

City Council of Peachtree City
Meeting Summary
July 6, 2000
7:00 p.m.

- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
 - Proclamation - McIntosh High School Boys Soccer Team
 - Recognition - Nick Harris for service on the Commission on Children and Youth
 - Recognition - Employee of the Month - Vicki Roman
- III. Minutes - June 15, 2000
- IV. Consent Agenda
 - 1. Resolution - Outdoor Water Use Restrictions - **tabled - 5-0**
 - 2. New Checking Account for All Children's Playground - **approved 5-0**
- V. Old Agenda Items
 - 06-00-04 Public Hearing - Rezoning - Cedarcroft Tract - **tabled - 5-0**
- VI. New Agenda Items
 - 07-00-01 Consider Alcohol License - Line Creek Package Store, 2763 B, Hwy 54 W - **approved 5-0**
 - 07-00-02 Public Hearing - Rezoning - Lynch/Peachtree City Holdings, Crabapple Lane W - **denied 4-1 with Lenox opposing**
 - 07-00-03 Public Hearing - Consider Development Impact Fees for Fayette County Jail - **no action**
 - 07-00-04 Consider Resolution - Emergency 911 Telephone and Wireless Telephone Charges - **approved 5-0**
 - 07-00-05 Discussion - Retail Big Boxes - **instructed staff to prepare ordinance for August 3 meeting**
- VII. Council/Staff Topics
- VIII. Executive Session

Councilmembers present: Mayor Bob Lenox, Annie McMenamin, Carol Fritz, Dan Tennant and Robert Brooks.

City Council of Peachtree City

Agenda

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Notice: This agenda is subject to change up to 24-hours prior to the meeting.

City Council of Peachtree City
Minutes of Meeting
June 15, 2000
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, June 15, 2000, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Annie McMenamin, Dan Tennant and Bob Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox announced that the City of Peachtree City has been certified as a "City of Ethics". He requested Carol Fritz to receive the award from GMA in his absence.

MINUTES

McMenamin made a motion to approve the minutes of the June 1, 2000, meeting as presented. Fritz seconded the motion. Motion carried unanimously.

CONSENT AGENDA

1. Monday, July 3, 2000 to be designated as a City holiday in addition to the July 4th Holiday.
2. Resolution – Outdoor Watering Restrictions

McMenamin made a motion to approve the consent agenda as submitted. Fritz seconded the motion. Motion carried unanimously.

Mayor Lenox made a motion to rearrange the agenda and consider the old agenda item last. McMenamin seconded the motion. Motion carried unanimously.

Mayor Lenox said the first two agenda items would be conducted as public hearings. He read the rules for conducting such hearings.

NEW AGENDA ITEMS

06-00-04 Public Hearing – Rezoning – Cedarcroft Tract

Lenox called the hearing to order and set a time limit of thirty minutes for each side to present its case. He asked to hear from the applicant and those supporting the rezoning first. Doug Dillard, attorney for the applicant, addressed Council on behalf of his client and requested the rezoning application be withdrawn without prejudice. He explained that the rezoning application was submitted as a result of a lawsuit settlement agreement, but there were several issues that needed to be worked out regarding the development of the property. He said the applicant did not want to move forward with the rezoning until he was assured those issues could be resolved.

Lenox said he understood there were only three issues to be resolved. Those issues were: the noise abatement plan, the landscaping plan for the parkway, and the final rezoning of the

property. He was reluctant to allow the application to be withdrawn because the Planning Commission had already considered the application. He said if the application were withdrawn the applicant would have to wait six months before submitting a new request.

McMenamin said Rossetti had always contacted her in the past for assistance in resolving problems with the City, but she was not aware of the current problems he was facing. She asked Rossetti if tabling the issue until the July 6th meeting would give him enough time to resolve the issues.

Rossetti expressed his frustration regarding the problems he had been facing. He said that over two years ago he presented staff and the Planning Commission with a plan to build a sound wall to reduce noise from the railroad tracks. He said the only comment he received about the plan concerned the maintenance of a wood fence, so he contacted a concrete block company to construct the fence with the same thickness using concrete and steel pillars. He said he was never asked to submit a sound study. Rossetti said he submitted four preliminary plats to the City since September of last year, but he never received any comments even though the City had 10 days to respond as mandated by City ordinance. He said he was frustrated with the whole process and he did not want to rezone his property until he was allowed to proceed with his plans.

Fritz pointed out that the court settlement required the land be rezoned. She said she was not aware of the problems Rossetti was facing and suggested the issue be tabled until the next meeting to determine if the issues could be resolved.

Dillard said the settlement agreement was silent about when the property was to be rezoned.

Brooks asked for a synopsis of the sound study. Lenox said the noise abatement study was done at the City's instigation and at the City's expense. He said staff received the study earlier that afternoon and that it appeared that the noise from the railroad would not be a serious problem.

McMenamin said she would like to understand the study better. She questioned how the study was conducted and felt that the results may have been flawed. Dillard said if it were determined that the property was not suitable for residential development due to noise from the railroad, then the proposed rezoning request would be inappropriate and the applicant would want to keep commercial zoning in place. He did not feel there would be enough time to evaluate the study before the next Council meeting.

Lenox said there had never been a problem with planning a residential development on the property, but that the city wanted to ensure that the railroad would not cause a noise problem for the new residents. He said the City requested data from the developer several times and never received it, so the City spent \$1,500 to conduct its own study.

Lenox made a motion to table the public hearing until July 6. Tennant seconded the motion. Motion carried unanimously.

Brooks said he was not opposed to allowing the applicant to withdraw the rezoning request because he was not excited about rezoning the property for residential use, but he was not

opposed to tabling the issue for two weeks to review the sound study. Fritz agreed.

06-00-05 Public Hearing – Rezoning – Katz Tract

Lenox called the hearing to order and asked to hear from the applicant and those supporting the rezoning first. Doug Dillard, attorney for the applicant, addressed Council and requested that the public hearing be tabled until the August 3rd meeting. He said the applicant wanted to give the annexation issue time to evolve before moving forward with the rezoning request. Lenox made a motion to table the public hearing until the August 3, 2000 meeting. McMenamin seconded the motion. Motion carried unanimously.

06-00-06 Consider Future use of previous Leach Station Property

Jim Williams, Director of Developmental Services, addressed Council concerning the use of the previous Leach Station property. He said the site was one of the city's historical sites because the Fire Station was the first public building built in Peachtree City and it was built prior to the development of the industrial park. He explained that the fire station played a key role in developing the industrial park because the industries wanted fire protection. Since a new fire station was being constructed, Williams recommended that the old building be demolished and that the existing site be landscaped as an entrance to the industrial park and that it be designated as a park and open space area and dedicated to the volunteers who started the Fire Department.

Lenox liked the idea of creating a primary entrance to the industrial park.

Fritz asked if they should consider leaving the building as a historical site. McMenamin felt the building was an antiquated building and that it would cost a tremendous amount of money to renovate it.

Brooks was supportive of staff's recommendation. He said the City had many areas of undisturbed green space but it did not have many park areas. He suggested they consider dedicating the park to public safety employees in general. He also stated that the VFW was interested in using the building, but he felt there were safety concerns to consider with long-term use of the building.

Tennant said that FC&A wanted to expand their facility next door and was interested in purchasing the site. He said he could understand FC&A's desire to purchase the property, but he could also understand dedicating a park to the fire department.

Robert Brown, citizen, suggested using bricks from the existing building to build a monument to the firefighters. Brooks thought that was a good idea and instructed staff to place a notice in the UPDATE requesting other ideas from citizens.

Brooks made a motion to endorse the idea and to instruct staff to investigate turning the site into a park and dedicating it to the Fire Department or public safety employees in general, and possibly the industrial park. Fritz seconded the motion. Tennant said he would abstain from the vote because he received a substantial campaign contribution from an official with FC&A. Motion carried with Tennant abstaining.

06-00-07 Consider Ordinance - Recommendations from Board of Ethics

Council discussed the proposed ordinance amendment at length. Staff was instructed to rephrase a portion of the ordinance as it referenced 'volunteers' to clarify that the ordinance should apply to volunteers who act in an official capacity for the city. The City Attorney said he would come back to council at a future meeting, possibly the July 20th meeting, with recommendations to further amend the ordinance as it applied to conflicts of interest and financial disclosures.

Brooks did not feel the ordinance should be adopted that evening. He felt the discussion that evening was a working session and wanted additional public input and time to reflect on it. He said Council had discussed implementing financial disclosure requirements for the City Attorney. He did not feel volunteers should be subject to financial disclosure. He felt the City Attorney should be held to a higher standard.

