the City web site. Logsdon asked if there was any citizen comment. Tim Lydell of Cardiff Park said he had emailed Council and staff some suggestions for long-term steps to address the funding issues. He recommended forming a task force to look at the budgeting process, and including members of the public who had expertise on the matter, to avoid having the problems that cities like Atlanta were facing.

Logsdon said he felt the City could cut funding to the Development Authority of Peachtree City (DAPC) because they had about \$15,000 in annual costs and had \$48,000 in the bank. He felt they could cut their operating costs to \$12,000 or less. He said he was making that recommendation for the budget. Logsdon said McMullen also had some information on recent ordinances in Holly Springs to increase traffic fines, with the increase designated to cover fuel costs in the Police Department. McMullen said Meeker was reviewing that ordinance, and they would forward additional information to Council.

Haddix disagreed with Logsdon's recommendation on the DAPC budget, saying the authority was starting to move forward and make progress. He felt it was not the right time to cut their funding. Logsdon said they had \$48,000 in the bank, and said they could approach the City for additional funding when those funds were gone.

Sturbaum thanked Lydell for his input, and said it was important to recognize that there were worldwide concerns about the U.S. economy. Sturbaum complimented staff on their work on the budget, saying that through good management, they were not looking at increasing taxes this year, but recognizing that they had to continue to plan for the coming years.

Logsdon said that they were also working on ways to improve sales tax collection at the state level.

Logsdon called for a five minute break.

06-08-08 Public Hearing – Consider Amendments, Specific Permitted Uses in Multiple Zoning Districts

Plunkett moved to continue the item to the July 17 agenda to allow the Planning Commission to finish discussing the proposed changes. Sturbaum seconded. The motion carried unanimously.

06-08-09 Public Hearing – Consider Request to Re-name Peachtree Crossings to Dan Lakly Drive

Sturbaum moved to continue the item to the July 17 agenda to allow for proper notification of affected property owners. Haddix seconded. The motion carried unanimously.

06-08-10 Public Hearing – Consider Variance, 113 Kraftwood Park, Front Setback

Gary Denny, the applicant, addressed Council and introduced their contractor, Bill McBride, of Timberland Construction. They were asking a variance to the front setback to build a front porch on the home. Denny said this would improve the curb appeal of their home, add comfort to the home, and add character to the neighborhood.

McBride said his firm had acquired a permit for the project and drew the plan based on the plat provided by the homeowner. They knew it was close to the front setback, and the permit was granted with the requirement to have a foundation survey. The survey revealed that the proposed porch was more than five feet into the setback in one corner. He said the project would enhance the property, and several neighbors were in favor of the project.

Rast said in this particular situation, the cul-de-sac and right-of-way encroached into the property, creating an odd shaped lot. The house was aligned with neighboring homes, but the setback curved closer to the home. The existing home did not encroach, but the proposed addition did by 5.3 feet on one corner.

Rast said staff looked at the position of the house and the position of the adjoining homes. Rast clarified that, on another home in Foreston Place for which staff recommended denial, the house was on a rectangular lot at the setback, so the addition brought the home closer to the road than the surrounding homes. Rast said staff was recommending approval based on the new variance criteria, noting the special conditions of the lot deprived the owner of options available to the neighbors. The two conditions staff was recommending were that the variance be limited to no more than 5.3 feet into the established 40-foot front building setback, and that the architectural design of the proposed addition, including exterior building materials, roof lines, and color sections, shall be the same as those used on the existing home.

Haddix asked if enclosing the porch, if the owner ever wanted to, would visually bring the house forward. He felt that, as long as the porch was not enclosed, he thought it was acceptable. Plunkett asked how this differed from a deck being allowed to encroach. Rast said the roof to the porch brought it under the building requirements.

Tim Lydell spoke in favor of the request, saying it was an accident of design because of the cul-de-sac, and the porch seemed to fit well with the home. No one else spoke in favor of the request. No one spoke in opposition to the request.

Plunkett asked why the lines to measure the distance from each corner to the street were not parallel. McMullen said it was caused by the arc of the cul-de-sac and the ordinance requirement that the shortest distance from the corner of the structure to the right-of-way be used. Plunkett asked what future variances this could spark. Rast said that the City had between five to 10 variances per year in prior years. There had been a few more this year due to people waiting for the update to the variance process, but he did not see this request creating additional problems. Each variance request was evaluated on its individual merits, and they had looked at the hardship of this lot and the comparison to the other homes on the street. Rast said they could add Haddix's condition to the variance to ensure the porch would not be enclosed in the future.

Haddix said that his criteria included it being in line with the rest of the homes, and the structure was open so it did not visually encroach. He also agreed that Council did not want to set a precedent.

Boone said he did not have a problem with the current request, but agreed with the prohibition against any additional concrete pad or enclosure of the porch. Sturbaum agreed and felt the porch added to the home

Sturbaum moved to approve the variance for 113 Kraftwood Park with the two conditions presented and the addition of a requirement that the porch was to remain open. Boone seconded. Motion carried 4-1 (Plunkett).

06-08-11 Consider FY 2009 Funding Request - Promise Place

The request was for \$7,500 to be included in the FY 2009 budget line item for non-profit funding. Plunkett and Logsdon asked if this was the same request as approved every year, and Acting Administrative Services Director/City Clerk Betsy Tyler confirmed that it was.

Plunkett moved to include the request in the FY 2009 budget, subject to available funds. Boone seconded. Motion carried unanimously.

06-08-12 Consider Approval of Ground Lease Agreement for Regents Park Extension

Meeker said that, at the mutual request of City staff and the applicant, they were asking Council to table the item indefinitely. Sturbaum moved to table the item until further notice. Haddix seconded. Motion carried unanimously.

06-08-13 Consider Bid - Ford F-250 for Police Department

Police Chief Skip Clark addressed Council and said that bids had been taken on one F-250 Ford pickup truck for the Police Department to use for emergency response. Allan Vigil Ford submitted the low bid of \$33,396.00.

Plunkett moved to approve the purchase of a Ford F-250 truck from Allan Vigil Ford for a price not to exceed \$33,396. Boone seconded. Motion carried unanimously.

06-08-14 Consider Purchase of Telephone System - Leach Fire Station

System Administrator Matt Robinson addressed Council and said that, in reviewing the Emergency Operations Center (EOC) at Leach, it was found that the telephone system was inadequate. The quote was for a system compatible with the other systems in the City, and would allow the department to utilize the additional telephone lines at City Hall when the EOC was activated. Robinson said it was a brand name purchase because the vendor was familiar with the City's phone systems and had been involved in the majority of installations.

Haddix moved to approve the purchase of an NEC Elite IPK II phone system from American International Communications (AIC) for a price not to exceed \$7,294.93, with the funds to come from the General Administrative contingency account. Boone seconded. Motion carried unanimously.

06-08-15 Consider Approval for Construction Administration (Leo Daly) for Police Department Renovations

Borkowski said staff recommended approval of \$55,295 to perform construction administration services for the police station. Oversight was needed for the work being performed. The contract included reimbursable expenses.

Logsdon confirmed that the agreement was part of the funding already approved for the agreement. Sturbaum asked about the 10% added to reimbursable expenses, and why they would not be invoiced at cost. Jim Porter of Leo Daly said they would accept that change.

Plunkett moved to approve the construction administration contract with Leo Daly in the amount of \$55,295, with the stipulation that reimbursable expenses be billed at cost. Sturbaum seconded. Motion carried unanimously.

06-08-16 Consider Cancellation of July 3 Meeting

Boone moved to cancel the July 3 regular meeting. Haddix seconded. Motion carried unanimously.

06-08-17 Consider Waiving Golf Cart Registration Requirements for July 4th

Sturbaum moved to waive the golf cart registration requirements from July 3 to July 7 for the 4th of July holiday. Haddix seconded. Motion carried unanimously.

06-08-18 Consider Change Order Proposal from R.L. Ward for Police Station Mold Remediation and Drywall and Insulation Replacement

Logsdon noted the additional items on the dais. Borkowski said the proposal for the change order was before Council. R.L. Ward, the contractor for the interior work on the Police Station, had requested a change order for the necessary mold remediation and reinstallation of the drywall and insulation. Staff agreed with the mold remediation contractor selected, Global Prevention Services, and that the higher cost was warranted with the additional year warranty.

Plunkett said she was concerned about receiving a 36-page document the night of the meeting. McMullen said staff had received the proposal on Monday and was trying to expedite the process rather than postpone it until the July 17 meeting.

Sturbaum asked Porter if he was comfortable with the terms and conditions and felt they adequately protected the City. Porter said yes, and that they had put the agreement under a great deal of scrutiny and included a lot of detail.

Boone moved to approve the change order for R.L. Ward for mold remediation services and drywall and insulation replacement for a cost not to exceed the lump sum amount of \$134,200. Sturbaum seconded. Motion carried unanimously.

Council/Staff Topics

There were none

Plunkett moved to convene in executive session to discuss pending litigation and a personnel matter. Haddix seconded. Motion carried unanimously.

Boone moved to reconvene in regular session at 9:57 p.m. Haddix seconded. Motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn the meeting. Haddix seconded. Motion carried unanimously. The meeting adjourned at 9:57 p.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

2008 City Event Calendar

<u>July</u>	<u>August</u>	<u>September</u>
7/17 – City Council Meeting, 7 pm 7/28 – City Council Special Called Meeting (Millage) - TBA	8/4 – City Council Workshop (Tentative), 6:30 pm 8/7 – City Council Meeting, 7 pm 8/21 – City Council Meeting, 7 pm 8/30 – Kidz Festival, Shakerag Knoll	9/1 – Labor Day, City Offices Closed 9/1 – City Council Workshop (Tentative), 6:30 pm 9/4 – City Council Meeting, 7 pm 9/18 – City Council Meeting, 7 pm 9/20 & 21 – Shakerag Arts & Crafts Festival 9/27 – Dragon Boat Racing & Int'l Festival
<u>October</u>	<u>November</u>	<u>December</u>
10/2 – City Council Meeting, 7 pm 10/6 – City Council Workshop (Tentative), 6:30 pm 10/11-12 – Great Georgia Air Show 10/16 – City Council Meeting, 7 pm	11/3 – City Council Workshop (Tentative), 6:30 pm 11/6 – City Council Meeting, 7 pm 11/11 – Veteran's Day Ceremony, 9:30 am 11/20 – City Council Meeting, 7 pm	12/1 – City Council Workshop (Tentative), 6:30 pm 12/4 – City Council Meeting, 7 pm 12/6 – Hometown Holiday 12/18 – City Council Meeting, 7 pm 12/24-25 – Christmas Holiday, City offices closed

2009 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Years Day, City offices closed – <i>City Council Meeting, 7 pm (reschedule?)</i> 1/5 – City Council Workshop (Tentative), 6:30 pm 1/15 – City Council Meeting, 7 pm	2/2 – City Council Workshop (Tentative), 6:30 pm 2/5 – City Council Meeting, 7 pm 2/19 – City Council Meeting, 7 pm	3/2 – City Council Workshop (Tentative), 6:30 pm 3/5 – City Council Meeting, 7 pm 3/19 – City Council Meeting, 7 pm
<u>April</u>	<u>May</u>	<u>June</u>
4/2 – City Council Meeting, 7 pm 4/6 – City Council Workshop (Tentative), 6:30 pm 4/16 – City Council Meeting, 7 pm	5/5 – City Council Workshop (Tentative), 6:30 pm 5/7 – City Council Meeting, 7 pm 5/21 – City Council Meeting, 7 pm	6/2 – City Council Workshop (Tentative), 6:30 pm 6/4 – City Council Meeting, 7 pm 6/18 – City Council Meeting, 7 pm

Note: Items in **BOLD** are new additions

Updated 6/26/08

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: May 2008

	<u>April-07</u>	<u>May-07</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	1	3	16	16
City Vehicle / Equipment Accidents	0	1	6	17
Lawsuit Legal Fees	\$12,538.19	\$5,376.66	\$45,451.57	\$51,192.48

Municipal Court

Fines Collected	\$127,763.50	\$111,227.50	\$971,900.58	\$937,529.95
Online Transactions	138	182	1,326	1,247
Citations Closed	682	558	4,635	4,885
Jail Fund Balance	\$3,421.99	\$1,901.85	\$134,941.51	\$110,529.07
* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.				

*** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed*

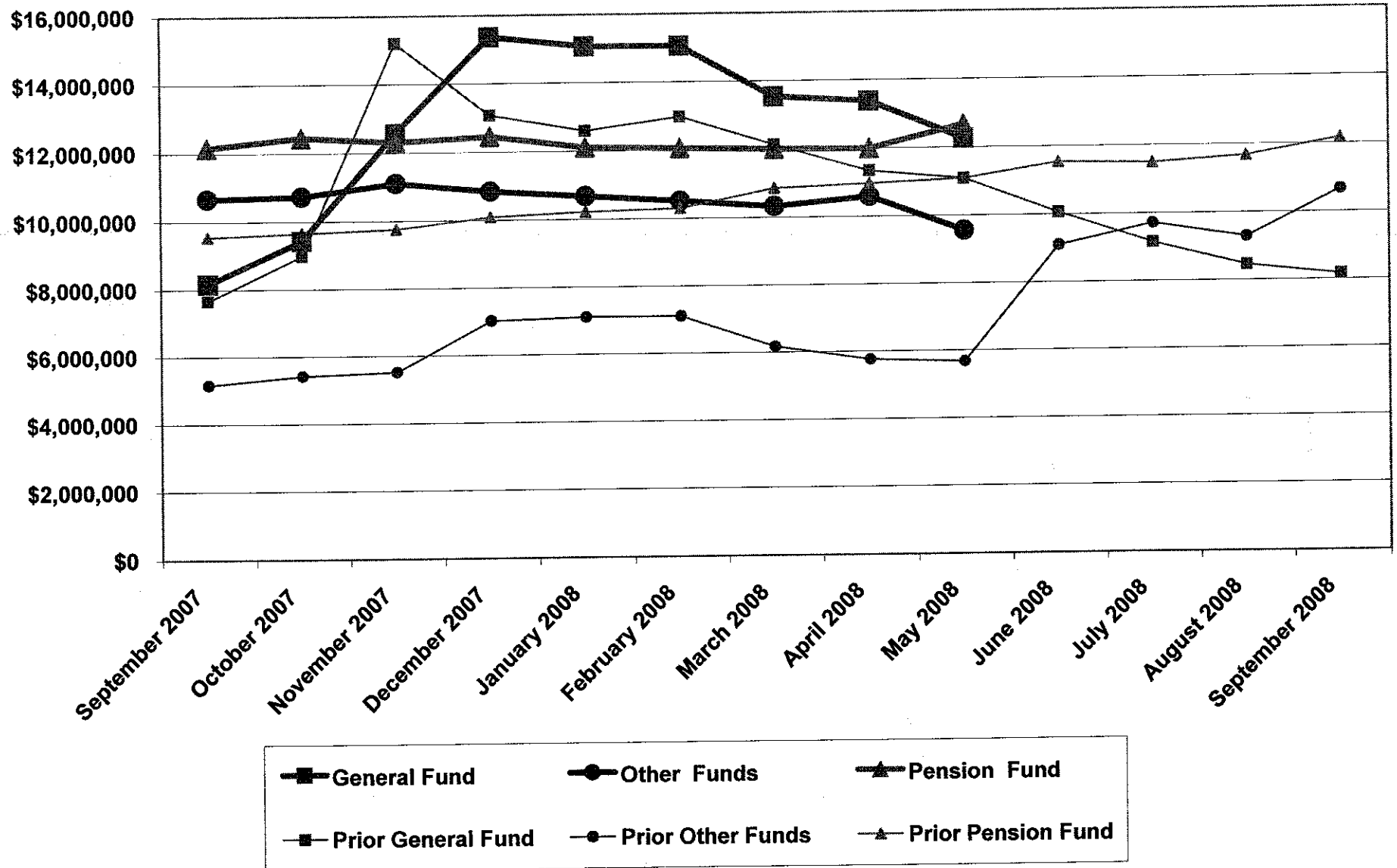
Public Information

New Businesses Registered	24	24	160	252
Public Contacts, Questions & Complaints	75	62	519	582
<i>This includes complaints against Comcast Cable Company, sanitation company complaint, and Open Records/Discovery Requests.</i>				

PEACHTREE CITY BUILDING DEPARTMENT
FY 2008

	Apr-08	May-08	Fiscal Y-T-D 2008	Fiscal Y-T-D 2007
DEVELOPMENT PERMITS:	4	3	41	56
BUILDING PERMITS:				
Single Family Residential	3	3	29	58
Multi-Family Residential	0	0	0	0
Misc.-Pools/fences/additions	65	48	360	411
Commercial/Industrial	12	13	114	99
TOTAL INSPECTIONS:	522	480	3,265	4,319
CERTIFICATE OF OCCUPANCY:				
Residential	3	7	39	55
Commercial	4	1	37	46
Multi-Family Residential	0	0	0	0
CODE ENFORCEMENT:				
Sign Violations	79	135	805	1,020
New Rehab	10	2	53	58
Rehab Inspections	12	13	84	99
Tree Removal Permits	139	92	684	834
Notice of Violations - Construction	5	1	27	133
Notice of Violations-Non-Construction	297	402	1,487	1,759
Stop Work Orders	1	1	30	58
Compliance Inspections	517	703	2,483	2,198
Founded Complaints	22	14	100	164
Unfounded Complaints	7	4	53	101
Assessments	5	1	187	158
Water Ban Violations	5	7	87	86
Citations	1	6	32	26
Architect Review Board Permit Approval	47	22	285	263
PERMIT FEES COLLECTED:	60,599	42,152	277,376	258,226
POPULATION:	36,320	36,335	36,335	36,176
Based on 2.09 persons per new completed dwelling unit.				