Steve Brown and Jim Steinbach, members of the Board of Ethics, were present. Lenox asked for their comments concerning the proposed amendments. They said the board's main focus of workshop concerned the procedural section of the ordinance. They felt the recommendations of the board were unanimous.

Fritz made a motion to table the adoption of the ordinance until the City Attorney could present his recommendations for amendments. Brooks seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

04-00-05 Consider Modification to Indemnification Resolution

Council discussed the proposed modification to the Indemnification Resolution, which would provide legal assistance to those accused of an Ethics Violation. Lenox made a motion to adopt the Resolution as presented. Brooks seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

Mayor Lenox and Annie McMenamin volunteered to serve on the selection committee for appointments to the Planning Commission.

Basinger announced that a City Council Budget Workshop was scheduled for July 20, 2000, at 6:00 p.m. in the Library.

Fritz said she had read articles in the newspaper concerning the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC). She asked how the current issues would affect Peachtree City.

Lenox said there were legitimate concerns throughout the state regarding GRTA's activation of jurisdiction, which was a legal requirement of the act that was passed to organize GRTA. He said GRTA spent the last year getting organized. He did not feel they would be making local

zoning decisions, but he did believe that if local governments wanted the state and federal governments to invest in local resources, GRTA would expect the resources to be used wisely. Lenox felt that what constituted wise use in downtown Atlanta would not constitute wise use in Peachtree City.

Brooks felt the City's statement to GRTA should be that the rail line comes through Peachtree City, which is the most dense area of Fayette County. He did not feel Peachtree City should increase its density.

Fritz said ARC wanted density to be located along transportation corridors, yet Peachtree City already had a Land Use Plan. Lenox said Peachtree City was one of the few places in the state that has a Land Use Plan that matched its Transportation Plan. He did not see GRTA as a major threat to Peachtree City. He felt GRTA would be positive for the city because the City would have the right to ask for rewards since it was already well planned. Lenox said he had talked to Joel Cowan several times and felt that GRTA was going to use their authority.

McMenamin felt the City should communicate their interpretation with GRTA to avoid misunderstanding. Brooks suggested the City send GRTA a letter and ask for written response.

Lindsey said ARC had already approved the City's Land Use Plan. Lenox said Peachtree City was highly regarded by ARC because of what it had already accomplished. Brooks said infrastructure was a part of the City's Land Use Plan. He said the City's current planning met the City's sewerage capacity and other infrastructure plans. He felt an increase in density would not agree with the City's infrastructure plans.

Council instructed staff to draft a letter to GRTA and coordinated it among all Council members for input.

Mayor Lenox made a motion to adjourn the meeting. Fritz seconded the motion. Motion carried unanimously. The meeting adjourned at 8:35 p.m.

Attest: _____
Mayor Robert L. Lenox

City Clerk, Nancy Faulkner

Financial Services Monthly Report

STATUS OF FUNDS AS OF MAY 30, 2000						Purchasing Monthly Report			
Fund	Cash Balance	Investment Total	Total Fund Balance	YTD Interest		2000 TOTAL YTD	1999 TOTAL YTD	PERCENT INC/(DEC)	
#1 General Fund	\$351,138	\$1,849,715	\$2,200,853	\$85,897		696	770	-5.09%	
Council Reserve Fund	\$277,319	\$370,964	\$648,283	\$22,033		88	84	-10.64%	
Library Sales Tax Fund	\$277,319	\$0	\$277,319	\$1,681		14	19	-11.63%	
Public Improvement Fund	\$337,218	\$1,987,342	\$2,324,559	\$46,503		36	42	-58.15%	
Police Station Lease	\$0	\$2,307,335	\$2,307,335	\$52,690		107	118	6.43%	
Self Insurance Fund	\$303,717	\$1,161,330	\$1,465,047	\$28,004		843	871	-15.33%	
Debt Service Fund	\$132,863	\$0	\$132,863	\$2,421		10	16	-6.45%	
Bond Fund	\$0	\$0	\$0	\$0		5	12	5.88%	
Municipal Court Fund	\$43,714	\$0	\$43,714	\$1,396		39	40	-34.08%	
Develop & Impact Fees	\$438,012	\$125,032	\$563,043	\$11,782		\$445,858	\$184,594	-27.03%	
Neighborhood Parks/Rec.	\$502	\$0	\$502	\$57					
Federal Seizures Police Fd	\$250	\$0	\$250	\$7					
Confiscated Fund	\$7,441	\$0	\$7,441	\$0					
Police Tuition Account	\$3,008	\$0	\$3,008	\$34					
Escrow Account	\$149,240	\$125,435	\$274,675	\$7,407					
Grand Total	\$2,321,739	\$7,927,152	\$10,248,891	\$259,911					
#1 Includes investments of \$250,000 for 54/Railroad Cartpath Overpass Project.						\$13,075,692			
						Collateral Analysis as of May 30, 2000			
	Security Location	Bank				Total Held			
	Bank of New York	First Union				\$5,874,011			
	Bank of New York	Peachtree National				\$7,201,681			
						\$13,075,692			
						Budget Comparison			
Revenues - By Major Category						Expenditures by Division YTD			
Description	2000 Budget	Actual YTD	Difference	%		2000 Budget	Actual YTD	Difference	
General Property Taxes	\$4,438,049	\$4,369,658	(\$68,391)	98.46%		\$1,030,267	\$665,423	\$364,844	
Franchise Taxes	\$1,771,233	\$1,473,956	(\$297,277)	83.22%		\$711,079	\$428,380	\$282,699	
Local Option Sales Tax	\$5,135,529	\$3,526,156	(\$1,609,373)	68.66%		\$454,711	\$287,158	\$167,553	
Other Sales & Use Taxes	\$1,047,781	\$641,327	(\$406,454)	61.21%		\$2,574,391	\$1,595,705	\$978,686	
Business Taxes	\$1,048,419	\$989,269	(\$59,150)	94.36%		\$4,308,620	\$2,816,911	\$1,491,709	
Business Permits	\$395,717	\$308,772	(\$86,945)	78.03%		\$2,053,288	\$1,303,945	\$749,343	
Non-Business Permits	\$15,346	\$11,935	(\$3,411)	77.77%					
Charges for Services	\$501,016	\$310,473	(\$190,543)	61.97%					
Fines & Forfeitures	\$1,012,311	\$558,452	(\$453,859)	55.17%					
Investment Income	\$109,999	\$109,611	(\$388)	99.65%					
Rents & Royalties	\$163,558	\$116,014	(\$47,544)	70.93%					
Other Revenue	\$6,273	\$5,209	(\$1,064)	83.04%					
Total	\$15,645,231	\$12,420,833	(\$3,224,398)	79.39%					
						Summary of Major Expenditures by City Manager			
	Description	Budget	Award	Svgs/Short	Date				
	N/A								

BUILDING DEPARTMENT

2000 MONTHLY REPORTS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2000 YEAR-TO-DATE	1999 YEAR-TO-DATE
DEVELOPMENT PERMITS:	12	21	14	17	12	11	9	12	14	10	21	6	159	309

BUILDING PERMITS:

Single Family Residential	14	11	11	14	10	8	5	16	12	3	17	8	129	264
Multi-Family Residential	0	0	0	0	399	0	0	0	0	0	192	0	591	0
Misc.-Pools/fences/additions	45	69	85	72	68	85	45	61	52	42	38	43	705	684
Commercial/Industrial	8	5	13	15	7	11	4	11	8	17	14	23	136	116

TOTAL INSPECTIONS:

	454	400	420	439	482	367	437	488	291	425	416	726	5,345	8,847
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CERTIFICATE OF OCCUPANCY:

Residential	11	17	20	18	16	16	16	19	8	11	11	5	168	301
Commercial	3	2	4	1	1	2	2	2	1	4	2	2	26	18
Multi-Family Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	6

CODE ENFORCEMENT:

Complaints	264	241	356	285	545	564	485	417	240	317	298	228	4,240	3,692
Warning	297	250	425	244	470	353	258	339	366	405	332	244	3,983	4,245
Stop Work Orders	2	4	10	6	4	8	5	4	5	3	6	3	60	66
Citations	0	2	1	1	2	0	1	4	4	2	0	2	19	39

PERMIT FEES COLLECTED:

	15,942	19,967	21,656	35,629	68,857	66,772	20,975	28,954	56,212	53,978	22,158	29,729	440,829	327,368
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POPULATION: Based on

2.9 of completed occupancy

	33,340	33,392	31,580*	31,633	31,679	31,725	31,771	31,826	31,849	31,881	31,913	31,928	31,928	33,306
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*Revised to reflect
2000 Census figures

BUILDING DEPARTMENT

2000 MONTHLY REPORTS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2000 YEAR-TO-DATE	1999 YEAR-TO-DATE
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DEVELOPMENT PERMITS:

	12	21	14	17	12								76	176
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BUILDING PERMITS:

Single Family Residential	14	11	11	14	10								60	150
Multi-Family Residential	0	0	0	0	399								399	0
Misc.-Pools/fences/additions	45	69	85	72	68								339	303
Commercial/Industrial	8	5	13	15	7								48	52

TOTAL INSPECTIONS:

	454	400	420	439	482								2,195	3,487
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CERTIFICATE OF OCCUPANCY:

Residential	11	17	20	18	16								82	111
Commercial	3	2	4	1	1								11	10
Multi-Family Residential	0	0	0	0	0								0	6

CODE ENFORCEMENT:

Complaints	264	241	356	285	545								1,691	1,400
Warning	297	250	425	244	470								1,686	1,874
Stop Work Orders	2	4	10	6	4								26	27
Citations	0	2	1	1	2								6	19

PERMIT FEES COLLECTED:

	15,942	19,967	21,656	35,629	68,857								162,051	156,839
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POPULATION: Based on

3.05 of completed occupancy

	33,409	33,461	33,522	33,577	33,626								33,626	32,727
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CRIME REPORT - MAY 2000

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2000	YTD 1999
MURDER	0	0	0	0	0								0	0
RAPE	0	0	0	0	1								1	1
ROBBERY	0	1	0	0	0								1	1
AGGRAVATED ASSAULT	0	3	1	0	1								5	4
ARSON	0	0	0	0	0								0	0
AUTO THEFT	2	0	1	7	10								20	14
THEFT	11	18	16	18	29								92	108
BURGLARY	0	2	1	1	2								6	4
TOTAL PART I CRIMES	13	24	19	26	43								125	132
ALCOHOL/DRUG ARRESTS														
DUI - TOTAL	19	16	14	6	13								68	50
DUI - ADULT	14	14	13	4	10								55	46
DUI - UNDERAGE	5	2	1	2	3								13	4
OTHER UNDERAGE														
ALCOHOL ARRESTS	7	25	24	8	7								71	58
DRUG ARRESTS	10	12	14	8	16								60	30
ARRESTS														
PROPERTY CRIMES	7	5	4	4	8								28	31
PERSON CRIMES	4	7	8	5	6								30	16
CITY ORDINANCES	41	48	51	44	59								243	168
*OTHER	126	145	127	89	135								622	556
ADMINISTRATIVE AVERAGE RESPONSE TIME	5.15	5.35	5.31	5.45	5.49								5.35	3.76
CALLS ANSWERED	3595	3637	5133	4965	5134								22,464	13,328
TRAFFIC														
CITATIONS ISSUED	673	604	576	441	634								2928	2649
WARNINGS ISSUED	611	443	403	256	558								2271	2138
ACCIDENTS - TOTAL	60	63	85	69	71								348	440

TOP 5 ACCIDENT LOCATIONS - MONTH TOTAL

1. HWY 54/HWY 74 7
2. HWY 54/WALTBANKS ROAD 3
3. HWY 54/WILLOWBEND RD. 3
4. CROSSTOWN DR/PEACHTREE PARKWAY 3
5. HWY 54/PEACHTREE PARKWAY 2

TOP 5 ACCIDENT LOCATIONS - YEAR TOTAL

1. HWY 54/HWY 74 21
2. HWY 54/WALTBANKS ROAD 18
3. HWY 54/PEACHTREE PARKWAY 17
4. HWY 74/CROSSTOWN DR. 10
5. HWY 54/HUDDLESTON DR. 9

**2000 Monthly Report
Fire/EMS Department**

Fire/Accident Calls	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	2000 Y-T-D	1999 Y-T-D
Residential	4	1	2	2	0								9	12
Business/Industrial	1	0	2	1	0								4	3
Other	109	91	116	109	107								532	498
Total Engine Response	114	92	120	112	107								545	513
Dispatched Fire Calls	59	33	51	41	34								218	214
Response Time Fire	4:44	4:47	4:06	4:44	4:34								4:35	4:56
Rescue/EMS														
Trauma	46	57	55	65	79								302	343
Medical	78	86	83	65	85								397	368
Total # Patients	124	143	138	130	164								699	711
Patients Transported	78	77	77	60	83								375	387
Dispatched EMS Calls	113	127	128	109	145								622	576
Total Medic Response	155	149	151	146	186								787	690
Dispatched Fire/EMS Total	172	160	179	150	179								840	790
Response Time EMS	4:16	3:50	4:23	3:52	4:17								4:07	4:28
EMS BILLING														
Patients Billed	93	76	73	49	59								350	395
Revenue Generated	19,699	15,463	15,140	9,473	11,872								71,647	78,314
*Total Revenue Received	21,849	16,505	9,894	4,998	2,638								55,884	57,908

*Revenue Received On All Outstanding Patient Accounts

LEISURE SERVICES MONTHLY REPORT 2000

ACTIVITY DESCRIPTION	UNIT	January	February	March	April	May	June	July	August	September	October	November	December	2000 Year to Date	1999 Year to Date
LIBRARY															
1. Books Circulated	Nun.	10,975	11,907	12,831	11,396	13,091		0	0	0	0	0	0	60,200	108,401*
2. Average Daily Traffic															
a. Monday - Saturday	Nun.	539	623	565	520	507	0	0	0	0	0	0	0	539	545
b. Sunday	Nun.	288	385	423	289	222	0	0	0	0	0	0	0	288	307
3. Story Time Participants	Nun.	85	150	182	185	174	0	0	0	0	0	0	0	776	721
4. Revenue from Overdue Books	Dis.	313	1,126	1,450	1,456	1,747	0	0	0	0	0	0	0	6,094	8,381
5. Revenue from Copy Machine	Dis.	485	1,105	1,492	540	564	0	0	0	0	0	0	0	4,168	4,542
6. Reference Assistance	Nun.	842	976	958	987	987	0	0	0	0	0	0	0	4,778	3,183
7. Internet Usage	Nun.	754	837	833	867	978	0	0	0	0	0	0	0	4,269	542
8. Renewals by Phone	Nun.	756	812	832	918	902	0	0	0	0	0	0	0	4,220	3,380
*FY98 Circulation totals skewed due to glitch in old AS400 system.															
RECREATION															
Leisure Programs															
1. Adult Athletics															
a. Ongoing Programs	Nun.	1	1	2	2	2	0	0	0	0	0	0	0	8	7
b. New Programs	Nun.	0	0	0	0	1	0	0	0	0	0	0	0	1	0
c. Participants	Nun.	285	285	1,215	1,122	1,217	0	0	0	0	0	0	0	4,124	2,803
d. Revenues	Dis.	0	0	28,065	0	35	0	0	0	0	0	0	0	28,100	30,301
e. Expenses	Dis.	146	32	6,979	4,225	3,939	0	0	0	0	0	0	0	15,321	13,421
f. Refunds	Dis.	0	0	0	857	0	0	0	0	0	0	0	0	657	656
g. Balance (+ or -)	Dis.	-146	-32	21,086	-4,882	-3,904	0	0	0	0	0	0	0	12,122	\$16,221.00
* Some figures for Jan/Feb were erroneously reported as Adult Athletics as well as Classes															
RECREATION															
Leisure Programs															
1. Classes/Programs															
a. Classes/Programs	Nun.	98	98	96	102	103	0	0	0	0	0	0	0	498	537
b. Participants	Nun.	2,055	2,139	3,794	2,143	2,562	0	0	0	0	0	0	0	12,883	9,442
c. Revenues	Nun.	16,503	17,753	24,016	18,520	17,217	0	0	0	0	0	0	0	94,007	85,774
d. Expenses	Dis.	12,908	13,460	19,088	14,628	13,395	0	0	0	0	0	0	0	73,480	67,169
e. Refunds	Dis.	180	777	64	11	0	0	0	0	0	0	0	0	1,032	305
f. balance (+ or -)	Dis.	3,415	3,516	4,863	3,880	3,822	0	0	0	0	0	0	0	\$19,495.20	\$18,302.73
2. Special Events															
a. Events	Nun.	0	0	3	7	6	0	0	0	0	0	0	0	16	18
b. Participants	Nun.	0	0	483	1,045	76	0	0	0	0	0	0	0	1,614	2,531
c. Revenues	Dis.	0	0	25	0	0	0	0	0	0	0	0	0	25	35
d. Expenses	Dis.	0	0	220	1,541	365	0	0	0	0	0	0	0	2,128	1,463
e. Refunds	Dis.	0	0	25	0	0	0	0	0	0	0	0	0	25	35
f. balance (+ or -)	Dis.	0	0	-220	-1,541	-365	0	0	0	0	0	0	0	(\$2,128.00)	(\$1,462.95)
Sports and Facilities															
1. Playing Surface Mowing	Hrs.	0	112	239	315	260	0	0	0	0	0	0	0	926	604
2. Playing Field Preparation	Hrs.	339	690	697	518	552	0	0	0	0	0	0	0	2,796	2,663
3. Building Maintenance	Hrs.	240	199	168	32	80	0	0	0	0	0	0	0	719	674
4. Parks/Pool/Tennis Courts															
a. Safety Inspections	Nun.	0	0	0	0	40	0	0	0	0	0	0	0	40	20
b. General Repairs/Maint.	Hrs.	292	210	100	48	64	0	0	0	0	0	0	0	714	928
c. Grounds/Landscape Maint.	Hrs.	308	176	96	0	48	0	0	0	0	0	0	0	628	839
5. Litter Removal	Nun.	128	128	128	128	88	0	0	0	0	0	0	0	600	626
6. Vandalism Repairs	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	68
7. Complaints Answered	Nun.	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PERSONNEL DEPARTMENT