CITY OF PEACHTREE CITY
FISCAL YEAR 2008 (with prior year comparison)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



**CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR YEAR ENDED MAY 31, 2008**

PERCENTAGE OF BUDGET YEAR COMPLETED 66.7%

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 9,492,743	\$ 9,426,183	\$ (66,560)	99.30%
Franchise Taxes	2,277,001	1,969,943	(307,058)	86.51%
Local Option Sales Tax	6,979,162	4,543,961	(2,435,201)	65.11%
Other Sales & Use Taxes	692,287	446,610	(245,677)	64.51%
Business Taxes	2,200,323	2,177,822	(22,501)	98.98%
Licenses & Permits	847,916	619,680	(228,236)	73.08%
Intergovernmental/Grants	204,000	130,252	(73,748)	63.85%
Charges for Services	1,061,188	704,007	(357,181)	66.34%
Fines & Forfeitures	1,068,259	681,901	(386,358)	63.83%
Investment Income	561,449	310,450	(250,999)	55.29%
Other Revenue	18,934	6,318	(12,616)	33.37%
Other Financing Sources	410,937	499,163	88,226	121.47%
Total General Fund Revenues	\$ 25,814,199	\$ 21,516,290	\$ (4,297,909)	83.35%
Surplus Carryover	1,103,725	-	(1,103,725)	0.00%
Total General Fund	\$ 26,917,924	\$ 21,516,290	\$ (5,401,634)	79.93%

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 495,266	\$ 349,055	146,211	70.48%
Administrative Services	997,549	642,450	355,099	64.40%
Financial Services	1,064,207	678,215	385,992	63.73%
Police Services	5,917,516	3,520,391	2,397,125	59.49%
Fire/EMS Services	5,773,230	3,590,077	2,183,153	62.18%
Public Works	3,958,278	2,491,320	1,466,958	62.94%
Leisure Services	5,055,815	2,858,090	2,197,725	56.53%
Developmental Services	1,366,791	835,156	531,635	61.10%
Non-Divisional:				
Council Contingency	79,900	-	79,900	0.00%
Non-Profit Organizations	20,000	15,000	5,000	75.00%
Transfer to Development Authority	170,042	126,871	43,171	74.61%
Transfers to Other Funds	2,478,097	1,673,638	804,459	67.54%
Liability Insurance	99,310	81,347	17,963	81.91%
Legal Services	153,024	60,425	92,599	39.49%
General Administration/Bad Debt Expense	78,750	3,950	74,800	5.02%
Other	(789,851)	-	(789,851)	0.00%
Total General Fund	\$ 26,917,924	\$ 16,925,985	\$ 9,991,939	62.88%

HOTEL/MOTEL FUND REVENUES				
Description	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 979,420	\$ 757,027	\$ (222,393)	77.29%

Type	2008 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 326,473	\$ 252,342	\$ 74,131	77.29%
Transfer to Tourism Association	652,947	504,685	148,262	77.29%
Total Hotel/Motel Transfers Out	\$ 979,420	\$ 757,027	\$ 222,393	77.29%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF MAY 31, 2008**

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER MAY 2008			
Description	Vendor	Award	Date
Grinding at Recycle Center	Tag Grinding	\$ 30,000.00	05/06/2008
Esign Digital Sign. License	USA Software	\$ 10,968.00	05/12/2008
Stormwater Truck	Legacy Ford	\$ 25,525.00	05/22/2008
Change Order #6-Huddleston Pond	Riner Construction	\$ 26,869.00	05/22/2008

PURCHASING REPORT FOR MONTH ENDED MAY 31, 2008 AND MAY 31, 2007		
Activity	Fiscal Year 2008	Fiscal Year 2007
Purchase Orders / Requisitions Processed	257	266
City Store Requisitions Processed	10	10
Sealed Bids Requested	2	3
Requests for Proposals	2	0
Bids Awarded	8	5
Requests for Proposals Awarded	1	3
Contracts Prepared	9	6
Fixed Assets Purchased	8	12

INFORMATION TECHNOLOGY REPORT MAY 2008 AND YEAR-TO-DATE		
Activity	Current Month	Fiscal Year 2008
Work Orders Created	96	930
Work Orders Closed	93	917
Work Orders Open	3	13
Project Work Orders	79	707
Technical Support	96	930
Website Visits	90,339	563,263

PEACHTREE CITY FIRE/EMS DEPARTMENT
2008 MONTHLY REPORT

	Apr. 08	May. 08	2008 FY-T-D	2007 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	1	1	20	17
Actual Business/Industrial Fires	0	2	7	8
Rescue/EMS Assist	139	138	1166	1137
Vehicle/Golfcart Accidents	16	27	143	175
False Alarms	15	34	185	194
¹ Other	27	26	228	218
Total Engine Response	198	228	1749	1749
 Dispatched Fire Calls	 49	 64	 441	 475
 Response Time Fire	 4:28	 5:26	 5:12	 5:00
RESCUE/EMS				
Trauma	27	37	225	282
Medical	63	150	1071	1138
Total # Patients	90	187	1296	1420
 Patients Transported	 61	 63	 602	 717
 Dispatched EMS Calls	 153	 174	 1313	 1272
 ² Total Medic Response	 177	 212	 1615	 1744
 Response Time EMS	 4:43	 4:41	 4:38	 4:33
 Dispatched Fire/EMS Total	 202	 238	 1754	 1747
EMS BILLING				
Patients Billed	61	63	594	569
 Revenue Generated	 35,465	 * 36,225	 282,318	 234,462
 ³ Total Revenue Received	 25,780	 28,760	 216,651	 178,636

¹Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

²Includes Fire Assist Responses

³Revenue Received on All Outstanding Accounts

*Estimated Revenue Generated in May, Council Approved Outsourcing effective May 1, 2008

LEISURE SERVICES MONTHLY REPORT

May-08

<u>Activity Description</u>	<u>Unit</u>	<u>May 2008</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
Library				
Books Circulated	number	37,309	283,321	256,565
Internet Usage	visits	3,724	29,533	27,241
Computer Lab Use	hours	30	247	226

Recreation

Class/Program Revenue	\$	\$1,452	\$22,624	\$23,880
Playing Surface Mowing	hours	*0	1,385	1,887
Playing Field Preparations	hours	888	5,167	5,144
Building Maintenance	hours	532	3,648	3,545
Litter Removal	hours	288	2,215	2,356
Complaints answered	number	**15	30	15

* Started Outsourced Sports Field Mowing in April 08. Will be zero from now on.

** Complaints centered around playground sand and Huddleston Pond

**PEACHTREE CITY POLICE DEPARTMENT
2008 MONTHLY REPORT**

	MAY 2008	APRIL 2008	2008 CYTD	2007 CYTD
PART I CRIMES				
Criminal Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	0	2
Aggravated Assault	1	0	2	2
Arson	0	0	0	0
Motor Vehicle Theft	13	7	41	24
Theft	29	33	146	95
Burglary	1	0	21	15
TOTAL PART I CRIMES	44	40	210	138
ALCOHOL/DRUG ARRESTS				
DUI – TOTAL	13	12	78	82
DUI – ADULT	11	9	71	74
DUI – UNDERAGE	2	3	7	8
MINOR IN POSSESSION OF ALCOHOL	11	2	36	19
DRUG ARRESTS:				
MARIJUANA	1	3	27	20
METHAMPHEDIMINE	0	0	0	4
COCAINE	0	0	4	0
OTHER (opium, heroin, etc)	1	0	2	7
ARRESTS				
PROPERTY CRIMES	12	8	63	58
PERSON CRIMES	5	1	21	33
CITY ORDINANCES	44	14	143	153
TRAFFIC OFFENSES	30	39	203	253
OTHER	30	32	158	230
AVERAGE RESPONSE TIME	5.54	5.52	5.48	5.49
CALLS ANSWERED	5,419	5,084	27,116	27,453

TRAFFIC				
CITATIONS ISSUED	566	502	2807	3217
WARNINGS	605	550	3401	3190
ACCIDENTS	114	95	496	515

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	10
HWY 54 / HUDDLESTON DRIVE	7
HWY 54 / PEACHTREE PARKWAY	5
HWY 74 / CLOVER REACH	4
HWY 74 / GEORGIAN PARK	2

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	41
HWY 54 / PEACHTREE PARKWAY	12
HWY 54 / HUDDLESTON DRIVE	10
HWY 74 / CLOVER REACH	9
HWY 74 / ROCKAWAY ROAD	9

PUBLIC SERVICES MONTHLY REPORT

MAY 2008

<u>Activity Description</u>	<u>Unit</u>	<u>May- 08</u>	<u>FY 2008 YTD</u>	<u>FY 2007 YTD</u>
Street Patching	Hrs.	215	1,056	1,419
Street Crack Sealing	Hrs.	0	176	440
Street General Maintenance	Hrs.	323	3,501	1,332
Storm Water Maintenance	Hrs.	278	3,846	3,019
Cart Path Paving	Ft.	3,110	27,209	26,676
Cart Path Prepped for Paving	Ft.	2,797	27,040	11,089
Cart Path Litter Removal	Hrs.	106	1,006	856
Cart Path Drainage Maintenance	Hrs.	0	544	1,127
Cart Path General Maintenance	Hrs.	552	3,390	1,195
R.O.W. Mowing	Hrs.	582	1,635	2,506
R.O.W. Litter Removal	Hrs.	337	3,583	3,967
R.O.W. General Maintenance	Hrs.	456	4,852	1,996
Subdivision Entrance Maintenance	Hrs.	894	2,015	2,594
Landscape Maintenance	Hrs.	89	3,852	761
Landscape Planting/Mulching	Hrs.	172	2,480	2,254
Subdivision Sign Maintenance	Hrs.	71	307	649
Traffic Sign Maintenance	Hrs.	84	871	735
Vandalism Repairs	Hrs.	24	354	240
Vandalism Repairs	Dls.	981	8,872	3,953
Citizen Complaints Answered	Num	102	541	560
Community Service	Hrs.	24	218	40

RECYCLING SITE

Manhours	Hrs.	118	997	392
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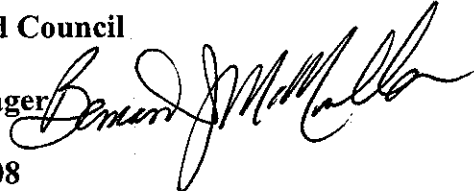
PARTICIPANTS

Recycling	Num.	438	2,392	1,937
Composting	Num.	1,897	8,551	7,293
Mulch Pick Up	Num.	72	369	475
Streets Adopted for Litter Pickup	Miles	7.35		
Cart Paths Adopted for Litter Pickup	Miles	59.45		

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: July 8, 2008

SUBJECT: Consider Appointment of Recreation Commission Member
Consent Agenda, July 17, 2008

The City received notification from George Martin that he will no longer be able to serve on the Recreation Commission due to a change of residency outside of the City limits of Peachtree City effective July 1, 2008. Mr. Martin's term is due to expire 12/31/08.

As outlined in the City Ordinance, Sec. 2-336, "Commission and authority, appointments, attendance. (c) Filling of unexpired terms. At the time of appointment of a member(s) to a commission or authority, the city council may designate an alternate(s) from the pool of applicants. The term of the alternate will extend until the interview process is concluded for the next succeeding vacancy. At that time, a new alternate may be designated. The alternate would be appointed as a regular member of the commission or authority should there be a vacancy of an unexpired term of less than 12 months. If an unexpired term of more than 12 months occurs, the normal interview process will occur and the alternate will not automatically be appointed to the position. While serving as an alternate, the alternate will be required to attend a minimum of 50 percent of regular and called meetings of the commission or authority."

After confirming with Recreation Commission Chairman David Ring, the alternate Shayne Robinson has satisfied the attendance requirement as outlined above. It is my recommendation that alternate Mrs. Robinson be appointed to complete Mr. Martin's unfulfilled term; 7/17/2008 – 12/31/2008.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Benjamin McCall*
Developmental Services Director *WJH*

FROM: City Planner *David*

DATE: July 7, 2008

SUBJECT: Adoption of 2008 Annual Update to Comprehensive Plan
July 17, 2008 City Council Agenda

Recommendation:

Staff recommends that Council approve the attached Adoption Resolution and authorize Staff to forward this document to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

Discussion:

Both the ARC and DCA have completed their review of the city's 2008 Annual Update to the Comprehensive Plan. Submittal of these documents assures ARC and DCA that local governments are in compliance with their adopted Comprehensive Plans and allows us to maintain our status as a Qualified Local Government (QLG). These documents must be officially adopted by City Council in order to complete this step in updating our Comprehensive Plan.

A copy of the 2008 Annual Update is available on the Planning Department page on the city's website at www.peachtree-city.org/plan.

Budget Impact:

There is no budget impact associated with the adoption of this document.

Attachment

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
ADOPTING THE 2008 ANNUAL UPDATE TO THE
PEACHTREE CITY COMPREHENSIVE PLAN.**

WHEREAS, the City of Peachtree City has completed the 2008 Annual Update to the city's Comprehensive Plan in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the City of Peachtree City has prepared an updated Short Term Work Program (STWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the City of Peachtree City has prepared an Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2008 Annual Update to the Peachtree City Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this _____ day of _____, 2008.

Harold Logsdon, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Bernard M. Muller*
Developmental Services Director *ANT*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 9, 2008

SUBJECT: Rezoning request – Fairfield Inn and Suites (Wisdom Road)
July 17, 2008 City Council agenda

Recommendation:

Staff recommends that the proposed rezoning be approved subject to the following understandings and conditions:

1. *The maximum height of the building shall not exceed 55' in height from finish grade to the ridge line or the tallest portion of the roof.*
2. *All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the final site plan submittal package.*
3. *The architectural design, exterior building materials and color selection of all buildings shall be similar to those used within the existing Wisdom Pointe retail center*

Discussion:

At the March 20 City Council meeting, discussion of the proposed rezoning was continued in order to provide Staff time to work with the Planning Commission to determine specific language that should be included within the zoning ordinance pertaining to additional uses that would not be permitted, clarification of building materials that would be used on the building, and additional landscaping requirements that would be required on the subject tract (Attachment "A").

Staff discussed these items with the Planning Commission in a workshop format on March 24 and met with the Planning Commission Representative to discuss the amended language. Based on these meetings, Staff is proposing several revisions to the LUC-21 zoning ordinance initially presented at the March 20 City Council meeting. The amended ordinance is included as Attachment "B":

Proposed revision – permitted uses:

(Section 1016B.21.1) Permitted uses.

Rezoning request – Fairfield Inn and Suites (Wisdom Road)

July 9, 2008

Page 2

1. ~~Full service hotel.~~
2. ~~Ancillary uses, such as, but not limited to, a meeting room or dining facility located wholly within the building.~~
3. ~~Accessory uses, as identified in Section 908.~~

In order to create a commercial district that is related to its surrounding area and in the best interest of public safety, welfare and convenience, the district shall be limited to the following specific uses: a full service hotel and commercial recreational facility located entirely within a building on the premises.