2000 MONTHLY REPORT

REPORT PERIOD	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	2000 YTD TOTAL	1999 YTD TOTAL
1. Authorized Permanent Positions	211	211	211	211	211								211	199
2. Positions Open	16	13	11	12	11									
3. Workers Comp. Claims Filed	3	5	0	3	3								14	11
4. City Veh./Equip. Accidents	1	0	0	0	3								4	3
5. Health Insurance Claims	\$51,319	\$101,195	\$92,721	\$76,285	(-3446)*								\$ 321,520	\$ 223,525
6. Law Suit Legal Fees	\$ 598	\$ 646	\$18,378	\$ 188	\$ 1,679								\$ 21,489	\$ 4,418

2. Police Officer/Police Department (4); Assistant Building Official/Building (1); Building Inspector/Building (2); Maintenance Worker I/Public Works (4);
3. Water from trash can splashed into Maintenance Worker's eye, causing swelling/irritation (1) Recreation; Officer twisted left knee while exiting vehicle (1) Police; Officer sprained right ankle during training exercise (1) Police.
4. Officer damaged patrol car and citizen's car while driving away from stop sign (1) Police; Firefighter damaged fire engine upon striking mailbox (1) Fire; Firefighter damaged fire engine and citizen's car while backing up (1) Fire.
5. Balance remaining in health insurance account: \$164,903.
6. Hyde (\$52.00); Black (\$1,359.00); Schmittendorf (\$146.31); Pummell (\$121.60).

* Excess insurance reimbursement was greater than claims expense during May.

2000 MONTHLY REPORT
PUBLIC SERVICES DIVISION

Activity Description	Unit	2000												1999
		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
CART PATHS														
1. Const./Reconst./Overlay	Ft.	50	0	2,086	560	2,710							5,406	9,440
2. Drainage Maintenance	Hrs.	83	105	113	114	40							455	556
3. General Maintenance	Hrs.	180	414	361	114	143							1,212	1,027
4. Mowing	Hrs.	0	0	0	135	171							306	316
5. Litter Removal	Hrs.	68	45	90	53	30							286	361
FLEET MANAGEMENT														
1. Equipment Maintenance	Hrs.	43	39	43	12	15							152	91
2. Equipment Repairs	Hrs.	121	171	154	167	128							741	809
3. Vehicle Maintenance	Hrs.	76	118	133	104	133							564	356
4. Vehicle Repairs	Hrs.	237	256	283	229	243							1,248	1,262
5. Fleet Down Time	Hrs.	482	542	620	521	526							2,691	6,028
GROUNDS														
1. Litter Removal	Hrs.	321	257	464	380	217							1,639	2,394
2. Right-of-Way Mowing	Hrs.	0	0	331	653	945							1,929	1,642
3. General Maintenance	Hrs.	874	752	797	431	445							3,299	2,689
LANDSCAPE														
1. Litter Removal	Hrs.	20	32	70	68	102							292	242
2. Mowing (Sub. Entrances)	Hrs.	0	0	226	625	780							1,631	1,407
3. General Maintenance	Hrs.	657	689	544	264	196							2,350	1,385
4. Planting	Hrs.	100	0	0	23	0							123	281
RECYCLING SITE														
1. City Employees Hours	Hrs.	151	110	69	142	66							538	705
2. City Employees Salaries	Dis.	1,188	866	544	1,120	528							4,246	6,635
3. Revenues	Dis.	731	515	740	654	573							3,213	2,675
4. Participants														
a. Recycling	Num.	546	659	570	680	892							3,347	3,817
b. Composting	Num.	1,296	1,084	1,159	1,446	1,625							6,610	6,926
c. Mulch (Pick Up)	Num.	68	112	187	261	361							989	644
SIGN MAINTENANCE														
1. Building Maintenance	Hrs.	20	21	23	20	22							106	102
2. Subdivision Sign Maintenance	Hrs.	81	102	172	93	87							535	423
3. Traffic Sign Maintenance	Hrs.	148	143	82	287	162							822	639
STREETS														
1. Street Sweeping	Hrs.	8	40	16	70	55							189	175
2. Pavement Patching	Hrs.	0	213	147	154	0							514	398
3. Drainage Maintenance	Hrs.	0	102	210	117	128							557	636
4. General Maintenance	Hrs.	576	356	399	258	199							1,788	1,577
MISCELLANEOUS														
1. Vandalism	Dis.	139	79	161	89	81							549	336
2. Complaints Answered	Num.	90	38	24	34	29							215	204
3. Wash Police Cars	Hrs.	8	83	68	15	38							212	173

May

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Clerk 

VIA: City Manager 

DATE: June 29, 2000

SUBJECT: Water Use Restriction Resolution

The Department of Natural Resources has changed the water use restriction stating they do not have jurisdiction to regulate private well users or people taking water from privately owned streams. Attached is a modified resolution to reflect this change.

A RESOLUTION ISSUING A BAN ON WATER USE

WHEREAS: The City Council of Peachtree City is authorized to issue rules and regulations on the use of water in the City during times of emergency; and

WHEREAS: The City Council of Peachtree City has determined that such emergency water conditions exist within the City;

NOW THEREFORE, be it resolved by the City Council of Peachtree City that for all users of the Fayette County Water System there are indefinite restrictions for the outdoor use of water within the City limits of Peachtree City as mandated by the Georgia Department of Natural Resources;

BE IT FURTHER RESOLVED that these restrictions are as follows:

There shall be a ban on all outdoor water use from 10:00 a.m. through 10:00 p.m. seven days a week.

Persons with property numbers ending in odd numbers shall be allowed to use exterior water prior to 10:00 a.m. and after 10:00 p.m. on odd calendar days. Those persons with property numbers ending in even numbers shall be allowed such use on calendar days ending in an even number prior to 10:00 a.m. and after 10:00 p.m.

This ban shall not apply to registered businesses whose commercial activities are dependent upon the exterior use of water.

BE IT FURTHER RESOLVED that this Resolution shall remain in effect until it is repealed by the City Council of Peachtree City. This Resolution shall be effective the 6th day of July, 2000.

Mayor Robert L. Lenox

Attest: _____
City Clerk

City Council of Peachtree City

Agenda

July 20, 2000

7:00 p.m.

Becky K

- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
 - Independence Day - Parade Awards
- III. Minutes - July 6, 2000
- IV. Old Agenda Items
 - 06-00-04 Public Hearing - Rezoning - C
- V. Consent Agenda
- VI. New Agenda Items
 - 07-00-06 Consider Alcohol License - Th
 - 07-00-07 Public Hearing - Variance - Lo
 - 07-00-08 Public Hearing - Variance - Kv
 - 07-00-09 Consider Resolution - Outdoor
 - 07-00-10 Library Master Plan
 - 07-00-11 Consider Ordinance Amendment - Ethics Ordinance
- VII. Council/Staff Topics
- VIII. Executive Session

Em of M
Sup of Q

COMPOST/RECYCLING

WED 07/05/00

COMPOSTING - 59
RECYCLING - 14
MULCH - 5

SAT 07/08/00

COMPOSTING - 144
RECYCLING - 106
MULCH - 9

RAIN - 0"

cks

City Council of Peachtree City
Agenda
August 3, 2000
7:00 p.m.

- I. Pledge of Allegiance
- II. Announcements, Awards, Special Recognition
 - Recognition of outgoing Roller Hockey Association President, Gary Phelps
 - Recognition of outgoing Soccer Association President, _____
 - Recognition of outgoing Basketball Association President, _____
- III. Minutes – July 20, 2000
- IV. Consent Agenda
- V. Old Agenda Items
- VI. New Agenda Items
 - 08-00-01 Consider Zoning Ordinance – Retail Big Boxes
- VII. Council/Staff Topics
- VIII. Executive Session

Notice: This agenda is subject to change up to 24-hours prior to the meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Director of Financial Services *PS/MS*

VIA: City Manager *Jim*

DATE: June 28, 2000

SUBJECT: Bank Accounts

Pursuant to Section 34-92 of the Peachtree City Code of Ordinances, the establishment of bank accounts for the City must have prior approval by the Mayor and Council.

Therefore, staff requests approval to establish a new checking account with Peachtree National Bank for the All Children's Playground. The funds for this project are currently deposited in a savings account with Peachtree National Bank for the Peachtree City Neighborhood Parks and Recreation Fund.

PEACHTREE NATIONAL BANK
2603 HIGHWAY 54 WEST
PEACHTREE CITY, GA 30269

OWNERSHIP OF ACCOUNT - CONSUMER PURPOSE

- ☐ INDIVIDUAL ☐ _____
☐ JOINT - WITH SURVIVORSHIP (and not as tenants in common)
☐ JOINT - NO SURVIVORSHIP (as tenants in common)
☒ TRUST - SEPARATE AGREEMENT:

☐ REVOCABLE TRUST OR ☐ PAY-ON-DEATH
DESIGNATION AS DEFINED IN THIS AGREEMENT
Name and Address of Beneficiaries:

OWNERSHIP OF ACCOUNT - BUSINESS PURPOSE

- ☐ SOLE PROPRIETORSHIP
☐ CORPORATION: ☐ FOR PROFIT ☐ NOT FOR PROFIT
☐ PARTNERSHIP
☒ GOVT ENTITY

BUSINESS: Government-Local
COUNTY & STATE OF ORGANIZATION: FAYETTE GEORGIA
AUTHORIZATION DATED: 06/29/2000

DATE OPENED 06/29/2000 BY Richard Buchanan

INITIAL DEPOSIT \$ _____

☐ CASH ☒ CHECK ☐ _____

HOME TELEPHONE # 770-487-7657

BUSINESS PHONE # 770-487-7657

DRIVER'S LICENSE # _____

EMPLOYER _____

MOTHER'S MAIDEN NAME _____

Name and address of someone who will always know your location: _____

BACKUP WITHHOLDING CERTIFICATIONS

TIN: 58-1079955

☒ TAXPAYER I.D. NUMBER - The Taxpayer Identification Number shown above (TIN) is my correct taxpayer identification number.

☒ BACKUP WITHHOLDING - I am not subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding.

☐ EXEMPT RECIPIENTS - I am an exempt recipient under the Internal Revenue Service Regulations.

☐ NONRESIDENT ALIENS - I am not a United States person, or if I am an individual, I am neither a citizen nor a resident of the United States.

SIGNATURE: I certify under penalties of perjury the statements checked in this section.

X Paul J. Salvatore 7/10/00
(Date)

Business Interest Checking

ACCOUNT NUMBER 45062

ACCOUNT OWNER(S) NAME & ADDRESS

PEACHTREE CITY NEIGHBORHOOD PARKS/REC
HOLD AT BANK
PEACHTREE CITY GA 30269-

TYPE OF ACCOUNT ☒ NEW ☐ EXISTING
☒ CHECKING ☐ SAVINGS
☐ MONEY MARKET ☐ CERTIFICATE OF DEPOSIT
☐ NOW ☐ _____

This is your (check one):

☒ Permanent ☐ Temporary account agreement.

Number of signatures required for withdrawal 1

FACSIMILE SIGNATURE(S) ALLOWED? ☐ YES ☒ NO

[X]

SIGNATURE(S) - THE UNDERSIGNED AGREE(S) TO THE TERMS STATED ON PAGES 1 AND 2 OF THIS FORM, AND ACKNOWLEDGE(S) RECEIPT OF A COMPLETED COPY ON TODAY'S DATE. THE UNDERSIGNED ALSO ACKNOWLEDGE(S) RECEIPT OF A COPY OF AND AGREE(S) TO THE TERMS OF THE FOLLOWING DISCLOSURE(S):

☒ Deposit Account Disclosure ☒ Funds Availability Disclosure
☐ Electronic Funds Transfer Disclosure ☐ TIS Disclosure

FAIR CREDIT REPORTING ACT DISCLOSURE: At our discretion we may communicate information solely about our transactions or experiences with you to persons related to us by common ownership or affiliated by corporate control. We may also, at our sole and absolute discretion, communicate other information to the same persons, unless you direct us in writing at the following address within 15 days of the date hereof not to share such information: Central Processing, P.O. Box 120 Columbus, GA 31902-0120.

(1):

[X] Jim Basinger

JIM BASINGER CITY MANAGER

I.D. # _____

D.O.B. _____

(2):

[X] Robert Lenox

ROBERT LENOX MAYOR

I.D. # _____

D.O.B. _____

(3):

[X] Annie McMenamin

ANNIE MCMENAMIN COUNCIL MEMBER

I.D. # _____

D.O.B. _____

☐ Authorized Signer (Individual Accounts Only)

[X]

I.D. # _____

D.O.B. _____

PEACHTREE NATIONAL BANK
2603 HIGHWAY 54 WEST
PEACHTREE CITY, GA 30269

OWNERSHIP OF ACCOUNT - CONSUMER PURPOSE

- ☐ INDIVIDUAL ☐ _____
☐ JOINT - WITH SURVIVORSHIP (and not as tenants in common)
☐ JOINT - NO SURVIVORSHIP (as tenants in common)
☐ TRUST - SEPARATE AGREEMENT:

☐ REVOCABLE TRUST OR ☐ PAY-ON-DEATH
DESIGNATION AS DEFINED IN THIS AGREEMENT
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OWNERSHIP OF ACCOUNT - BUSINESS PURPOSE

- ☐ SOLE PROPRIETORSHIP
☐ CORPORATION: ☐ FOR PROFIT ☐ NOT FOR PROFIT
☐ PARTNERSHIP
☒ GOVT ENTITY

BUSINESS: Government-Local
COUNTY & STATE: FAYETTE GEORGIA
OF ORGANIZATION:
AUTHORIZATION DATED: 06/29/2000

DATE OPENED 06/29/2000 BY Richard Buchanan

INITIAL DEPOSIT \$ _____
☐ CASH ☒ CHECK

HOME TELEPHONE # 770-487-7657

BUSINESS PHONE # 770-487-7657

DRIVER'S LICENSE # _____

EMPLOYER _____

MOTHER'S MAIDEN NAME _____

Name and address of someone who will always know your location: _____

BACKUP WITHHOLDING CERTIFICATIONS

TIN: 58-1079955

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☒ BACKUP WITHHOLDING - I am not subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding.

☐ EXEMPT RECIPIENTS - I am an exempt recipient under the Internal Revenue Service Regulations.

☐ NONRESIDENT ALIENS - I am not a United States person, or if I am an individual, I am neither a citizen nor a resident of the United States.

SIGNATURE: I certify under penalties of perjury the statements checked in this section.

x Paul J Salvatore 7/10/00
(Date)

Business Interest Checking

ACCOUNT NUMBER 45062

ACCOUNT OWNER(S) NAME & ADDRESS

PEACHTREE CITY NEIGHBORHOOD PARKS/REC
HOLD AT BANK
PEACHTREE CITY GA 30269-

TYPE OF ACCOUNT
☒ NEW ☐ EXISTING
☒ CHECKING ☐ SAVINGS
☐ MONEY MARKET ☐ CERTIFICATE OF DEPOSIT
☐ NOW ☐ _____

This is your (check one):

☒ Permanent ☐ Temporary account agreement.

Number of signatures required for withdrawal 1
FACSIMILE SIGNATURE(S) ALLOWED? ☐ YES ☒ NO

[X]

SIGNATURE(S) - THE UNDERSIGNED AGREE(S) TO THE TERMS STATED ON PAGES 1 AND 2 OF THIS FORM, AND ACKNOWLEDGE(S) RECEIPT OF A COMPLETED COPY ON TODAY'S DATE. THE UNDERSIGNED ALSO ACKNOWLEDGE(S) RECEIPT OF A COPY OF AND AGREE(S) TO THE TERMS OF THE FOLLOWING DISCLOSURE(S):

☒ Deposit Account Disclosure ☒ Funds Availability Disclosure
☐ Electronic Funds Transfer Disclosure ☐ TIS Disclosure

FAIR CREDIT REPORTING ACT DISCLOSURE: At our discretion we may communicate information solely about our transactions or experiences with you to persons related to us by common ownership or affiliated by corporate control. We may also, at our sole and absolute discretion, communicate other information to the same persons, unless you direct us in writing at the following address within 15 days of the date hereof not to share such information: Central Processing, P.O. Box 120 Columbus, GA 31902-0120.