The following additional uses which relate to the primary activity of this development shall be permitted if located entirely within the building:

1. **Retail business involving the sale of merchandise on the premises;**
2. **Business involving the rendering of a personal service on the premises;**
3. **Office for governmental, business, professional or general purpose;**
4. **Private or semiprivate club, lodge or social center;**
5. **Restaurant/ lounge; and**
6. **Accessory uses, as identified herein.**

Purpose of revision

The purpose of this revision is to identify specific uses that would be permitted on the subject tract. While a full-service hotel may include a variety of uses, the intent of identifying specific uses is to gear this particular zoning designation to the uses that have been presented for the property.

Proposed revision – uses not permitted:

(Section 1016B.21.2) Uses not permitted.

1. **Extended stay lodging facility.**
2. **Residential use (apartments, condominiums, townhomes, flats, lofts, etc.).**

Purpose of revision

The purpose of this revision is to identify specific uses that would NOT be permitted on the subject tract. The limited use zoning designation allows the city to identify site-specific criteria for the subject tract. In this case, the zoning would permit a full service hotel as well as other

supporting uses. What we do not want to see on this tract is the conversion of the proposed hotel into an extended stay lodging facility or any type of permanent residential use. Including these specific items within the zoning ordinance would prevent this from occurring.

Proposed revision – other requirements:

(Section 1016B.21.4) Other requirements.

5. Architectural concept.

The architectural design, color selection and exterior building materials shall be substantially the same or equal to the building elevations prepared by Architectural Design Workshop P.C. dated November 22, 2007 (Exhibit "C"). These drawings were reviewed in accordance with the city's Design Guidelines Ordinance and presented to and approved by the Planning Commission on March 10, 2008 as a part of the rezoning process.

Prior to submittal of the building plans to the Building Department, the Applicant shall submit the exterior building materials and color selections to the City Planner and the Planning Commission Representative for approval. The purpose of this submittal is to ensure the exterior building materials and color selections are compatible with the exterior building materials and color selections of existing buildings within the Wisdom Pointe retail complex.

Purpose of revision

The purpose of this revision is to identify specific review requirements for the proposed exterior building materials and color selections for the building. While these items have been reviewed and approved by the Planning Commission as a part of the conceptual site plan review process as well as the review of the rezoning application, this language will require the Applicant to once again submit these items to City Staff and the Planning Commission Representative for review and approval prior to submitting this information to the Building Department for permitting. This language is intended to be more of a "checks and balances" requirement.

Proposed revision – landscape concept:

6. Landscape concept.

~~As set forth within the city's Landscape Ordinance; provided, however, that since the proposed building would exceed the maximum building height (35') established within the GC zoning ordinance by 33%, the total number of canopy and understory trees required under the city's Landscape Ordinance shall be increased by not less than 33%.~~

As set forth within the city's Landscape Ordinance; provided, however, that a minimum of 33% of the required canopy trees shall be increased to no less than 4" in caliper. Additionally, no less than 50% of the canopy and understory trees provided to meet tree replacement requirements shall be specified as evergreen plant material.

Rezoning request – Fairfield Inn and Suites (Wisdom Road)

July 9, 2008

Page 4

Purpose of revision

Staff's initial proposal was to require an increase in the total number of canopy and understory trees based on the percentage the proposed building exceeded the minimum building height established within the GC zoning ordinance. Upon further analysis of this proposed requirement, it became aware it would have been virtually impossible to meet these additional planting requirements due to space limitations on the subject tract.

We are now proposing specific planting requirements that would be applied to the total number of canopy and understory trees provided to meet tree replacement requirements. The city's Landscape Ordinance requires the provision of one canopy tree (minimum 2½" caliper) and one understory tree (minimum 2" caliper) for every 1,000 SF of impervious surface.

The Applicant has agreed to increase 33% of the canopy trees to 4" in caliper. This would provide taller trees on the property that could be used to assist in reducing the scale of the taller building.

In addition, Staff is proposing that a minimum of 50% of the required canopy and understory trees be specified as evergreen plant material. This requirement would not only provide variety in the overall plant palette, but would also alleviate the possibility that all trees on the property would be without leaves in the fall and winter as discussed at both the Planning Commission and City Council meetings.

Budget impact:

There are no budgetary impacts associated with this request.

Attachment

**EXCERPT FROM APPROVED MINUTES
CITY COUNCIL MEETING
March 20, 2008**

**03-08-07 Public Hearing – Consider Rezoning, GC to LUC-21, Wisdom Road
(Fairfield Inn)**

Ishwar Dayabhai, architect for the project, addressed Council. Dayabhai indicated his client purchased the property after checking the height limitations in the existing GC General Commercial zoning (then 10 stories with approval of the Fire Marshal). The Fire Marshal was also approached at the time, and he had indicated he was fine with the height of the building exceeding the 35-foot limit. Dayabhai said his understanding of the zoning intent was to allow commercial properties to develop up to 10 stories, with consideration given for fire protection. He understood that now there was concern about buildings exceeding the tree canopy. He had come to Council because his client had done what they could to comply, and now their only recourse was to request a rezoning.

No one spoke in favor of the request. Phyllis Aguayo spoke against the rezoning, saying the change in the ordinance eliminating the 10-story limit was good because that size of building was not what was originally envisioned for the City. She said that, if Council were going to consider granting the rezoning, they should impose additional buffering and other requirements to soften the building.

Logsdon closed the public hearing.

City Planner David Rast addressed Council, noting that the property at Wisdom Point has been zoned GC for several years. Rast confirmed that the ordinance had allowed buildings up to 10-stories, but that was changed in March of 2006 to a maximum of 35 feet. At about the same time, the City received plans for three structures exceeding the height limit. Comfort Inn at City Circle met the height requirements for that zoning district, but the two requests before Council at this meeting exceeded the limit for GC. Staff came back to Council requesting reconsideration of the height limit due to several structures exceeding the limit. Council asked staff to come back with the same limit, but, instead of granting variances, to provide for rezoning to LUC to allow for greater Council input into the site plan and facility.

Staff had been working with the applicant for Fairfield Inn and Hilton Gardens for several months. One of the concerns of the Planning Commission was the impact the development would have on adjoining properties, and the buffering necessary to help screen the buildings. Rast said, in this case, the property was located behind the first phase of Wisdom Point, with a three-story building next door. In working with the applicant, one of the things staff requested was that the building be turned so that the entrance faced away from the service court behind Wisdom Point. They created a four-sided building, with the side facing Highway 74 being designed as the front. The plan also left a greater buffer between the site and Woodsmill apartments.

Rast said the elevations reflected the Planning Commission's input, and the colors would be compatible with the existing structures in Wisdom Point. The maximum height was 55 feet,

which was 13 feet higher than the building next door, but the topography would make them consistent. Rast said the Planning Commission recommended approval of the rezoning. Staff recommended approval as well, and Rast noted Council had an ordinance specifying the uses and requirements for the site.

Rast said that one of the requirements staff had added was an increase in the perimeter landscaping to enhance the buffers over time. Rast said that, since the height of the building exceeded the limit by 33%, staff recommended increasing the canopy and understory landscaping requirements by a corresponding 33%.

Haddix echoed Aguayo's assertion that the original vision for the City did not include tall buildings. Haddix also said that he understood the occupancy rates of the existing hotels were currently low, and adding hotels would increase the problem. Haddix also felt this would be spot zoning, and he saw no justification to approve the request.

Boone disagreed, saying this was a high-end hotel that added value to the community and would draw customers, increasing revenue to the community. Boone also felt the modifications to the plan were good, especially because there was no vegetation on the existing site. Boone said Council had specifically added the LUC option to address the 35-foot height limit and to be consistent with the other buildings in the area. Approval was justified.

Plunkett asked when the 35-foot limit was instituted, and Rast said March of 2006. Plunkett asked when the site plan was submitted, and Rast confirmed it was after the change in the ordinance. Plunkett asked for clarification on the term "spot zoning," since a hotel was allowed in the current zoning, and they were not changing the use. Rast said the LUC zoning allowed Council to adopt site-specific requirements within the Commercial zoning. The LUC zoning gave the City more control over the building materials and elevations.

Plunkett said she liked the placement at the front of the site, but she had concerns about the traffic flow onto Wisdom Road and felt that the conditions and requirements in the ordinance should be more stringent and more specific.

Haddix asked for further clarification, saying that, since the zoning would change from GC to LUC in this one spot, it was spot zoning. Logsdon disagreed, saying it was still commercial and that argument could be applied to any of the LUC zonings in existence. Logsdon said he did not have a real problem with 60 feet in commercial areas, especially with two tall office buildings so close to this site.

Logsdon said it concerned him that, without the zoning, the project would be a lower-end, two-story hotel, and complimented Rast on the added landscaping requirements. Logsdon said that there were currently issues under consideration that might require additional hotel space. At the Town Hall meeting he held with the Industrial Park residents last year, the companies said they often had to send visiting employees to Newnan because the hotels in town were full. The current economy was having a impact, but the local companies did not think there was adequate hotel space here. Logsdon said he hoped the owners had done the appropriate research because

the City did not need a vacant hotel. Logsdon said he planned to support the request, but would yield to Plunkett's request for some additional requirements on the site.

Rast said the applicant was moving forward with construction and grading plans, and staff could use those plans to add more specific language on the landscaping requirements. Rast noted the site plan would also be codified.

Plunkett said that, ultimately, if they left the zoning as GC, they would get a hotel and none of the concessions. She made a motion to send the plan back to the Planning Commission for more specific improvements and requirements. Boone seconded. The motion carried unanimously.

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 2.846-ACRE TRACT OF LAND ON WISDOM ROAD TO
ACCOMMODATE A FULL SERVICE HOTEL WITH A MAXIMUM HEIGHT
OF 60' FROM FINISH GRADE TO THE RIDGE LINE OR TALLEST
PORTION OF THE ROOF, AND FOR OTHER PURPOSES.**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Peachtree City that:

Section 1. Article X, Requirements by district, of the Peachtree City Zoning Ordinance, specifically Section 1016B Specific limited-use commercial districts, be amended as follows:

(Section 1016B.21) Limited-use commercial district no. 21

- (a) A single tract of land as described below shall be rezoned from its present classification of GC General Commercial to LUC-21 Limited-use commercial, subject to the conditions set forth herein. In the event of a conflict between the provisions of this ordinance and the regulations of the LUC Zoning District, the most restrictive regulation shall apply.

Legal description

All that tract or parcel of land lying and being in Land Lot 158 of the 17th District, Fayette County, GA, and being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way of State Route 74 (R/W varies) and the Southerly right-of-way of Wisdom Road (80' R/W), thence along said southerly right-of-way 439.09 feet to a PK nail set in the centerline of a private asphalt driveway, said point being the TRUE POINT OF BEGINNING;

Thence along said southerly right-of-way and a curve to the right an arc distance of 33.25 feet, said curve having a radius of 1754.50 feet and being subtended by a chord of 33.25 feet, at South 88 degrees 55 minutes 36 seconds East, to a ½" rebar found; then leaving southerly right-of-way South 26 degrees 29 minutes 37 seconds East, 515.04 feet to a ¾" open top pipe found; thence South 63 degrees 39 minutes 54 seconds West, 300.17 feet to a PK nail found in the centerline of said private asphalt driveway; thence along said centerline the following courses and distances: North 71 degrees 06 minutes 03 seconds East, 86.84 feet to a point; along a curve to the left, an arc distance of 130.67 feet, said curve having a radius of 112.69 feet and being subtended by a chord of 123.47 feet, at North 37 degrees 52 minutes 56 seconds East, to a point; North 04 degrees 39 minutes 49 seconds East, 103.3 feet to a PK nail set, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 2.846 acres and is more accurately depicted on a plat of survey prepared by GeoSurvey, Ltd. Dated November 14, 2006, job number 20063002.

- (b) This tract of land is illustrated on the ALTA/ ACSM Land Title Survey prepared for Kassandas Properties Peachtree, LLC and its Lender Lawyers Title Insurance Corporation, prepared by GEO Surveys, Ltd. (dated November 14, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUC-21 zoning district be established for a three-story hotel to be developed substantially in accordance with the conditions set forth in this ordinance.

- (c) Development shall take place substantially in conformance with the schematic master plan prepared by Architectural Design Workshop P.C. dated August 17, 2007 (Exhibit "B"). It is understood the building layout, internal circulation, parking areas and stormwater detention areas may change once detailed site and grading plans are prepared. However, any substantial changes to the site plan may require an amended rezoning application.

(Section 1016B.21.1) Permitted uses.

In order to create a commercial district that is related to its surrounding area and in the best interest of public safety, welfare and convenience, the district shall be limited to a full service hotel and commercial recreational facility.

The following additional uses which relate to the primary activity of this development shall be permitted if located entirely within the building:

1. Retail business involving the sale of merchandise on the premises;
2. Business involving the rendering of a personal service on the premises;
3. Office for governmental, business, professional or general purpose;
4. Private or semiprivate club, lodge or social center;
5. Restaurant/ lounge; and
6. Accessory uses, as identified herein.

(Section 1016B.21.2) Uses not permitted.

1. Extended stay lodging facility.
2. Residential use (apartments, condominiums, townhomes, flats, lofts, etc.).

(Section 1016B.21.3) Conditional uses.

No conditional uses shall be permitted within this zoning district.

(Section 1016B.21.4) *Other requirements.*

1. Maximum building height from finish grade to the ridge line or the tallest portion of the roof: 55'.
2. Minimum front setback depth:
 - (1) Building: 40'
 - (2) Driveway/ parking: 20'
3. Minimum side setback depth: 10'. If adjoining a residential zoning lot, the building setback shall be 75'.
4. Minimum rear setback: 20'. If adjoining a residential zoning lot, the rear building setback shall be 75'.
5. Architectural concept: The architectural design, color selection and exterior building materials shall be substantially the same or equal to the building elevations prepared by Architectural Design Workshop P.C. dated November 22, 2007 and attached as Exhibit "C". These drawings were reviewed in accordance with the city's Design Guidelines Ordinance and presented to and approved by the Planning Commission on March 10, 2008 as a part of the rezoning process.

Prior to submittal of the building plans to the Building Department, the Applicant shall submit the exterior building materials and color selections to the City Planner and the Planning Commission Representative for approval. The purpose of this submittal is to ensure the exterior building materials and color selections are compatible with the exterior building materials and color selections of existing buildings within the Wisdom Pointe retail center.

6. Landscape concept: As set forth within the city's Landscape Ordinance; provided, however that a minimum of 33% of the required canopy trees shall be increased to no less than 4" in caliper. Additionally, no less than 50% of the canopy and understory trees provided to meet tree replacement requirements shall be specified as evergreen plant material.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically

declared to be invalid. The city council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the city council.

This _____ day of _____ 2008.

Harold K. Logsdon, Mayor

Attest:

City Clerk

GENERAL NOTES

- [illegible]

[illegible]

CRITERIA NOTES

- | | | | |
|---|---|----|--|
| 1 | SOFFIT | 7 | LOCATE IRAN AS CLOSE TO TOP PLATE AS POSSIBLE - MAKE SURE ALLOWING ELECTRICAL CONNECTION TO GROUND EITHER FROM PLATE |
| 2 | 1/2" x 4" JOIST IN EACH TYPE | 8 | PLAC. GULLY (TOP) |
| 3 | ANGULAR STRIPS 6" W. PLATE, 3/16" | 9 | CONDUIT (TYPE) |
| 4 | MECH. COVER | 10 | CONDUIT RISE VERT. THRU |
| 5 | 20-GAUGE STEEL PLATE CAP ON ALL CHIMNEYS | 11 | FEES REQUIRED TO MATCH MINIMUM SIZE |
| 6 | REWORK, INDIVIDUALLY ILLUMINATED BUILDING AND SIGN LOCATION, PLATE, CHIMNEY, CONDUITS AND 5/8" x 1/8" x 3/16" TO BE USED FOR RETAILING TO THE CHIMNEYS TO PROVIDE POWER TO JEOL. SIGN & CONDUIT ON SIDE AND REAR ELEVATIONS | | |

Building Elevations

Project number	2007-11	Sheet	Preliminary Design
Drawn by	VP	Checked by	ID
Scale	1/8" = 1'-0"	Date	11-22-07

A201

ARCHITECTURAL DESIGN WORKSHOP P.C.

1114 COVERED BRIDGE WAY, FAIRBURN, GA. 30213. TEL 770 300 7454.

AGENT: Kasandas Properties Inc.

New Fairfield Inn & Suites #7329.

Freedom Road @ Highway 74, Peachtree City, GA.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Benjamin M. Muller*
Developmental Services Director *David*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 7, 2008

SUBJECT: Consider variance request to sign ordinance for Kedron Office Park
July 17, 2008 City Council agenda

This variance request was originally submitted on April 8, 2008 and was advertised for the May 15 City Council meeting. Prior to that meeting, the Applicant requested that the item be continued indefinitely.

Because of the length of time from our initial advertisement, we re-advertised this item for the July 17 agenda and re-posted signs on the property. The Applicant will be present at Thursday's meeting to discuss their request.

Attachments

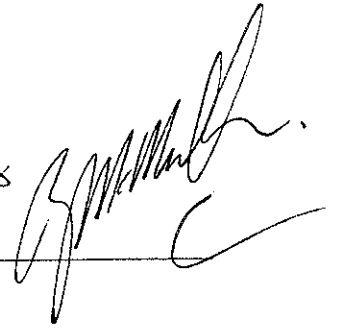
POSITION PAPER

Proposed Variance: Sign – Kedron Office Campus
World Drive

City Planner/ Zoning Administrator

May 9, 2008

David



Situation:

Pathway Communities received final site plan approval for the Kedron Office Campus on July 8, 2006. Once fully developed, the 14.6-acre site will include a total of four office buildings, including three two-story office buildings (36,000 SF each) and a one-story office building (18,000 SF), for a combined total of 126,000 SF of office space. Each of the buildings will contain multiple tenants. The subject tract is zoned OI Office Institutional.

The overall 14.6-acre tract was subdivided into two parcels on April 2, 2007 (Attachment "A"). Lot 1 is 8.128-acres in size and contains Building 100 (existing) and the future Building 200. Lot 2 is 6.522-acres in size and will contain Buildings 300 and 400. Section 66-15 (1)b. (Attachment "B") of the city's sign ordinance allows one monument sign per platted lot along the right-of-way. However, if a parcel is adjacent to more than one street, one monument sign shall be permitted along no more than two streets, provided that the signs are separated by a minimum of 200 feet. In this particular case, Lot 1 would be permitted one monument sign adjacent to World Drive and one monument sign adjacent to Peachtree Parkway, and Lot 2 would be limited to one monument sign along World Drive.

Additionally, Section 66-15 (1)d.3 of the city's sign ordinance limits the maximum sign area of any monument sign within the OI zoning district to no more than 35 SF. Section 66-16 (3) of the sign ordinance (Attachment "C") limits the maximum height of monument signs to no more than five feet from finish grade.

Luckett Architects is representing the owners of the property and has developed a master sign program for the overall development. The sign program proposes a total of two monument signs along World Drive, which complies with the city's sign ordinance. However, the proposed monument sign would be approximately 57.3 SF in size which exceeds the maximum sign area permitted within the OI zoning district (35 SF) by 22.3 SF. In addition, the height of the proposed monument signage would be 8'-9", which exceeds the maximum height of 5' by 3'-9".

The Applicant states in their application *"the drive along World Drive is not of sufficient length to allow the driver of an approaching vehicle time to read and perceive four separate building monument signs."* In reality, the city's sign ordinance limits the subject development to no more than two monument signs along World Drive. Rather than listing each of the individual tenants on the monument signs as proposed, the sign program could be developed to identify "Building 100, Building 200, Building 300 and Building 400" respectfully on the appropriate monument sign, and then include an internal directional sign program (which is permitted by our sign

Proposed Variance: Sign – Kedron Office Campus

May 9, 2008

Page 2

ordinance) to direct visitors to the appropriate buildings once they enter the development, which would avoid any confusion of approaching vehicles having to read the tenant listing on the individual monument signs.

The Applicant is requesting a variance to Section 66-15(1)d.3 of the city's sign ordinance to allow a 57.3 SF monument sign, which is a 61% increase to the maximum size permitted (35 SF). In addition, the Applicant is seeking a variance from Section 66-16(3) of the city's sign ordinance to allow a monument sign that is 8'-9" in height, which is a 57% increase in the maximum height permitted (5 feet).

A copy of the sign variance application that addresses variance policies and procedures as well as a drawing of the sign proposal are included as Attachment "D."

Facts:

1. The subject parcel is zoned OI Office Institutional. The city's sign ordinance states the maximum size of any monument sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be limited to no more than 35 SF on lots zoned for office use.
2. The Applicant is proposing a monument sign that would be 57.3 SF in size, which exceeds the maximum size permitted by 61%.
3. The city's sign ordinance states the maximum height of any monument sign shall be no greater than five feet from finish grade to the top of the sign.
4. The Applicant is proposing a monument sign that would be 8'-9" in height, which exceeds the maximum height permitted by 57%.
5. The existing monument sign for the 60,000 SF World Airways building, which is also zoned OI Office Institutional and located directly across World Drive from the subject tract, meets both the maximum size and height requirements established within the city's sign ordinance.
6. All other monument signs for buildings located on tracts zoned OI Office Institutional zoning district meet the established size and height requirements.
7. To date, the city has not granted any variances to the established guidelines within the city's sign ordinance.

Proposed Variance: Sign – Kedron Office Campus

May 9, 2008

Page 3

Recommendation:

City Staff recommends that the variance request not be approved, as the proposed monument signs would exceed both the maximum size and height established within the city's sign ordinance. The proposed 61% increase in maximum size permitted and 57% increase in maximum height permitted are not warranted for this location and may set a precedent for both developed and undeveloped parcels throughout the city.

Attachments "A - E"

LEGEND

- ACS - ACRES
- AIF - ANGLE IRON FOUND
- BWF - BARBED WIRE FENCE
- CUP - CORRUGATED METAL PIPE
- CTF - CRIMP TOP PIPE FOUND
- DE - DRAINAGE EASEMENT
- DB, PG - DEED BOOK, PAGE
- DWCB - DOUBLE WING CATCH BASIN
- SWCB - SINGLE WING CATCH BASIN
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- IN - IRRIGATION METER
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- NF - NAIL FOUND
- N/F - NOW OR FORMERLY
- OVERHEAD UTILITY
- F/T- - POWER & TELEPHONE LINE
- E - PROPERTY LINE
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PP - PIPE FOUND
- PTP - POWER & TELEPHONE POLE
- R/W - RIGHT OF WAY
- RBF - REINFORCING IRON BAR FOUND
- SF - SQUARE FEET
- S- - SANITARY SEWER LINE
- SE - SANITARY SEWER EASEMENT
- TE - TELEPHONE POLE
- TE - TELEPHONE LINE
- JB - JUNCTION BOX
- HW - HEAD WALL
- SE - SANITARY SEWER EASEMENT
- MH - MAY HOLE

THIS BOUNDARY SURVEY IS FOR THE EXCLUSIVE USE OF THE OWNER SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32877 FEET AND AN ANGULAR ERROR OF 60 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 245370 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. FIELD DATA DATED 11/13/2006.

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR THE CITY OF PEACHTREE CITY.

David E. Pank 3/30/07
CITY ENGINEER
David E. Pank 03-30-07
CITY PLANNER
David E. Pank 3-30-07
MAYOR/CITY MANAGER
David E. Pank 3-30-07
CITY CLERK

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

BY *David E. Pank*
REGISTERED GEORGIA LAND SURVEYOR No. 2422 DATE: 3/5/07

OWNER'S ACKNOWLEDGEMENT

PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.

David E. Pank 3/7/07
OWNER DATE

NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER F.I.R.M. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NO. 13113000800 EFFECTIVE DATE: MARCH 18, 1996 FLOOD LINE LOCATION TAKEN FROM CONSTRUCTION PLANS FOR KEDRON OFFICE PARK BY INTEGRATED SCIENCE & ENGINEERING DATED 01-05-2006.

N/F KEDRON HILLS SUBDIVISION

Doc ID: 00444300001 Type: PLT
Filed: 04/02/2007 at 01:27:00 PM
Fee Amt: \$6.00 Page 1 of 1
Fayette, Ga. Clerk Superior Court
Shelia Studdard Clerk of Court

BK 43 PG 200

COPY

LOT 1
8.128 ACS
554072 SF

LOT 2
0.822 ACS
284084 SF



JOB No. F206012.KED.03.00 - 2514

SHEET 1 OF 1
DATE: 03/02/2007
SCALE: 1" = 100'
FILE: KOP-BDPT
JOB: F206012.KED.03
DRAWN BY: SERI

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 50' 100' 200'

NO.	DATE	DESCRIPTION

FINAL PLAT
FOR:
**KEDRON OFFICE PARK
PATHWAY COMMUNITIES**
LOCATED IN
LAND LOTS 122 & 135
7th DISTRICT
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

Rochester
Rochester & Associates, Inc.
286 Highway 314, Suite A
Fayetteville, Georgia 30214
(770)716-5123 (770)716-5124 Fax
www.rochester-essco.com

Sec. 66-15. Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI).

For properties which are zoned for any retail, commercial, office or industrial use, such properties may post only such signs as are authorized by this section. All signs not expressly authorized by this section are prohibited on such properties. Authorized signs shall comply with the following requirements:

- (1) Monument signs. Such property may contain one or more monument signs in accordance with the following:
 - a. Except for regulatory signs approved and erected by appropriate federal, state or local authorities, no signs shall be constructed, erected or maintained within a public right-of-way.
 -  b. Only one monument sign per platted lot shall be allowed along the right-of-way, provided that for business premises fronting on more than one street, one monument sign shall be allowed along no more than two right-of-way frontages, which signs shall be separated a minimum of 200 feet.
 - c. All monument signs shall be located within a landscaped island with curb and gutter or within a landscaped area. No monument sign shall be permitted to encroach in a parking area to such extent that the remaining parking spaces fail to meet the minimum standards of the zoning ordinance for off-street parking.
 - d. The maximum sign area of any monument sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
 1. On lots zoned for retail or commercial use with a single tenant, 35 square feet in sign area.
 2. On lots zoned for retail or commercial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
 -  3. On lots zoned for office use, 35 square feet in sign area.
 4. On lots zoned for industrial use with a single tenant, 35 square feet in sign area.
 5. On lots zoned for industrial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
- (2) Drive thru menu boards. In addition to any other monument signs authorized by this section, if such property contains a business premises where materials are delivered at a drive thru delivery point other than on the front side of the building, then one additional monument sign per delivery point shall be allowed to be located on the property in the side or rear yard; no such sign shall exceed 32 square feet in sign area nor five feet in height. The location of the menu board on the lot shall be approved as a part of the site plan review process.

(3) Wall signs (retail and commercial zoning districts).

- a. For a single tenant building and/ or multi-tenant building with less than 100 linear feet of building frontage, the wall sign for each tenant shall be limited to no more than one and one-half square feet per linear foot of building frontage. The maximum area of the wall sign for each tenant shall not exceed 100 square feet.
- b. For a single tenant building and/ or a multi-tenant building with more than 100 linear feet of building frontage, the wall sign for each tenant shall be limited to no more than two and one-half square feet per linear foot of building frontage. The maximum size of the wall sign for each tenant shall not exceed 150 square feet.

(4) Wall signs (office zoning districts).

- a. For a single or multi-tenant office building, the wall sign shall be limited to one-half square feet per linear foot of building frontage to a maximum of 30 square feet.
- b. Each tenant within a multi-tenant office building that has direct access from the exterior of the building into the actual tenant space may have one wall sign not to exceed ten square feet located immediately adjacent to or above the entrance to the tenant space.
- c. In a multi-building office complex, each building may have one identification sign not exceeding five square feet.

(5) Wall signs (industrial zoning districts).

- a. For an industrial building occupied by a single tenant, the wall sign shall not exceed one-half square feet per linear foot of building frontage. The maximum size of the wall sign for the building shall not exceed of 50 square feet.
- b. For a multi-tenant industrial building, each tenant shall be allowed one wall sign not to exceed 30 square feet. In a multi-building complex, each building may have an identification sign not exceeding five square feet.
- c. For an industrial building with single-tenant or multi-tenant occupancy and more than 30,000 square feet of gross floor area, the wall sign shall not exceed one square foot per linear foot of building frontage. The maximum size of the wall sign shall not exceed 150 feet.

(6) Wall signs may be flat against the wall or pinned away from the wall, but in no case project more than 15 inches from the wall surface.

(7) For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line or the top of a parapet on the wall to which it is attached.

(8) For any building that is primarily used for retail and service commercial purposes, no part of a wall sign shall be located more than 36 feet above the

existing level of the ground. In addition, for any retail or service commercial buildings, no sign shall be installed on any wall over the level of the bottom of any second story window on that wall unless the building is a multi-tenant structure where tenants have direct access from their second floor space to the outside. This direct access must include outside walkways and stairways properly designed for public use.

- (9) Signs may not cover or interrupt architectural features of a structure.
- (10) Multi-frontage sites are calculated with one major frontage only. The building frontage shall be determined by using the address of the building.
- (11) Multi-tenant building directories are allowed if not in excess of six square feet in width, two-inch maximum size letters, and must be located within ten feet of the structure(s) on the lot.
- (12) Directional signs. In addition to any other signs authorized herein, any such property may contain not more than two directional signs per driveway entrance. Such signs are limited to no more than 24 inches in height and no more than two square feet in sign area.
- (13) Blade signs. Where blade signs are approved as a part of the overall sign program for a particular retail or commercial development, the blade sign shall not exceed six square feet in area and shall maintain a seven-foot clearance between finish grade and the bottom of the sign. Blade signs shall not be illuminated.
- (14) Master sign plan. All multiple-occupancy development complexes, such as shopping centers or planned industrial parks, shall submit to the city planner a master sign plan prior to the issuance of new sign permits, which plan must comply with all provisions of this chapter.

The master sign plan shall establish standards and criteria for all signs in the complex, which require permits and shall address, at a minimum, the following:

- a. Proposed sign locations.
- b. Approved materials and colors.
- c. Type of illumination, including fixture specifications and wattage.
- d. Design of free standing and wall sign structures.
- e. Size.
- f. Quantity.
- g. Uniform standards for non-business signage, including directional and informational signs.
- h. Identification of delivery or rear access door by name and suite number.

Approval by the city planner shall apply only to the architectural elements, uniformity of size, color and placement of the master sign program. The review by the city planner shall not address the content of any sign within the master sign program.

All applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

Any amendments to a master sign plan must be approved by the city planner and the property owner(s) within the development complex before such amendment will become effective. Approval by the city planner shall apply only to the architectural elements, uniformity of size, color and placement of the master sign program. The review by the city planner shall not address the content of the master sign program.

It shall be the responsibility of the owner or leasing agent of the property to provide the occupant with a copy of the approved master sign plan.

The signing for new businesses within existing projects shall comply with the provisions of this chapter.

- (15) Banners. Banners shall be permitted in all zoning districts of the city, and shall be permitted for a period not to exceed 14 calendar days at any one time. Only one banner shall be permitted for an individual tenant or business during a period of 120 days. The maximum size of a permitted banner shall not exceed 35 square feet. Banners shall be securely attached to a building and maintain a seven-foot clearance between walking surface and bottom edge of the banner if placed over a walk surface. Banners shall not be attached to the roof of the structure, or above the parapet line of the structure. Unless specifically permitted elsewhere in this chapter, no banner will be permitted off the premises.
- (16) Window signs. Except as otherwise provided in this chapter, window signs are allowed for each tenant within commercial zoning districts only (GC, LC, and LUC). Window signs are defined as any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window, and is intended primarily to be viewed from the exterior of the premises. Window signs may be installed without a permit, but they must be installed in accordance with the provisions of this chapter.

Window signage applied directly to the window shall be limited to decal-type or direct adhesion graphics. No panels, boxes or other items mounted directly against the face of the window shall be allowed. There shall be no background for window signage which obstructs view through the glass. Opaque signage shall be limited to the letter and/ or graphics only.

The total square footage of all window signs shall not exceed 25 percent of the individual tenant's total window area exposed to public view, subject to the following conditions:

- a. No more than six windows shall be used to display window signs; and
- b. If the business premises has three windows or less, no more than two windows shall be used to display window signs.
- c. No more than 50 percent of an area of a window shall be used to display window signs, and no window sign shall extend from one window to another. As used in this section, the term "window" shall include only the glass portion of a window, and shall not include any frames or other

non-glass portion of such window. Glass doors are to be considered windows for the purposes of administering this article.

d. Temporary writing or graphics applied to the glass or window, such as by marker, paint or shoe polish, shall be prohibited.