(1): [X] Paul J Salvatore
PAUL J SALVATORE DIR FINANCIAL SERV

I.D. # _____ D.O.B. _____

(2): [X]

I.D. # _____ D.O.B. _____

(3): [X]

I.D. # _____ D.O.B. _____

☐ Authorized Signer (Individual Accounts Only)

[X]

I.D. # _____ D.O.B. _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Director of Developmental Services 

DATE: June 29, 2000

SUBJECT: Proposed Cedarcroft Rezoning

At the Council meeting on June 15, 2000, the public hearing on the proposed rezoning of the Cedarcroft Tract was continued to the next meeting on July 6, 2000. The reason for the continuance was that the applicant asked to withdraw the request and maintain the current zoning of GC General Commercial until all City development approvals were secured and the appropriate permits issued. The applicant indicated he had been unreasonably delayed by the plat review process, and he stated he wanted to keep his options open to develop the property for commercial purposes in the event the City continues to delay his proposed residential project. Council indicated it was not comfortable in agreeing to the application being withdrawn and urged the applicant and the staff to try to work out the remaining issues prior to the meeting on July 6th.

A meeting was held on June 26th to discuss the two main preliminary plat issues: the impact of railroad noise and the buffering of the new collector road relative to homes in Wynnmeade.

With respect to the impact of railroad noise, the applicant restated the position he has maintained since the Concept Plat was approved in 1997. His position is that he will install a combination earth berm and concrete sound wall within a 40-foot buffer area along the railroad right-of-way. He contends this design is more than adequate to provide the adjoining property with a reasonable level of protection from the train noise. He feels that additional study is unnecessary and a burden on his project. However, he did agree to provide the City with some technical data as to the extent to which his proposed sound wall will actually reduce the noise of the train for the adjoining residents.

With respect to the buffering issue, the City has consistently maintained that the applicant will need to provide buffering for the portion of MacDuff Parkway adjacent to the Cedarcroft property. The purpose of the buffering is to provide a visual barrier between the existing homes

in Wynnmeade and the activity on the Parkway. The applicant agreed to have his landscape architect prepare a plan to respond to this condition prior to the July 6th meeting.

Staff recommends that the rezoning be approved for a project of up to 220 homes at a density not to exceed four units per acre (GR-4 General Residential). That rezoning should be conditioned on the resolution of the following issues:

1. The Planning Staff and the Planning Commission are not satisfied that adequate study has been given to the adverse impact train noise will have on the project as proposed. This was expressed as a concern and a condition at the time the Concept Plat was approved in 1997, and it has been restated since then in response to at least four Preliminary Plat submittals. Inasmuch as the City Planner and the Planning Commission must each sign off on the Preliminary Plat, resolution of this issue appears to be essential to the project moving forward.
2. The Planning Staff and the Planning Commission feel that a landscape plan must be prepared for the portion of MacDuff Parkway adjacent to Cedarcroft. That plan must provide for a reasonable visual separation between the homes in Wynnmeade and the activity on MacDuff Parkway. That plan must also provide for the proper landscaping of the rest of the corridor adjacent to Cedarcroft in keeping with an overall concept for the Parkway. The plan must be approved by the City Staff and the Planning Commission, and it must be fully implemented prior to the approval of the Final Plat for the first phase of Cedarcroft. It is felt that the above requirements will satisfy the landscaping and buffering conditions of Concept Plat approval, a copy of which is attached for reference purposes.

JBW/jir

Attachment



To: Mike Rossetti

From: Shane T. Neel

Date: 7/5/00

Ref: Sound Reduction

Mike,

I spoke to my engineering department and to determine the level of sound reduction, you take the noise level applied to the wall and subtract the STC value calculated for the wall. If you had an 80dB level applied to the 3" Matrix wall, it would reduce the noise to 43.9dB. Example (1): $80\text{dB} - 36.1 \text{ STC (STC calculated for 3" Matrix using US Equation)} = 43.9\text{dB}$. A 4" Matrix wall would reduce the noise to a 41.8dB. Example (2): $80\text{dB} - 38.2 \text{ STC (STC Calculated for 4" Matrix using US Equation)} = 41.8\text{dB}$. I have based these calculations on the STC values calculated by Mike Ibrahim on the attached Memo dated May 3, 2000. I hope this is the information you are looking for. I will be leaving for Memphis today but please call me if you have any questions.

Sincerely,

Shane T. Neel
Regional Sales Manager, Commercial Sales



6600 Highlands Parkway
Smyrna, GA 30082 USA
Producer of Hebel PAAC

770-308-1500 tel
770-308-1515 fax
www.matrixpaac.com

Matrix

A Producer of Hebel
Precast Autoclaved Aerated Concrete

Memorandum

To: Shane Neel

From: Mike Ibrahim 
Vice President - Corporate Development

Date: May 3, 2000

Re: STC

Shane,

In response to your inquiry regarding the STC value, Matrix PAAC does not have any ASTM test reports for 3" and 4" AAC wall systems. Our current reports are available for 6", 8" and 10" AAC products.

However, we could compute STC values using recognized equation as shown in NCMA - Tek 698 "Sound Transmission Class Ratings For Concrete Masonry Walls". In this document, STC rating is calculated in accordance with the following equation,

$$STC = 23 (w)^{0.20}$$

STC = Sound Transmission Class
w = Wall weight, psf

Wall Thickness	US Equation	ASTM E-90	Difference %
3	36.1	n/a	
4	38.2	n/a	
5	40.0	n/a	
6	41.4	44.0	6.3%
7	42.7	n/a	
8	43.9	50.0	13.9 %
9	44.9	n/a	
10	45.9	50.0	8.9 %

Typically, using this equation always yields lower values than physical testing by a difference of 6.3 - 13.9%.

Like always, please do not hesitate to call me if you have any questions about the content of this document.

Sincerely yours,

Mr. Peterson said that he would like to look at the path system a little closer through the preliminary plat process. They will possibly need to eliminate one of the access points. As with the Cascades subdivision, the staff condition involved the existing water quality basins not functioning as intended.

After discussion, a motion was made by Mr. Piet, seconded by Mr. Campbell, and unanimously adopted to approve the concept plat with the following condition: *The existing water quality basins will be maintained continuously throughout the construction of the development.*

The applicant agreed to the condition, and Ms. Holt and Mr. Campbell were designated to be the Planning Commission representatives.

06-97-03 Concept Plat: Cedarcroft Subdivision, Phase 3

Mr. Mike Lorber, the Planning Consultant for Ravin Homes, Inc., was in attendance to present Ravin Homes' proposal to develop a 218-lot cluster subdivision on approximately 63.25 acres within the Line Creek Village area.

The site is presently zoned GC, General Commercial. Surrounding developments include the proposed Line Creek Apartments site to the south, the Wynnmeade subdivision to the west, undeveloped land (presently zoned GI, General Industrial) to the north, and the existing railroad tracks and Georgia Highway 74 to the east.

The concept plat indicates two entrances from the proposed Line Creek Parkway extension. The internal street arrangement would provide a loop circulation system with several cul-de-sacs. Greenbelts are proposed around the perimeter of the site, ranging in width from 20' minimum to a maximum of 75'. Greenbelts are also proposed along internal stream systems.

Cart paths would be provided within the greenbelts and would connect with existing and proposed cart paths in the area. Buffering and screening would be provided behind those lots which are adjacent to the existing railroad tracks. A wetland exists along the southern boundary of this site which connects to a larger wetland system between this and other adjacent properties.

Although Staff and the Applicant have been working on this plan for some time and have resolved many important issues, several items remain outstanding and must be considered prior to proceeding with this plan:

1. *Fourteen (14) lots are directly adjacent to the existing railroad tracks. The proposed buffering and noise abatement plan must be studied in detail to ensure that proper consideration is given to these and other homeowners within this development. This study should include housing construction methods, foundation requirements, landscaping (including maintenance of berm and sound wall) and an analysis to determine if these homes would be marketable.*
2. *Issues pertaining to the proposed Line Creek Parkway extension must also be resolved. These include, but are not limited to, acquiring authorization from the power company to encroach into their easement, overall alignment, landscaping details, connections to Wynnmeade subdivision, installation responsibilities, utility connections and cart path locations.*
3. *The actual design of this road must be resolved and coordinated with other property owners who will utilize this road for access to proposed developments. Staff envisions a two lane-road with a median, similar to Georgian Park. The western-most lane of this road should not encroach into the existing power line easement in order to provide sufficient buffering between this lane and the existing power poles. This would also leave ample room for landscaping within the median.*

Mr. Lorber explained the changes that have been made since the first and second phases of this project and their marketing challenge to buffer the lots along the railroad tracks. He had investigated different methods that could be used to reduce the noise: retaining walls, large heavy berms, solid plant materials.

Item 7 of the Development Agreement, Exhibit "A," agreed to by CR Partners and Ravin Homes, Inc., to the City of Peachtree City, Georgia, and signed on April 30, 1996, states:

The City will not be required to pay any of the costs of infrastructure construction to serve Developers' projects. The Developers will reserve an 80-foot right-of-way for the proposed Line Creek Parkway and a 60-foot right-of-way for the proposed West Village Drive, as shown on the Conceptual Plan for Line Creek Village prepared by the Developers and submitted as part of this Development Agreement. The Developers will construct that portion of Line Creek Parkway from Highway 54 north approximately 1700 feet to the entrance of the Cedarcroft Subdivision to at least "Village Collector Standards" (as defined by City Ordinance) and will dedicate the road and it attendant right-of-way to the City at no cost to the City. The Developers will pay for and install a traffic signal and

*all necessary road improvements at the Georgia Highway 54 intersection with
Line Creek Parkway in accordance with the City and Georgia DOT requirements.*

Mr. Piet pointed out that the staff's concerns were with the road's physical location. Mr. Rast stated that two unresolved issues involve the alignment of the road and authorization from the power company (Oglethorpe) to encroach in the easement. City Staff has seen several different scenarios but nothing in writing that authorizes sharing of that easement or where the road will be aligned.

Mr. Williams stated that the plan is to take this road up through the unincorporated area and loop it back into Highway 74 near Kedron Drive. It is anticipated there may be about 1,000 acres of land that could be annexed in that area. Mr. Piet asked that Mr. Williams display the plan at the next Planning Commission meeting.

Two residents, Mr. Cal Beverly and Mr. Orville Barber, spoke regarding the need for a buffer adjacent to the Wynnmeade Subdivision. Mr. Rast said that there is the potential for landscaping as the road goes into the power line easement. Mr. Ron Reeser of The Eagle Group felt it would be fair to have the developers of the land north of Cedarcroft make some kind of contribution to the landscaping as their site plans are approved in the future. Mr. Piet felt the landscaping issue would need to be re-addressed in the future.

Mr. Rast explained the Staff's preference for a two-lane road with a median.

Mr. Lorber expressed concern for safety and noise within the subdivision. Mr. Piet was more concerned about the lots near the railroad tracks and the effect they would have on the other homes in the subdivision, especially if the noise abatement methods were not effective.

After discussion, a motion was made by Mr. Piet, seconded by Mr. Campbell, and unanimously adopted to approve the concept plat for Cedarcroft Subdivision with the following conditions:

1. *All design issues relative to the proposed Line Creek Parkway must be resolved prior to approval of the preliminary plat. These issues include, but are not limited to, location of the right-of-way relative to the utility easement, width of the right-of-way, buffering of the road relative to both Cedarcroft and the Wynnmeade subdivision, and the design of the road itself to include a landscaped median.*
2. *All issues relative to design and construction of the proposed noise abatement (i.e., berming, retaining walls, landscaping, building materials, etc.) adjacent to the*

railroad tracks should be examined in detail prior to submittal of the preliminary plat. A separate plan detailing how noise abatement will be addressed should be prepared and presented to City Staff and the Planning Commission Representative for review prior to submittal of the preliminary plat.

3. *These conditions should be resolved by the Applicant working with City Staff and the designated Planning Commission Representative. Any major revisions to the approved concept plat must be resubmitted to the Planning Commission for final approval. Any issues that cannot be resolved at the Staff level may be brought back to the Planning Commission for final resolution.*

Mr. Lorber agreed to the conditions, and Mr. Piet and Mr. Saunders were designated to be the Planning Commission representatives for this project.

06-97-04 Conceptual Site Plan: Line Creek Apartments

Mr. Ron Reeser of The Eagle Group was in attendance to present the proposed conceptual site plan which was originally presented to the Planning Commission on April 28, 1997. At that meeting, Staff outlined several issues that needed to be addressed by the Applicant prior to rendering a decision on this proposal. A motion was made to table this item to allow the Applicant time to update his drawing and provide a written response to the issues discussed.

City Staff met with the Applicant and other members of the development team on May 7, 1997, to discuss this project. As requested, the Applicant provided a written response to each item identified at the Planning Commission meeting and discussed other issues pertaining to development of this project. The majority of the responses provided were satisfactory. However, several items remain outstanding and must be considered prior to proceeding with review of this project. Specifically, numbers 2, 3 and 5 must be addressed.

Following is a brief summary of Staff's position on these issues:

Item 2 - The gross acreage of this site is approximately 29.95 acres. This includes the acreage within the proposed Line Creek Parkway and West Village Drive rights-of-way. It is Staff's position that acreage within road rights-of-way cannot be calculated to determine overall density of a particular parcel. Therefore, subtracting the total acreage within the rights-of-way from the gross acreage of the site leaves a *net* acreage of approximately 25.86 acres. The site plan indicates that 399 apartment units will be constructed on approximately

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: June 9, 2000
SUBJECT: Request to Withdraw the Cedarcroft Rezoning

Mayor Lenox, David Rast and I met with Mike Rossetti and Doug Dillard to discuss subject withdrawal request. Mr. Dillard explained that the reason for the withdrawal request was due to the city's refusal to issue the necessary permits on the project so that construction could commence. Mayor Lenox explained that due to the proximity of the railroad tracks to a number of the homes, the Building Department would not issue the permits until a noise and vibration study had been completed. Mayor Lenox further stated that Mr. Rossetti would then have to take whatever recommended actions, if any, contained in the report that are necessary to abate any noise and/or vibration problems.

United Consulting is presently accomplishing such a study, and a preliminary report is expected to be completed and evaluated prior to the Council meeting. Additionally, we have asked a representative of United Consulting to attend the meeting. If at all possible, staff will forward the report and staff analysis to Council prior to the meeting.

Finally, the Planning Commission minutes of their hearing on this rezoning request will be completed and forwarded to Council Monday, May 12.

Cc: Director Developmental Services
City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: May 30, 2000
SUBJECT: Cedarcroft Rezoning

The attached letters are forwarded for your information and consideration. As you may know, this property is currently zoned General Commercial, and it is adjacent to the property on which WalMart is tentatively planned to be located. As you also may know, Council does have the option of either permitting the rezoning request to be withdrawn, or Council may proceed with the rezoning hearing as scheduled. Staff would welcome any comments, opinions, etc., you may have on this issue.

Cc: Director Development Services
City Planner
City Clerk

RAVIN HOMES, INC.
BUILDERS & DEVELOPERS

May 24, 2000

Mr. Jim Williams
Director of Developmental Services
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

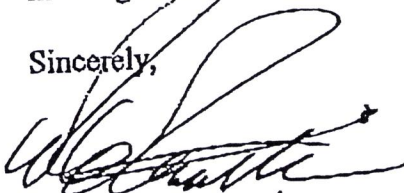
Re: Proposed rezoning, Cedarcroft Tract from General Commercial to GR-4. PH-00-06

Dear Jim:

Please be advised and consider this a formal demand that Ravin Homes, Inc. wishes to withdraw its request to rezone the above referenced property.

You may remove our request for a public hearing from the agenda for the City Council meeting scheduled for June 15, 2000.

Sincerely,



V. Michael Rossetti
President

Cc: Jim Basinger ✓
Mayor and City Council
Doug Dillard



DILLARD & GALLOWAY, LLC

ATTORNEYS AT LAW

1500 MONARCH PLAZA
3414 PEACHTREE ROAD, N.E.
ATLANTA, GEORGIA
30326

G. DOUGLAS DILLARD

Direct Dial Number:

(404) 965-3682

TELEPHONE
(404) 965-3680
FACSIMILE
(404) 965-3670

May 25, 2000

Via Facsimile and U.S. Mail

Mayor Robert L. Lenox
and Members of the City Council
of Peachtree City
City Hall of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Re: Proposed Rezoning, Cedarcroft Tract from General Commercial to GR-4
Application No. PH-00-06

Dear Mayor Lenox and Members of the City Council:

This letter is to formally request a withdrawal without prejudice of the above-captioned Application. At the time Mr. Rossetti filed this Application, it was his understanding that he would receive final approval to proceed with his development. There seems to be continuing unresolved issues which prevent his receipt of appropriate permits to commence construction

As I read the Development Agreement, Mr. Rossetti's obligations to rezone the property anticipated his ability to develop property for residential purposes in accordance with his conceptual and preliminary plans. In as much as these have not been approved and issued to Ravin Homes, it is imperative that the zoning remain unchanged until the property owner and the City can resolve all issues relative to the development of this property for residential purposes. Therefore, we will be requesting a withdraw without prejudice when this matter comes before you on June 15, 2000.