(17) If a lot contains a mixture of commercial, industrial and/or residential uses, the signage requirements for each use shall apply. For example, if a lot contains residential and commercial uses, the sign regulations for the residential uses on such lot shall be as set forth in section 66-13 or section 66-14, and the sign regulations for the commercial uses on such lot shall be as set forth in this section.

(Ord. No. 891, § 1, 10-5-2006)

Sec. 66-16. Computation of sign area.

The following principles shall control the computation of sign area for monument and wall signs:

- (1) *Monument signs.* The area of a monument sign shall be computed as the area within the smallest rectangle enclosing the limits of the surface of a sign whereon the sign face or sign face modules may be placed, including all portions of a sign structure that provide a background for the sign face and are not intended to contain any message or idea and are purely structural or decorative in nature.

The supports or structure upon which the sign face is located shall not be included in determining the overall size of the monument sign unless they are designed in a manner to form an integral part of the display and the surface area of the frame that is parallel to the display is no greater than 100 percent of the area of the sign displayed, and provided that no part of the monument sign is higher than five feet.

Double-sided signs with parallel, opposing faces shall not exceed 18 inches in width as measured from sign face to sign face. Only one face of a double-faced sign and bearing identical copy shall be used to compute the overall sign area.

- (2) *Wall signs.* The area of a wall sign shall be computed as the area within the smallest rectangle enclosing the limits of the surface of a sign whereon the sign face or sign face modules may be placed, including all portions of a sign structure that provide a background for the sign face and are not intended to contain any message or idea and are purely structural or decorative in nature. Any open space contained within the limits of the rectangle delimiting the sign face, sign face module, or sign structure shall be included in the computation of the area of such sign face, sign face module, or sign structure.

- (3) *Computation of sign height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

- a. Existing grade prior to construction, or
- b. The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoned lot, whichever is lower.

~~_____~~ The maximum height of monument signs shall be no greater than five feet.

(Ord. No. 891, § 1, 10-5-2006)

April 4, 2008

Mr. David E. Rast, ASLA
City Planner/Zoning Administrator
153 Willowbend Road
Peachtree City, Georgia 30269

RE: Kedron Office Campus
Site Monument Signage Program

Dear Mr. Rast,

The Kedron Office Campus is a speculative office building development consisting of four two-story office structures located east of World Drive. Each office structure consists of 32,000 square feet of lobby and office space as shown on attached drawing SP-1.

As agent for Pathway Communities, Luckett Architects is submitting this request for variance to the Peachtree City Sign Ordinance. Per the Peachtree City Sign Ordinance, the Kedron Office Complex is allotted a total of five (5) site monument signage placards. Each office building structure is allotted one monument sign. Building 100 is allotted an additional monument sign because Building 100 shares frontage on the south & eastern property lines.

Pathway Communities prefers to locate all monument signage along World Drive as clear definition of arrival to the Office Campus. A monument sign along Peachtree Parkway due to topography and existing trees would be confuse drivers as to the entrance to the Campus. The monument sign would further clutter Peachtree Parkway with signage.

The driving approach to the Kedron Office entrance drive from Peachtree Parkway along World drive is approximately 353 feet. Existing site trees and topography (slope of land) restricts that drive further to a distance of 280'-4". This is not a feasible distance to locate four monument signs. See drawing SP-1 attached.

HARDSHIP: The drive along World Drive is not of sufficient length to allow the driver of an approaching vehicle time to read and perceive four separate building monument signs.

Therefore Pathway Communities is proposing a total of two (2) building monument sign locations as depicted on drawing SP-2 attached. At both locations each signage placard would be oriented on one signage backboard in a vertical composition as dimensionally shown on drawing AS-1. The vertical orientation presents itself for quicker interpretation to the driver.

LUCKETT

◇ ARCHITECTS LLC ◇

157 TECHNOLOGY PARKWAY, SUITE 500, NORCROSS, GA 30092 (P) 770-448-4077 (F) 770-448-4179

RECEIVED APR 08 2008

Attachment "E"

The signage backboard would consist of cast stone pilaster and tennessee crab orchard stacked stone veneer to match the office building design motif. On each stone backboard two (2) brushed aluminum (silver) signage placards would be mounted as depicted in drawing AS-1 & AS-P (color). Each signage placard would conform to the size of the Peachtree Sign Ordinance maximum 35 square feet in size. Each placard would consist of rectangular panels for text mounting. The panels are removable and will be replaced each time a office building tenant changes for flexibility.

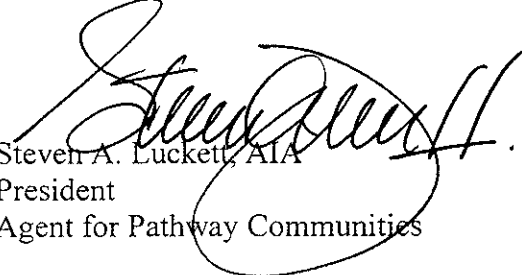
Text on each panel is black in color and the font style is “Kabel Medium”. Text size will be as follows: Building address is 6” in height and the tenant text is 3 ¾” in height. Each placard will accommodate four tenants.

Pathway Communities offers this proposal limiting site monument signage to just two locations as depicted on drawing SP-2 in lieu of five locations allowed by ordinance.

In conclusion we feel that our proposal for site monument signage would consolidate signs offering the visitor, office employee, or City resident a sensitive landscaping environment and surrounding residents a less obtrusive solution to street signage.

We will devote every effort to work with Peachtree City to insure a successful, sensitive solution for site signage. If you should have any questions on any of these items please do not hesitate to call me.

Sincerely,



Steven A. Lockett, AIA
President
Agent for Pathway Communities

LUCKETT

◇ ARCHITECTS LLC ◇

PATHWAY COMMUNITIES

WORLD DRIVE, PEACHTREE CITY, GEORGIA 30269

KEDRON OFFICE CAMPUS MASTER SIGNAGE PROGRAM

ARCHITECT: LUCKETT ARCHITECTS, LLC
157 TECHNOLOGY PARKWAY, SUITE 500
NORCROSS, GEORGIA 30092
P: (770) 448 - 4077
F: (770) 448 - 4179

DEVELOPER/OWNER: PATHWAYS COMMUNITIES
100 WORLD DRIVE, SUITE 680
PEACHTREE CITY, GEORGIA 30269
P: (770) 487 - 8385
F: (770) 631 - 5086

T-1

OF

PATHWAY
COMMUNITIES
KEDRON OFFICE CAMPUS
MASTER SIGNAGE PROGRAM

DATE:

L U C K E T T

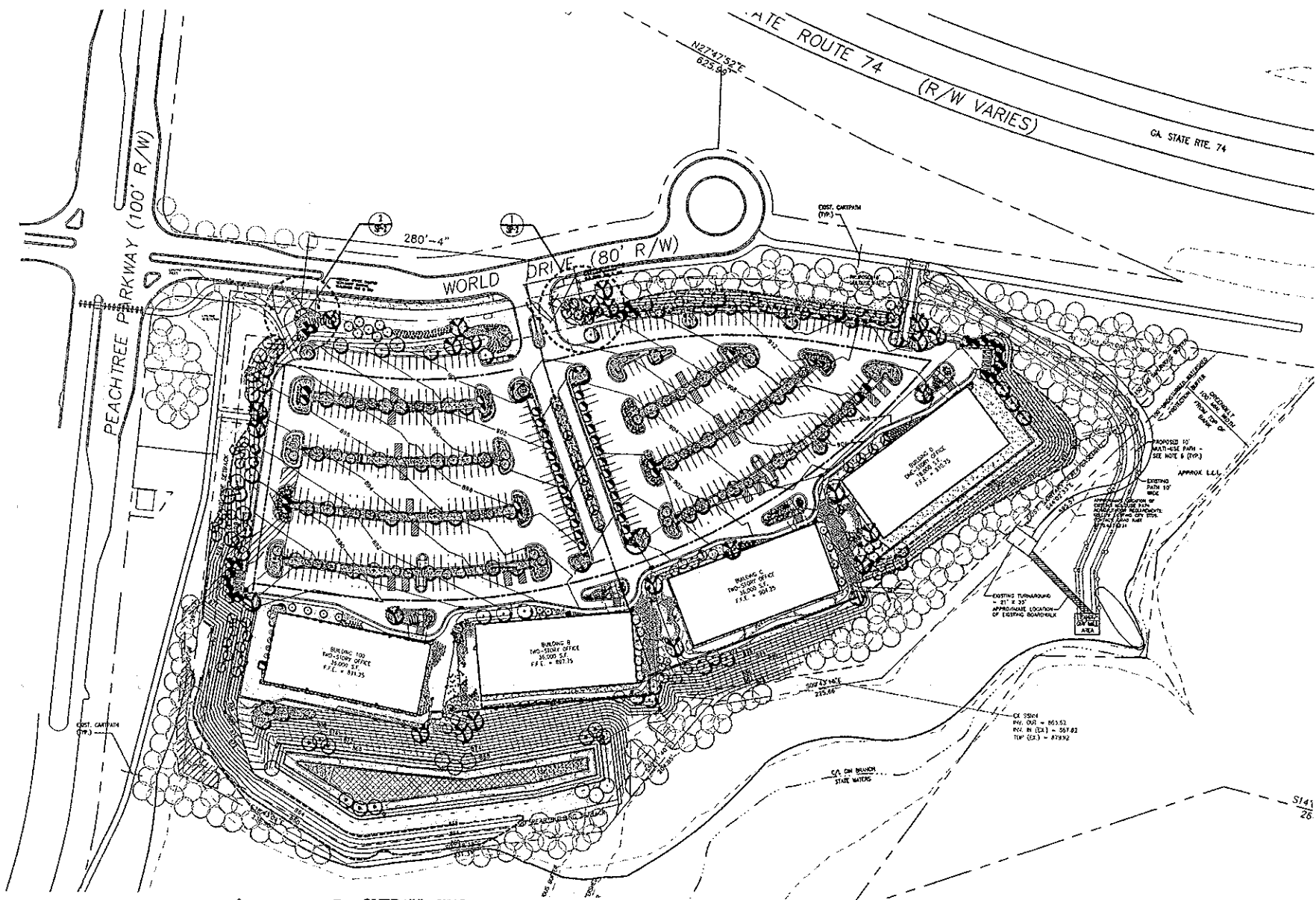
ARCHITECTS, LLC

157 TECHNOLOGY PARKWAY
SUITE 500
NORCROSS, GEORGIA 30092
(770) 448-4077

☐ REVIEW
ONLY

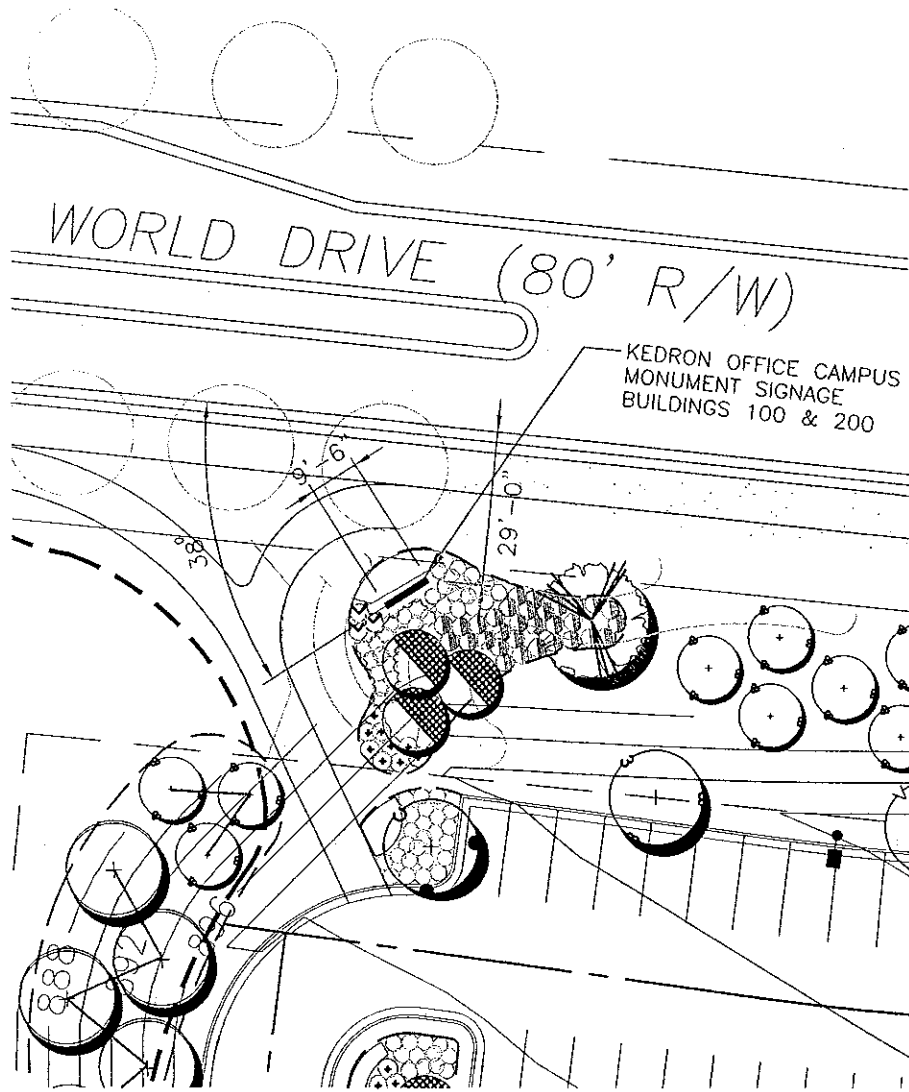
☐ PRICING
ONLY

☒ CONSTRUCTION

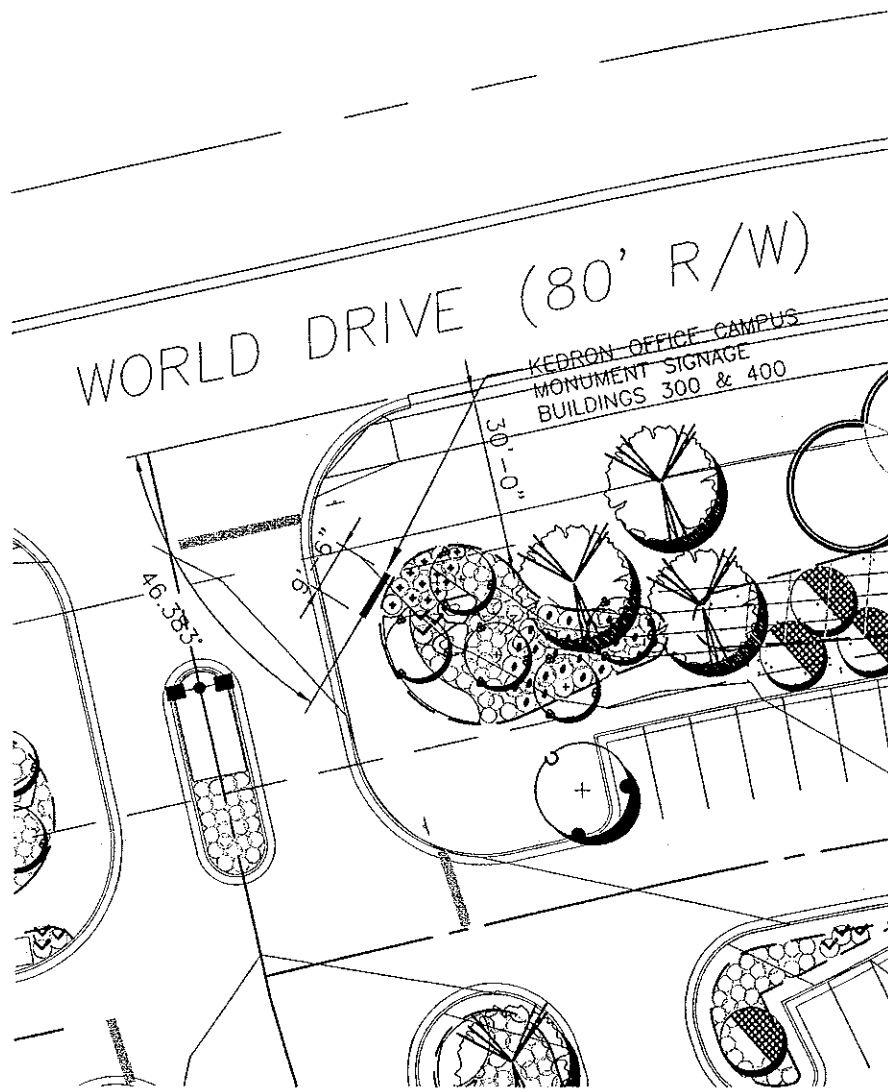


OVERALL SITE PLAN - FOR REFERENCE
SCALE: 1" = 10'-0"





2 ENLARGED PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



1 ENLARGED PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

SP-2
OF

PATHWAY
COMMUNITIES
KEDRON OFFICE CAMPUS
MASTER SIGNAGE PROGRAM

DATE:

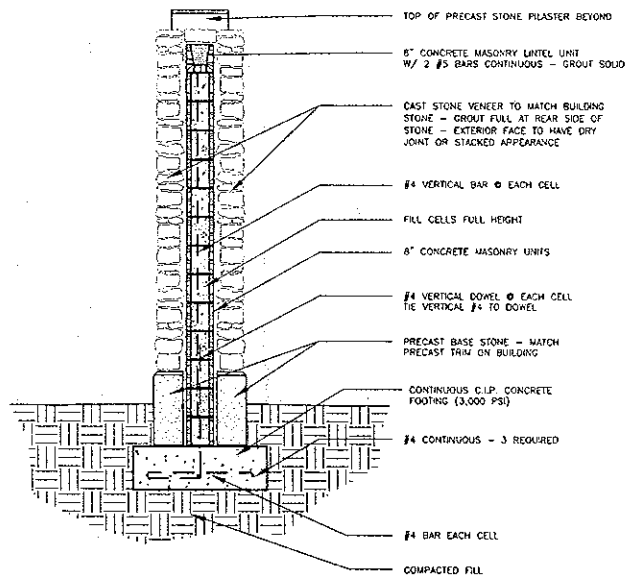
L U C K E T T

ARCHITECTS, LLC
157 TECHNOLOGY PARKWAY
SUITE 500
NORCROSS, GEORGIA 30092
(770) 448-4077

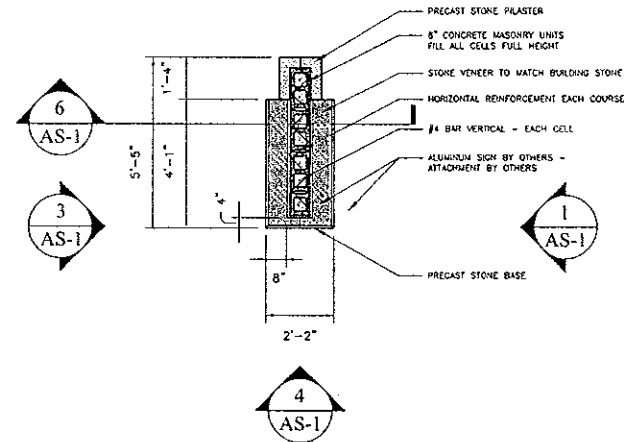
☐ REVIEW ONLY

☐ PARKING ONLY

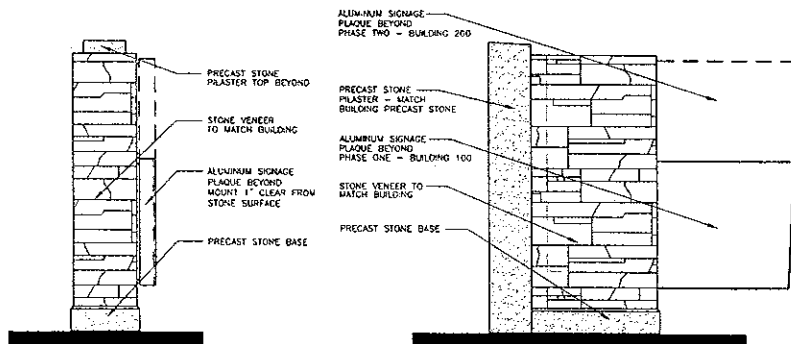
☒ CONSTRUCTION



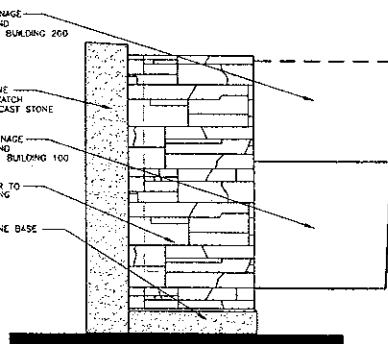
6 SECTION - MONUMENT SIGNAGE
SCALE: 3/8" = 1'-0"



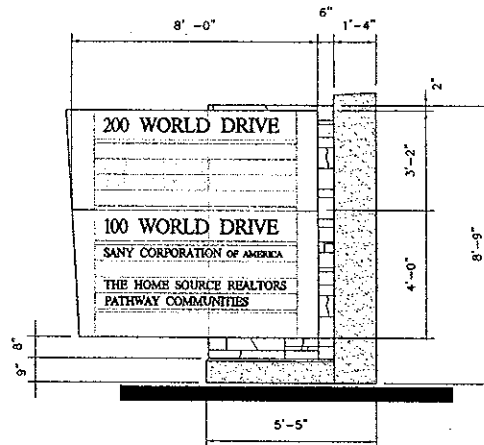
5 PLAN VIEW - MONUMENT SIGNAGE
SCALE: 1/4" = 1'-0"



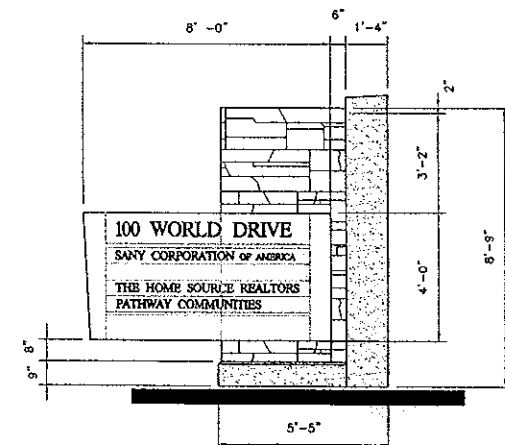
4 SIDE ELEVATION
MONUMENT SIGNAGE
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
MONUMENT SIGNAGE
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
MONUMENT SIGNAGE - PHASE 2
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
MONUMENT SIGNAGE - PHASE 1
SCALE: 1/4" = 1'-0"

AS-1

OF

PATHWAY
COMMUNITIES
KEDRON OFFICE CAMPUS
MASTER SIGNAGE PROGRAM

DATE:

LUCKETT
ARCHITECTS, LLC
157 TECHNOLOGY PARKWAY
SUITE 500
NORCROSS, GEORGIA 30092
(770) 448-4077

REVIEW ONLY
DRAWING ONLY
CONSTRUCTION

DATE:

L U C K E T T

ARCHITECTS, LLC
157 TECHNOLOGY PARKWAY
SUITE 500
NORCROSS, GEORGIA 30092
(770) 448-4077

☐ REVIEW ONLY
☐ PERIOD ONLY
☒ CONSTRUCTION

PHASE 2 ALUMINUM PLAQUARD

PHASE 1 ALUMINUM PLAQUARD

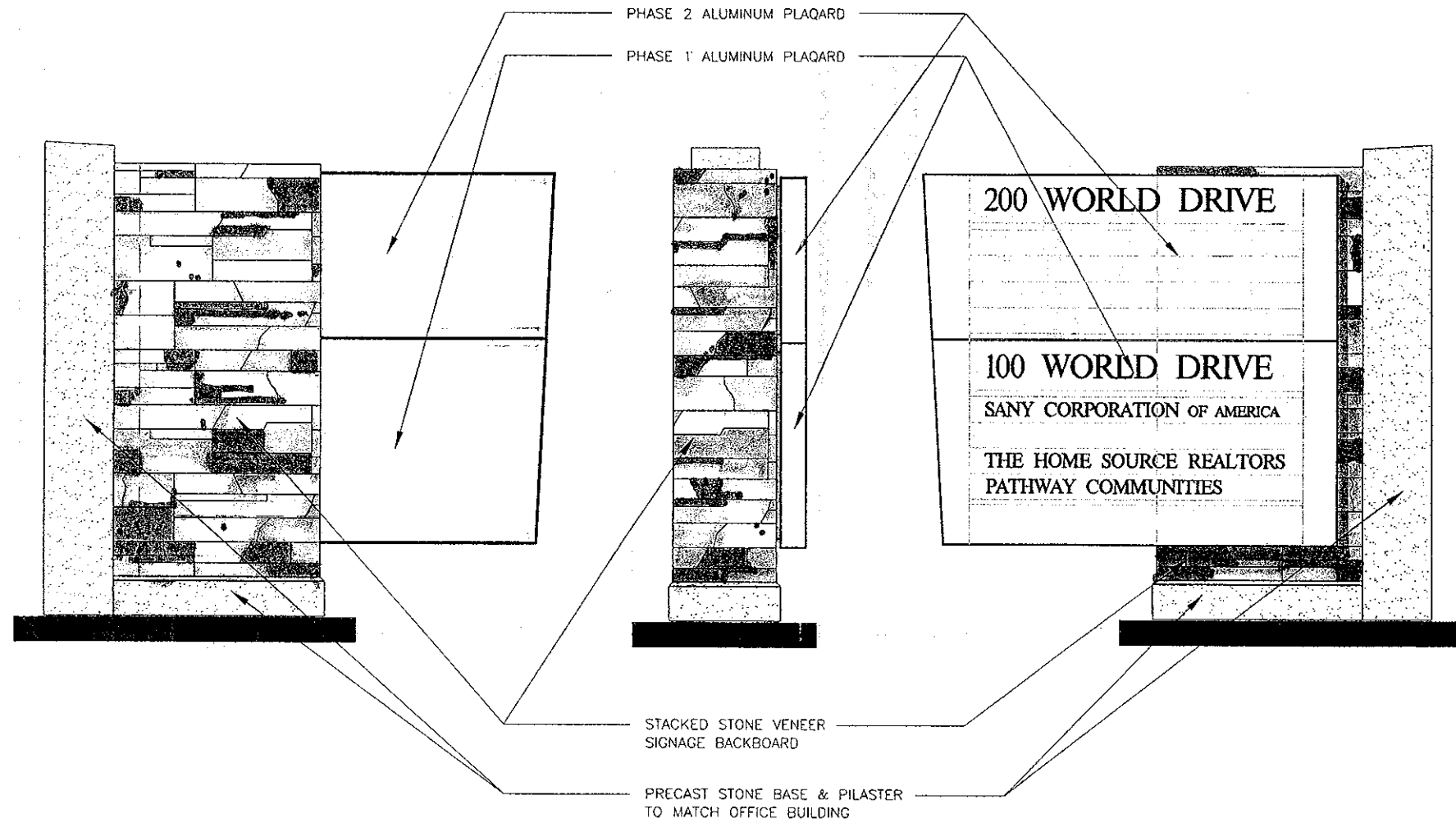
STACKED STONE VENEER
SIGNAGE BACKBOARD

PRECAST STONE BASE & PILASTER
TO MATCH OFFICE BUILDING

REAR ELEVATION
MONUMENT SIGNAGE - PHASE 2
SCALE: 1/2" = 1'-0"

SIDE ELEVATION
MONUMENT SIGNAGE - PHASE 2
SCALE: 1/2" = 1'-0"

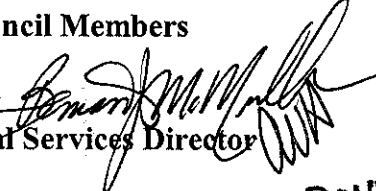
FRONT ELEVATION
MONUMENT SIGNAGE - PHASE 2
SCALE: 1/2" = 1'-0"



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Developmental Services Director 

FROM: City Planner/ Zoning Administrator  David

DATE: July 8, 2008

SUBJECT: Request for variance – Northlake office building
July 17, 2008 City Council Agenda

Staff met with the Applicant and their Civil Engineer this morning to discuss their site plan and variance request as well as to suggest alternatives that may be possible without the need for a variance. Staff presented several options to the Applicant, and they agreed to revise their site plan and hydrology to determine if these revisions would be feasible.

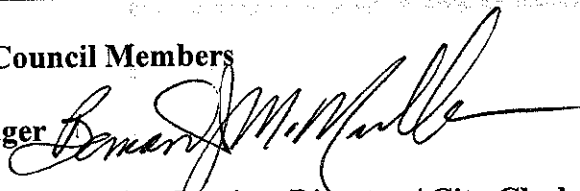
The Applicant requested that they be allowed to submit this information late this week or no later than Tuesday of next week.

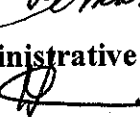
Staff will be meeting with the Applicant to review their plan and will then prepare and distribute our Position Paper for City Council.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 

FROM: Acting Administrative Services Director / City Clerk 
Police Chief 

DATE: July 10, 2008

SUBJECT: Citizen Request to Allow Brown Bagging of Alcohol
July 17, 2008, City Council Meeting

Recommendation:

Staff recommends that Council retain the current prohibition against patrons bringing in and consuming their own alcoholic beverages at local alcohol establishments (brown bagging).

Discussion:

At the May 15 Meeting, Mr. Ric Hunt addressed Council and requested that the City allow brown bagging, or "byob," to local restaurants. He indicated that restaurants had limits on the variety of beverages they could stock, and that wine connoisseurs often preferred to bring their own bottle of wine to enjoy with dinner. Mr. Hunt presented a letter and said he had a total of 227 signatures from local customers who supported his proposal.

During the discussion, Council seemed willing to consider allowing the process at establishments already possessing an alcohol license, as long as patrons were bringing in the same type of alcohol for which the establishment was licensed, because those locations would meet the proscribed distance requirements (from churches and schools) and the staff would know the laws relating to serving under-aged persons or persons who were already intoxicated. Council asked staff to conduct a survey of local establishments to determine the business owners' concerns with the current ordinance.

Following the Council meeting, staff and the City Attorney obtained additional information from the State Alcohol division. Namely, when a person "brown bags" at an establishment with an alcohol license, no employee of the establishment may serve the alcohol. Licensed establishments may only acquire and serve alcohol obtained from licensed wholesale dealers.

Staff sent out the attached letter to the 47 businesses holding consumption licenses in the city. Ten responses were returned, with the answers distributed as follows:

1) Have you allowed brown bagging in the past?

YES	NO
3	7

2) Do you have patrons who request to bring their own alcoholic beverages to your establishment?

YES	NO
6	4

3) Do you want the City to allow brown bagging at licensed alcohol establishments?

YES	NO	Don't Know
2	6	2

4) If brown bagging were allowed, do you feel you could regulate patron consumption of alcohol brought into your establishment per the conditions of retaining your alcohol license (both in terms of age of patrons and over-consumption)?

YES	NO	Don't Know
3	6	1

5) If brown bagging were reinstated, would you allow it at your establishment?

YES	NO	Don't Know
4	5	1

Concerns expressed by respondents included regulating the alcohol if the server could not remove alcohol from under-age or intoxicated patrons, the potential loss of revenue, and the potential liability to the establishment. One respondent noted that, even with these concerns, if the City legalized brown bagging, he felt he would have to allow it to be competitive.

Staff shares these concerns about the establishments' ability to regulate consumption and feels the current prohibition against brown bagging should be retained.

Budget Impact:

This item has no measurable budgetary impact.

Attachment: Survey letter

June 9, 2009

(NAME)
(ESTABLISHMENT)
ADDRESS
CITY

Dear :

As you know, the City of Peachtree City adopted regulations prohibiting the practice of "brown bagging" in December 2007. Brown bagging is defined as patrons bringing in and consuming their own alcoholic beverages at your establishment.

Since that time, the Council has received a request from several citizens to allow brown bagging due to their desires for specialty brands, particularly of wine, that local establishments may not carry (letter attached). Council is willing to consider allowing brown bagging at establishments already holding an alcoholic beverage license, as long as patrons bring in only the types of alcohol for which the establishments hold a license (for example, a patron could not bring distilled spirits into an establishment only holding a beer and wine license). Council's aim is to maintain some degree of supervision over the locations where the consumption of alcohol is allowed.

The City has been informed by the State Department of Revenue Alcohol Division that employees of establishments with alcohol licenses cannot dispense or touch in any way alcohol brought in by patrons. With this in mind Council has concerns about a licensee's ability to regulate and enforce over-consumption of alcohol by patrons who brown bag.

Council has asked me to obtain input from our local alcohol license holders to see if there is a desire on the part of establishments to allow brown bagging.

- 1) **Have you allowed brown bagging in the past?**
- 2) **Do you have patrons who request to bring their own alcoholic beverages to your establishment?**
- 3) **Do you want the City to allow brown bagging at licensed alcohol establishments?**
- 4) **If brown bagging were allowed, do you feel you could regulate patron consumption of alcohol brought into your establishment per the conditions of retaining your alcohol license (both in terms of age of patrons and over-consumption)?**
- 5) **If brown bagging were reinstated, would you allow it at your establishment?**
 - a) **Would you charge a setup fee to patrons who brown bag?**
 - b) **If so, how much would you charge?**

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

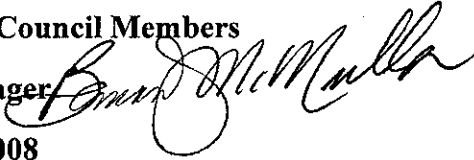
Please contact me by Friday, June 27, if you would like to provide input on Council's decision. You may email me at info@peachtree-city.org or fax your comments to my attention at 770-631-2505. We anticipate having this item on the July 17, 2008, City Council agenda, and you are also welcome to attend that meeting. I look forward to hearing from you.

Sincerely,

Betsy Tyler
Acting City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
FROM: City Manager 
DATE: July 11, 2008
SUBJECT: Consider Bond Referendum and Resolution for Multi-Use Sports & Community Complex
July 17, 2008, City Council Meeting

Recommendation:

Staff recommends that Council provide direction on whether to proceed with a bond referendum for the proposed facility, either through adoption or denial of a Bond Referendum and Election Resolution.

Discussion:

At the June 5 meeting, Mr. Dar Thompson made a presentation to Council about a proposed sports complex, to include ice rinks, basketball, multi-use fields, meeting rooms and a fitness center. The proposed development cost of \$19.5 million resulted in an annual net cost to the City, after expected revenues generated by the facility, of \$1.86 million before staffing. This equated to approximately 1 mill, based on the current tax digest. At that time, Council asked Mr. Thompson to come back with a more modest proposal.

Phase I of the revised proposal includes a 76,000 s.f. ice rink and a 10,000 s.f. fitness center, with development costs of \$9.95 million. With the expected debt service, stormwater utility costs, and maintenance costs, offset by the projected revenues, the annual net cost to the City would be \$505,866 (roughly .27 mills).

Mr. Thompson will be at the meeting for a more comprehensive presentation, to include projected economic impact. Staff received the revised numbers today, and the resolution will be drafted and forwarded to Council next week for consideration at the meeting. The resolution will include language that issuance of the bonds would be contingent on entering long-term leases for both the fitness center and ice rink facilities.

Budget Impact:

This item will have an estimated annual impact of \$505,866 on the budget, less any positive economic impact generated by the complex.

**PTC COMMUNITY CENTER AND SPORTSPLEX
ESTIMATED COSTS
PHASE I**

BUILDING AND OPERATING COSTS

Building	Sq. Ft.	Estimated Const. Cost	Estimated Utility Costs	Estimated Annual Maint.	Estimated Liability Ins.	Reserves Roof & Structure	Total Annual Operating
Ice Rink	76,000	6,777,414	174,800	380,000	10,085	76,000	640,885
Fitness Center	10,000	816,669	28,000	50,000	1,327	10,000	89,327
Total Buildings	86,000	\$ 7,594,083	\$ 202,800	\$ 430,000	\$ 11,412	\$ 86,000	\$ 730,212
Stormwater Utility Billing					\$ 270	12	\$3,240
Total Annual Operating Costs							\$ 733,452

ESTIMATED DEVELOPMENT BUDGET

Description	Amount
-------------	--------

Building Costs

Buildings	\$ 7,594,083
Architect Fees (5%)	379,704
Contingency (5%)	398,689
Construction Management (3%)	227,822

Subtotal Building	\$ 8,600,299
--------------------------	---------------------

Site Work

Construction Cost	832,079
Engineering (10%)	83,208
Contingency (10%)	91,529
Lighting Consultant	17,500
Surveying	17,750
Construction Staking	20,000
Construction Management (4%)	33,283
Phase I Environmental	3,000
Sub-surface Investigation	12,000
Boundary Survey & Topo	17,750
Tree Survey	6,000

Subtotal Site Work - 50 %	\$ 1,134,098
----------------------------------	---------------------

Total Buildings & Site Work	\$ 9,734,397
--	---------------------

Annual Debt Service on \$9,950,000 Bond - 20 Years at 5.00 %	\$ 798,414
---	-------------------

Total Annual Expenses	\$ 1,531,866
------------------------------	---------------------

Total Annual Rent From Ice Rink and Fitness Center	\$ 436,200
---	-------------------

Net City's Costs	\$ 505,866
-------------------------	-------------------

Based on Estimated 2008 Digest, 1 mill Equals	\$ 1,895,733
--	---------------------

Estimated Millage Impact - Expect some to be offset from economic impact	0.2668
---	---------------

Net City Cost: Debt Service, Rent, Landscape Maintenance and Stormwater Utility Billing

Notes:

Estimated construction costs based on 2008 Means Building Construction Cost Data. Mean cost data does not include site work.
 Estimated utility costs based on selected City facilities. (Total \$2.30/Sq. Ft.)
 Estimated annual maintenance costs based on \$1.50/SF electrical/HVAC/plumbing, \$0.50/SF water/sewer/natural gas, \$1.50/SF interior maintenance, \$0.50/SF landscape maintenance, and \$1.00/SF custodial. (Total \$5.00/Sq. Ft.)
 Estimated liability insurance costs based on selected City facilities.
 Estimated reserves, roof and structure based on \$1.00 SF/Year for 15 years.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Donna J. McPherson*
Developmental Services Director *David*

FROM: City Planner/ Zoning Administrator

DATE: July 7, 2008

SUBJECT: Request by John Wieland Homes and Neighborhoods to lift the moratorium on multi-family housing for an 89-acre tract within Wilksmoor Village
July 17, 2008 City Council agenda (continued from June 19 meeting)

Recommendation:

Based on the appeal procedures outlined in Section 1404 of the Multi-Family Rezoning Moratorium, Staff is not authorized to make a recommendation to Council on this request.

Discussion:

Discussion on this item was continued at the June 19 Council meeting to give the Applicant an opportunity to meet with the Atlanta Christian College Task Force to discuss their plans for a potential site for a college campus within Wilksmoor Village. The Applicant met with the Task Force on June 24 to review their proposal for the property they own as well as the potential development of the remainder of the property within Wilksmoor Village.

The Applicant is requesting to lift the moratorium on multi-family development for an 89.146-acre tract of land that is currently located within the city limits of Peachtree City and is zoned GI General Industrial. Should this occur, the property would have to be rezoned to accommodate the proposed residential component. Staff would analyze the overall development and provide a recommendation to both the Planning Commission and City Council.

Staff and the Applicant will be available at Thursday's meeting to answer questions pertaining to this request. Mr. Dan Fields, representing John Wieland Homes and Neighborhoods, has requested that he be allowed to make a brief presentation on their proposed development.

Budget impact:

Should the application move forward, budget impacts would be analyzed as a part of the rezoning process.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *Benjamin M. Hudson*
Developmental Services Director *David*

FROM: City Planner/ Zoning Administrator *David*

DATE: July 7, 2008

SUBJECT: Request to change the name of a public street (Crossing East) to Dan Lakly Drive.
July 17, 2008 City Council Agenda

Recommendation:

Within the adopted procedures for renaming a public street, it states:

"It is the general policy of the city that no public facility, including streets, be named in honor or memory of any person, living or deceased. Exceptions can be made, if an individual or group makes a significant contribution, monetarily or otherwise, to the city."

Because this is a city policy adopted by Council, Staff is not recommending approval or denial of this request.

Discussion:

Mr. Russell Hudson submitted documentation to the city on December 21, 2007 requesting that Council rename an existing city street in honor of Dan Lakly. At the time, we were in the process of amending our ordinance for renaming public streets and requested that the Applicant wait until the ordinance was amended. Council approved these amendments on January 3, 2008.

After review of the Applicant's initial submittal, it was found there were several items that had not been submitted. The Applicant was notified and a revised application was submitted on June 3. This submittal included a petition in support of the proposed change from each tenant and property owner fronting the existing street.

Request to change the name of a public street

July 7, 2008

Page 2

In accordance with the adopted procedures for changing street names, Staff contacted Fayette County E911 to ensure the proposed name was not duplicated elsewhere in the county. We also notified each of the property owners who have property fronting on the street as to the nature of the request and identified the date, time and place of the public hearing. To date, there have been no objections pertaining to this request.

Mr. Hudson is requesting that the city honor Mr. Lakly as a show of appreciation for his service on the Peachtree City City Council, the Fayette County Board of Commissioners and most recently in the State Legislature prior to his passing last year.

Mr. Hudson states this would be an appropriate way to honor Mr. Lakly, as he and his friends enjoyed meeting for their morning coffee at McDonald's for many years.

Budget impact:

There are no budget impacts associated with this request.

Anne Hudson

From: "Russ Hudson" <rehudson@bellsouth.net>
To: "anne w hudson" <funpups@bellsouth.net>
Sent: Monday, December 10, 2007 10:53 AM
Attach: _AVG certification_.txt
Subject: FW: Renaming Crossings East

From: Russ Hudson [mailto:rehudson@bellsouth.net]
Sent: Monday, December 10, 2007 10:44 AM
To: russ hudson
Subject: Renaming Crossings East

Friends of deceased state legislator, Dan Lally request that you help to honor him by changing your street name. Dan served on the Peachtree City Council, the Fayette County Commission and in the state legislature. We think this would be an appropriate way to honor him as he had coffee daily @ McDonald's daily. The mayor has requested that you sign this petition to indicate that you would change your current address. Please sign if you agree ..

La Vie Ladies Boutique

Agnes C. Deters Co-owner
Marie J. Egan CO-OWNER
Marie J. Egan

Mai Nail Care

Cindy Blackburn - Manager - 12/14/07

The Hobby Shop

Big Daddy's

David Sutherland - David Sutherland
co-owner
12/14/07

Val's Hair Studio

Val Hedges - Val Hedges
Owner
12/14/07

PTC Barber Shop

Christie Helton
Christie Helton

12-14-07

12/10/2

McDonald's

Ben ~~Alston~~ Ben Alston (owner) M&D
12-13-0

Chick-Fila

Hwy #54 Address

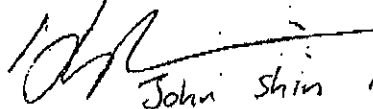
No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.16.17/1179 - Release Date: 12/9/2007 11:06 AM

TMS GROUP, INC

OWNER'S NAME PRINTER



John Shin 1-28-08

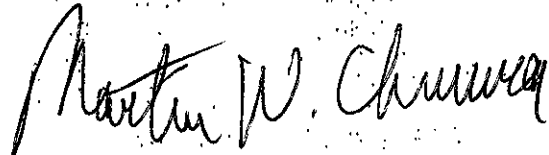
SIGNATURE

M&D DONALD'S CORP.

OWNER'S NAME PRINTER

Martin W. Chmura

SIGNATURE & DATE

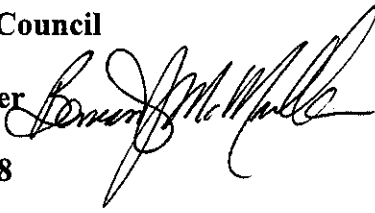


5-12-08

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: July 11, 2008

SUBJECT: Development Authority Funding in 2009 Budget
July 17, 2008 Council Agenda

Recommendation: For Council to provide direction to staff on the level of Development Authority funding to be included in the FY 2009 Budget.

Discussion: During the discussion of the FY 2009 budget during the June 19, 2008 Council meeting, the Mayor made a recommendation that the 2009 funding for the Development Authority be eliminated until such time as their existing available funding was exhausted. The City Council has allocated \$35,000 per year since 2005 to fund ongoing new expenses of the Development Authority. Attached is a spread sheet showing cash basis budgets for the Development Authority since 2005. The Development Authority has not submitted a specific funding request to the City for 2009. Todd Strickland, Development Authority Chairman, has been requested to attend the July 17, 2008 Council meeting to address any questions from the Council.

Budget Impact: The FY 2009 Budget would be reduced by an amount equal to any reduction in 2009 funding to the Development Authority.

DEVELOPMENT AUTHORITY OF PEACHTREE CITY
2008 BUDGET STATUS
(CASH BASIS)

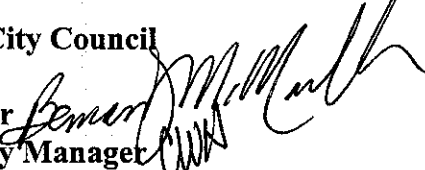
	Fiscal Year 2005 Actual (Cash Basis)	Fiscal Year 2006 Actual (Cash Basis)	Fiscal Year 2007 Actual (Cash Basis)	Fiscal Year 2008 Budget (Cash Basis)	Fiscal Year 2008 Actual at 6/30/2008 (Cash Basis)	Fiscal Year 2008 Projections (Cash Basis)
Revenues:						
Transfer from Peachtree City	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Developer Contribution		-	3,500	-	-	-
Interest Earnings	110	782	2,900	500	737	760
Miscellaneous	6,029	1,917	211	-	85	85
Bond Proceeds		-	1,050,000	-	-	-
Projected Cash Reserves Carryover		-	-	20,000	-	-
Total Revenues	41,139	37,699	1,091,611	55,500	35,822	35,845
Expenses:						
Professional Services (salaries from 9/30/03)	-	2,635	-	-	-	-
Professional Services (Recording Secretary)	545	776	861	1,500	604	1,000
Professional Services (Accounting)	-	-	-	1,500	306	1,000
Professional Services (Audit)	6,082	2,769	4,825	4,800	3,056	3,056
Professional Services (Legal - current only)	30,404	7,972	10,177	8,000	3,161	5,000
Economic Development:				31,100	-	-
Business Retention Luncheons	-	89	154	-	-	300
Annual Business Forum	-	-	-	-	-	-
Special Projects	-	-	13,962	-	-	-
Miscellaneous	-	-	342	-	-	500
Liability Insurance	4,375	4,375	4,375	4,500	3,624	3,624
Dues & Fees	265	475	460	500	660	960
Education & Training	-	1,120	1,780	2,000	685	1,285
Postage	-	54	43	100	6	20
Rentals	907	1,092	1,116	1,200	598	1,196
Bank Service Charges	260	21	40	100	-	-
Operating Supplies	169	267	170	200	189	400
Bond Interest Expense (from bond escrow) *	-	-	-	-	14,261	14,261
Payment of Notes Payable	-	-	714,000	-	-	-
Payment of Accounts Payable	-	-	203,264	-	-	-
Payment to Attorneys - Bond Issuance Costs	-	-	120,000	-	-	-
Total Expenses	43,007	21,645	1,075,569	\$ 55,500	27,150	32,602
Sources less Uses of Cash	(1,868)	16,054	16,042		8,672	3,243
Beginning Cash Balance	9,098	7,230	23,284		39,326	39,326
Ending Cash Balance	\$ 7,230	\$ 23,284	\$ 39,326		\$ 47,998	\$ 42,569

* Additional bond interest expense is paid directly by the City and booked as interest expense (non-cash flow) to Development Authority.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Assistant City Manager 

FROM: Financial Services Director *P.S.*

DATE: July 1, 2008

SUBJECT: Public Hearing – FY 2009 Budget
July 17, 2008 City Council Meeting

Recommendation:

Hold public hearing to gain input from public regarding the FY 2009 proposed budget.

Discussion:

Per O.C.G.A. 36-81-5, the City is required to hold a public hearing at which time any persons wishing to be heard on the proposed budget may appear. Staff will present a brief Powerpoint presentation describing highlights of the proposed budget, and will be prepared to answer questions.

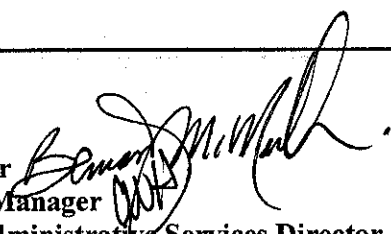
Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, City Manager 
Colin Halterman, Assistant City Manager 
Betsy Tyler, Acting City Clerk/Administrative Services Director 
Paul Salvatore, Finance Director P.S. 

FROM: Matt Robinson, System Administrator 

DATE: July 9, 2008

SUBJECT: Consider Revisions to CAR 3-8 Computer Systems Use Policy
July 17, 2008, City Council Meeting

RECOMMENDATION

Staff recommends that Council approve the attached changes to the Computer Systems Use Policy.

BACKGROUND

At the City Manager's direction and in the normal course of reviewing policies, the System Administrator reviewed and presented a revised draft of the City's Computer Systems Use Policy. These revisions have been reviewed by all Directors and Chiefs who have reached a consensus on the direction of the revisions. The City Attorney has also reviewed this document and advised he has no issues with the policy. Highlights of the changes to the policy include:

- Inclusion of volunteers on City-sponsored boards and commissions, as well as volunteers that assist City staff who would use City equipment, to the policy;
- A return to an annual affirmation and acknowledgement of the policy for all affected parties to reinforce training and understanding on the policy;
- A specific prohibition on social networking sites for non-business purposes;
- A more specific reiteration of no presumption of privacy on the City's computer systems.

Please note this policy does not affect the public access workstations for the Peachtree City Library or the wireless access points at City facilities, as there are other rules and regulations governing the use of this equipment by the general public. This policy only relates to the City-maintained computer systems and networks used by staff, elected officials and volunteers in the course of City duties.

BUDGET IMPACT

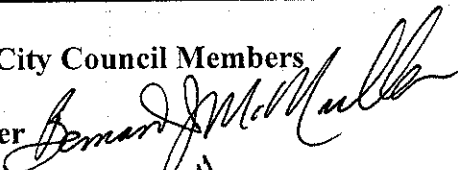
There is no budget impact for this change.

Attachment: Revised CAR 3-8

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: City Manager 

FROM: Assistant City Manager 
Financial Services Director P.S.
Assistant Financial Services Director 
Purchasing Agent 

DATE: June 27, 2008

SUBJECT: Natural Gas and Compressed Natural Gas Provider
July 17, 2008, City Council Agenda

Recommendation:

Upon opening of bids due July 15, 2008, staff will be able to recommend that the City enter into a one-year agreement with the low bidder to provide natural gas and compressed natural gas to City facilities effective August 1, 2008.

Discussion:

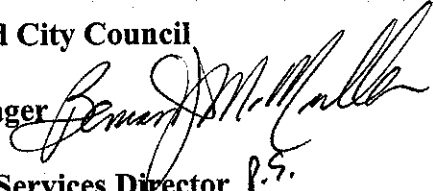
Bids were intentionally due back as close to bid award date as possible due to the volatile market right now. Recommendation is expected to be for low bidder.

Budget Impact:

Due to the current increases in natural gas prices, it is expected that any natural gas agreement that the City may enter into this year will cost more than prior years. However, it is anticipated that the City's current budget (FY08) and proposed budget (FY09) can adequately handle this increase.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council
VIA: City Manager 
FROM: Financial Services Director P.S.
DATE: June 25, 2008
SUBJECT: Intent to Finance Resolution – City Hall & Police Station Renovations
July 17, 2008 City Council Meeting

Recommendation:

Adopt the attached Official Intent Resolution for financing of repairs to both City Hall and the Police Headquarters building.

Discussion:

The proposed FY 2009 budget includes appropriations to finance repairs to both City Hall and the Police Headquarters building through the issuance of Bricks & Mortar Loan funding. The amount budgeted for the City Hall repairs is \$500,000, and the additional amount of loan proceeds anticipated for the police station repairs is \$800,000. The resolution indicates a 'not to exceed' amount of \$1,500,000 for both of these projects combined. Adoption of the resolution does not bind the city to incur debt for this amount, but does allow for up to \$200K of additional principal on the loans for any additional expenses that may arise for either of these two projects, including loan closing costs.

Budgetary Impact:

The issuance of debt for these two projects will allow the city to reimburse the General Fund coffers for any cash reserves disbursed prior to the loan closing dates for either of these projects.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to issue tax-exempt obligations (the "Obligations") in a principal amount not to exceed \$1,500,000 to finance the costs of acquiring, constructing, and installing various purpose capital projects, including, without limitation, renovations and improvements to City Hall and the City's police department headquarters (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 for moneys used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the Council of Peachtree City, and it 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 July 2008.

PEACHTREE CITY

(SEAL)

By: _____
Mayor

Attest:

City Clerk

**STATE OF GEORGIA
FAYETTE COUNTY**

CITY CLERK'S CERTIFICATE

I, **ANN E. TYLER**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the ____ day of July 2008, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

and that the following members were absent:

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____.

WITNESS my hand and the official seal of Peachtree City, this the ____ day of July 2008.

(SEAL)

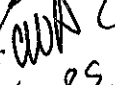
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: City Manager 

FROM: Assistant City Manager 
Financial Services Director P.S.
Assistant Financial Services Director 
Purchasing Agent 

DATE: July 15, 2008

SUBJECT: Natural Gas and Compressed Natural Gas Provider
July 17, 2008, City Council Agenda

Recommendation:

Staff recommends that the City enter into a one-year agreement with Coweta-Fayette EMC Natural Gas to provide natural gas and compressed natural gas to City facilities effective August 1, 2008.

Discussion:

On June 11, 2008, the City requested sealed bids from fifteen (15) natural gas providers for the purpose of entering into a one-year contract for natural gas and compressed natural gas services. The request for bid was for a fixed price for both natural gas and compressed natural gas for the City.

On July 15, the City received four (4) bids from the following bidders:

- MX Energy
- Gas South, LLC
- Coweta-Fayette Natural Gas
- Georgia Natural Gas

Of the four bids received, three bids indicated the bid cost per therm was not fixed and is subject to change upon award of Council. This does not present an issue as Coweta-Fayette EMC Natural Gas, the City's current vendor, submitted a fixed price bid per therm for both natural gas and compressed natural gas. An analysis of their bid (see attached) provides the lowest overall cost to the City.

Page 2

Natural Gas and Compressed Natural Gas Provider

July 15, 2008

Staff recommends that the City enter into a one-year agreement with Coweta Fayette EMC Natural Gas for natural gas and compressed natural gas services.

Budget

Due to the current increases in natural gas prices, it is expected that any natural gas agreement that the City may enter into this year will cost more than prior years. However, it is anticipated that the City's current budget (FY08) and proposed budget (FY09) can adequately handle this increase.

Attachment

NATURAL GAS SERVICE - 15 Meters ANALYSIS											
	C	D	E	F		G	H	I	J	K	L
Provider	Cost Therm	total DDDC	DDDC Monthly Capacity Charge	Transportation Charge		Customer Service/ Meter Charge (12) Monthly	Yearly	Yearly	Yearly Commodity Totals	Total	Cost/Therm
				Monthly	Yearly						
MX Energy ***	1.27	189.0000	8.50	1,606.50	19,278.00	5.95	1,071.00	88,957.15	109,306.15	1.56	
Gas South LLC ***	1.299	173.0000	8.50	1,470.50	17,646.00	5.00	900.00	90,988.46	109,534.46	1.56	
Coweta Fayette EMC	1.305	189.7110	7.35	1,394.38	16,732.51	0.00	0.00	91,408.73	108,141.24	1.54	
Georgia Natural Gas***	1.53	189.0000	8.50	1,606.50	19,278.00	5.95	1,071.00	107,168.85	127,517.85	1.82	
							Dth Annual Usage	70,045	City Usage 2007/2008		

**** Prices bid are not fixed and are subject to change.

COMPRESSED NATURAL GAS SERVICE - 1 Meter ANALYSIS											
	C	D	E	F		G	H	I	J	K	L
Provider	Cost Therm	total DDDC	DDDC Monthly Capacity Charge	Transportation Charge		Customer Service/ Meter Charge (12)		Yearly Commodity Totals	Total	Cost/Therm	
				Monthly	Yearly	Monthly	Yearly				
				MX Energy ***	1.35	189.0000	8.50				1,606.50
Gas South LLC ***	1.498	173.0000	8.50	1,470.50	17,646.00	5.00	60.00	13,377.14	31,083.14	3.48	
Coweta Fayette EMC	1.305	189.7110	7.35	1,394.38	16,732.51	0.00	0.00	11,653.65	28,386.16	3.18	
Georgia Natural Gas***	1.53	189.0000	8.50	1,606.50	19,278.00	5.95	71.40	13,662.90	33,012.30	3.70	
Dth Annual Usage								8,930	City Usage 2007/2008		

*** Prices bid are not fixed and are subject to change.



Phone: (404) 878-3300
Facsimile: (404) 878-3765

July 15, 2008

Center Ice, Inc.
1200 Hwy 74 S
Suite 6, #205
Peachtree City, GA 30269
Attn.: Chad Jaenke

Reference: Letter of Support Multi-Use Ice Facility Located in Peachtree City Georgia.

Dear Mr. Jaenke:

Please find this letter as a communication of support from Arena Sports Marketing, LLC ("ASM"), which is the agent to license certain benefits and rights on behalf of the Atlanta Hawks, L.P. ("AHLP") the holder of the franchise of the Atlanta Hawks ("Hawks" or "Team") a professional basketball team in the National Basketball Association ("NBA") and Atlanta Hockey Club, LLC ("AHC"), the holder of the franchise of the Atlanta Thrashers ("Thrashers" or "Team") a professional hockey team in the National Hockey League ("NHL") with respect to our interest in continuing discussions regarding a potential community branding arrangement between you and ASM concerning the development of a multi-use ice facility located in Peachtree City, Georgia.

During our June 9 visit with you and several local stakeholders of the Peachtree rink project, we expressed our interest in establishing an ongoing branded and programming presence at the new multi-use rink. Specifically, we envision deploying several key assets including, but not limited to the following:

- a. Operate 3-4 days of Thrashers training camp annually at the new facility. This would of course be contingent on securing sufficient hotel accommodations for players, coaches, training staff and spouses.
- b. Operate the Thrashers Prospects camp at the facility. This event which typically occurs over a one-week period in July and similar requisite hotel accommodations to support the Prospects camp.
- c. Hockey Development presence – modeled off strength of our currently successful camps, clinics for kids & coaches.
- d. ASM would be open to pursuing visiting team play/stays.
- e. Branded presence in and around the building.

We look forward to meeting with you again very soon.

Very truly yours,

Don Waddell, Executive Vice President and GM
Atlanta Thrashers

COPY

To: City Manager

From: Dar Thompson

Re: Ice Rinks and Association with the Atlanta Thrashers, NHL Hockey Organization

Dear Bernie,

Enclosed please find a copy of letter from Don Waddell, General Manager and Vice President of the Atlanta Thrashers.

On June 9, 2008 we met with Mr. Waddell in regards to the proposed project here in Peachtree City. The results from that meeting were extremely positive, therefore it was requested that I forward you this letter prior to the City Council meeting on Thursday night.

This letter reflects the Atlanta Thrashers support and future involvement in a new facility here in Peachtree City, some of which include instructional camps for our kids, and other NHL teams staying in our community.

We feel this can be a very positive asset to our community.

Sincerely,


Dar Thompson



Mr. Chad Jaenke
Center Ice, Inc.

May 27, 2008

Mr. Jaenke,

As we have discussed, the Gwinnett Gladiators are appreciative of your efforts and intention to develop a new ice facility in the South Metro Atlanta Area. We believe that there is a significant shortage of available ice time to accommodate the rapid growth of youth hockey, adult hockey and figure skating interest in the community – especially with the non-existence of ice on the Southside.

The Gladiators would also support Center Ice through our services and efforts in the facility, as well as create cross-marketing synergies and revenue streams between our organizations. Potential exist as follows:

- Pending League approval, Center Ice may host a pre-season exhibition game between the Gladiators and an ECHL opponent pending the proposed 800 to 1,200 seats are in the facility;
- The Gladiators would conduct 1 to 5 clinics, camps, tournaments, coaching clinics, and other ice related co-branded events – hosted at Center Ice;
- Brand levels of house hockey teams and/or travel teams as "Junior Gladiators";
- To cross-market the Gladiators at Center Ice, and Center Ice with the Gladiators in the Arena at Gwinnett Center;
- Schedule in-season appearances at Center Ice by Gladiators players, mascot and staff members;
- Provide additional services that the Gladiators off, as required by Center Ice.

On behalf of the Gladiators Organization, good luck and success with your efforts.
Thanks for what you are doing to promote the great game of hockey and its related ice activities.

Regards,


Toby Jeffreys
Majority Owner & Chairman

"Proud AA-ECHL Affiliate of the NHL Atlanta Thrashers"

P.O. Box 957238, DULUTH, GEORGIA 30095 • 6400 SUGARLOAF PARKWAY, DULUTH, GEORGIA 30097
770-497-5100 • 770-497-5101 FAX
WWW.GWINNETTGLADIATORS.COM

Soundproof wall.

Hello!

My name is Inna Satunovsky from 132 Sweetgum Rd. Clover Reach Subdivision. I am a piano teacher.

I am here like one of 15 houses representative.

I was confused and upset, when I found out that soundproof wall on the left of our house, has been ended before our house, and we are not included in the plan.

Recently I investigated how everything goes and discovered that the soundproof wall on our left in the beginning protects the houses which are very close to the road, then the big section with very thick forest where no houses, and then stops when forest is not so thick and our house is more close 150-170 feet from the road, just opened to it because of the same level of the house and the road. My neighboring house from the right side is closer than ours, may be 100-70 feet. (Standards are houses, which are 500 feet from the road need sound protection.)

Several houses on Butternut Lane and Charter Oak Ct. are extremely close to the road and vulnerable to noise from the road and all other houses between Acorn Street and Kelly Drive can be seen from the road.

We first wake up at 4-5 o'clock, when cars are starting their traffic to work. Situation will be worse when all 4 lanes are opened, speed increases and trees lose their leaves.

We had sent our petition to GDOT engineer Mr. Mark Sanford and got the answer to whom we have to contact, because they just are performers of plans. We contacted Ms. Keisha Jackson and now are waiting for results of new tests that have to come on the end of this week.

I believe nobody want to be in our situation, to have house on 74 without sound protection.

We need protection from the noise and think that it is necessary and we deserve to have soundproof wall in our territories. We need your support.

Thank you.

To: Department of Transportation
State of Georgia

From: Residents of Sweetgum Rd., Butternut Lane, and Carter Oak Ct., Peachtree City, Ga.

Re: Impact of widening of Highway 74 on our neighborhood

Gentlemen:

Our residences have been negatively impacted by the widening of state highway 74 near Kelly Drive in Peachtree City. Last year a soundproof wall was started to provide nearby houses with relief from the road noise. However, we feel that the wall needs to be extended further down the highway to include our neighborhood. Our homes are now much closer to the highway and we have also lost much of our buffer zone of trees from our backyards. The noise is very unpleasant and, we believe, devaluing to our homes.

We, the undersigned, hereby petition you to extend the soundproof wall to include our properties.

Inna Satunovsky 132 Sweetgum Rd. Peachtree City GA 30269
tel. (770) 632-5472

Inna Satunovsky

Rhonda Nicole Serapion 130 SWEETGUM RD, PTC, GA 30269
PH 770-632-0540

~~Don Goddard~~

Thomas V. Conley 104 Charter Oak Ct, PTC
Don Goddard 126 SWEETGUM RD. PTC, 770-632-2837,
PLEASE GIVE ME A WALL.

Marsha DeRose 108 Charter Oak Ct Peachtree City
GA 30269 PH 770-631-4773. Marsha M. DeRose
We live on corner of 74 & Kelly Very Noisy.

GEORGE CHAMBERS 106 CHARTER OAK CT, PTC GA 30269 770-487-6171
NOISEY - ONLY GOING TO GET WORSE WHEN ALL LANES OPEN.

George Chambers

GEORGE KIMBLER 112 BUTTERNUT

George Kimbler

WILLIAM HAGANS 124 SWEETGUM RD 30269 678-545-1863
Todd Allen 122 Sweetgum Rd. (404) 516-0085

STEPHEN T. OJEDA 105 CHARTER OAK CT. 678-486-0597

Stephen T. Ojeda

Maui's Peacock - 101 Charter Oak Ct PTC
770-487-7640

David Pringle 108 Butternut Ln 7-497-2918 David Pringle

DENNIS HAROLD 128 SWEETGUM RD PTC, GA

Jennifer Borgesser 109 Butternut Lane 678-364-1950

Janeice Cartey 104 Charter Oak Ct. PTC 770-487-8233

Son & Kina Sufus - 103 Charter Oak Ct, PTC