Very truly yours,

DILLARD & GALLOWAY, LLC



G. Douglas Dillard

GDD/drd

cc: Mr. Michael Rossetti

POSITION PAPER
Proposed Rezoning: Cedarcroft Tract
Director of Developmental Services
May 25, 2000

Situation:

The land proposed for development as the Cedarcroft project is currently zoned GC General Commercial. As a part of a Consent Order and Judgment dated May 17, 1996, Ravin Homes, Inc., the owner of the Cedarcroft tract, agreed to initiate a rezoning of the property to an appropriate residential classification (Attachment "A", paragraph 1). On May 9, 2000, Ravin Homes initiated a request to rezone the property to GR-6 General Residential (Attachment "B").

Facts:

1. The total area of the Cedarcroft tract is 63.25 acres (Attachment "C").
2. The Conceptual Plat for the Cedarcroft development includes 218 lots (Attachment "D"), at a gross density of 3.45 units per acre.
3. Cedarcroft is bordered on the east by the CSX Railroad; on the north by the Katz property zoned GI General Industrial and Agricultural (Fayette County); on the west by MacDuff Parkway and Wynnmeade (R-1 Residential); and on the south by the proposed Wal-Mart site (GC General Commercial) and the Summit Apartments site (399 units under construction) currently zoned GC General Commercial but scheduled to be rezoned to GR General Residential as a part of the same Consent Order that applies to Cedarcroft.
4. At its meeting on May 22, 2000, the Planning Commission unanimously voted to recommend that the proposed zoning be approved but that the category not be GR-6 as requested. Instead, it should be GR-4 General Residential to reflect the actual density of the project (3.45 units per acre). The applicant agreed to this change. The minutes of that meeting have not yet been prepared.

Recommendation:

The staff recommends that the rezoning be approved for GR-4 General Residential as agreed at the Planning Commission meeting on May 22nd.

JBW/jir

Attachments "A" - "D"

DEVELOPMENT AGREEMENT
EXHIBIT "A"

This development agreement is agreed to by CR Partners and Ravin Homes, Inc., ("Developers") to the City of Peachtree City, Georgia (the "City") to settle and resolve the issues raised in two declaratory judgment lawsuits pending in the Superior Court of Fayette County under Civil Action Nos. 95V-1571E and 96V-0164E and to provide for the orderly development of the property described herein.

1. This agreement provides for the development of the following two tracts of land which are the subject of the referenced litigation (collectively referred to as the "Property"):
 - (a) A tract of approximately 38 acres along Ga. Highway 54 to be developed by CR Partners for multi-family residential use (the "38 Acre Tract"); and
 - (b) A tract of approximately 63 acres adjoining the 38 Acre Tract, to be developed by Ravin Homes, Inc. for single family residential use (the "63 Acre Tract").
2. Developers agree to forego any multi-family development on the 63 Acre Tract, thereby giving up a 300 unit apartment development which was planned and approved for the 63 Acre Tract. Instead, the 63 Acre Tract will be developed by Ravin Homes, Inc. solely for single family homes, comprising up to 220 units at a density not to exceed four units per acre.
3. The multi-family housing component of the overall development will be moved to the 38 Acre Tract portion of the Property. The total number of residential units in this apartment community will not exceed 399 units and the density of the development will not exceed 14.7 units per acre.
4. Developers agree that the quality of the apartment development on the 38 Acre Tract will be equal to or better than the apartment complex in the City of Peachtree City named "Balmoral Village." In meeting the "equal to or better than" standard, the Developers agree to include the following features:
 - (a) Perimeter landscape buffers at least 50 feet wide;
 - (b) Heavy internal landscaping;
 - (c) Landscaped areas, including buffers, comprising at least 20% of the total site;
 - (d) Significant tree-save areas;
 - (e) Two swimming pools;
 - (f) Two lighted tennis courts or a working agreement, acceptable to the City of Peachtree City, with the Tennis Center;
 - (g) A play court with basketball and volleyball capability;
 - (h) A multi-purpose community room with space for parties, special events and tenant meetings;

- (i) Two laundry areas;
- (j) A fitness studio;
- (k) A central trash compactor, buffered from the living units;
- (l) Convenient areas for recycling solid waste;
- (m) Golf cart storage and recharge areas;
- (n) A covered facility for washing vehicles;
- (o) A viable tenant association that can work with management and coordinate with the City; and
- (p) A management group that has strict tenant rules, is willing and able to enforce those rules, is willing to work closely with the tenants to maintain and improve the project, and will participate with other management groups and City officials in a community-wide tenant improvement program.

All of the above-stated features will be accomplished in a manner that is consistent with City ordinances.

5. The City will cooperate with the Developers as it cooperates with any other developer to assist the Developers in obtaining sewer access to serve the 38 Acre Tract and the 63 Acre Tract. In the event the Developers are unable to acquire such sewer access in time to meet construction deadlines, nothing herein shall be construed to prevent Developers from seeking to obtain sewer access by other means.
6. The Developers will plan and design the development to allow access to Wynnmeade subdivision and will dedicate, at no cost to the City, sufficient right of way for such access; however, the cost of constructing the access, should the City elect to construct such access, will be borne by the City.
7. The City will not be required to pay any of the costs of infrastructure construction to serve Developers' projects. The Developers will reserve an 80-foot right of way for the proposed Line Creek Parkway and a 60 foot right of way for the proposed West Village Drive, as shown on the Conceptual Plan for Line Creek Village prepared by the Developers and submitted as part of this Development Agreement. The Developers will construct that portion of Line Creek Parkway from highway 54 north approximately 1700 feet to the entrance of the Cedarcroft subdivision to at least "Village Collector Standards" (as defined by City Ordinance) and will dedicate that road and its attendant right of way to the City at no cost to the City. The Developers will pay for and install a traffic signal and all necessary road improvements at the Georgia Highway 54 intersection with Line Creek Parkway in accordance with City and Georgia D.O.T. requirements.
8. The Developers will pay an impact fee of \$1,314.00 per dwelling unit if, under City ordinances, the impact fee assessment is made no later than January 1, 1997.
9. The Developers will comply with all City Ordinances and will perform all construction at least in accordance with established city standards.

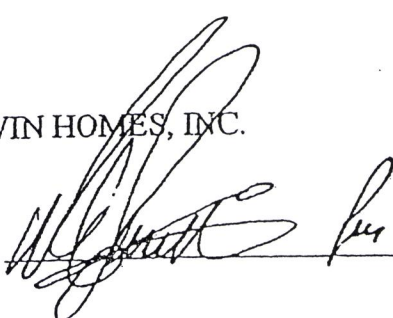
10. The City, at its election and at City expense, is entitled to make a subdivision entrance road connection between the Line Creek Parkway and the Wynnmeade Subdivision at or near the point where West Village Drive intersects with Line Creek Parkway. Developers will donate the right of way for this entrance to the City.
- * 11. As part of an overall development agreement, the Developers will consent to initiate a rezoning of the Property to single family and multi-family residential classifications which reflect the actual uses of the Property, after the consent order and judgment contemplated in paragraph 14 has been entered.
12. The details of implementing this agreement will be handled by Developers and the Peachtree City Planning Commission and a site plan will be prepared and submitted to the Planning Commission for approval.
13. Developers acknowledge that, as an integral part of this Development Agreement, City Council will adopt a resolution concerning this Development Agreement (a true and accurate copy of said Resolution is attached hereto and reflects additional obligations and agreements of the parties). Developer agrees to abide by the terms of the said Resolution as though those terms were set forth herein.
14. The terms of this agreement will be incorporated into a consent order and judgment to be prepared by counsel for Developers and the City and filed in Court to resolve the two lawsuits referenced above.

Executed this 30 day of ^{April}~~March~~, 1996.

C R PARTNERS

BY: _____

RAVIN HOMES, INC.

BY:  _____

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property: 63.250 ACRES OWNED BY RAVIN HOMES, INC.
APPROX. 1600' NORTH OF Hwy 54, BOUNDED BY WYNNHEA SUBDIVISION
ON THE WESTERN BOUNDARY AND THE CSX RAILROAD ON THE EASTERN
BOUNDARY.

This property is presently zoned: GENERAL COMMERCIAL

The proposed zoning classification is: GR-6

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

Signature: [Signature] PRESIDENT

Owner: RAVIN HOMES, INC.

Agent: V. MICHAEL ROSSETTI

Address: 31 P.O. Box 2394, PEACHTREE CITY, GA - 30269

Phone: 770-487-9608 Date: 3/13/00

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

Signature: [Signature] JAMES B. WILKINS

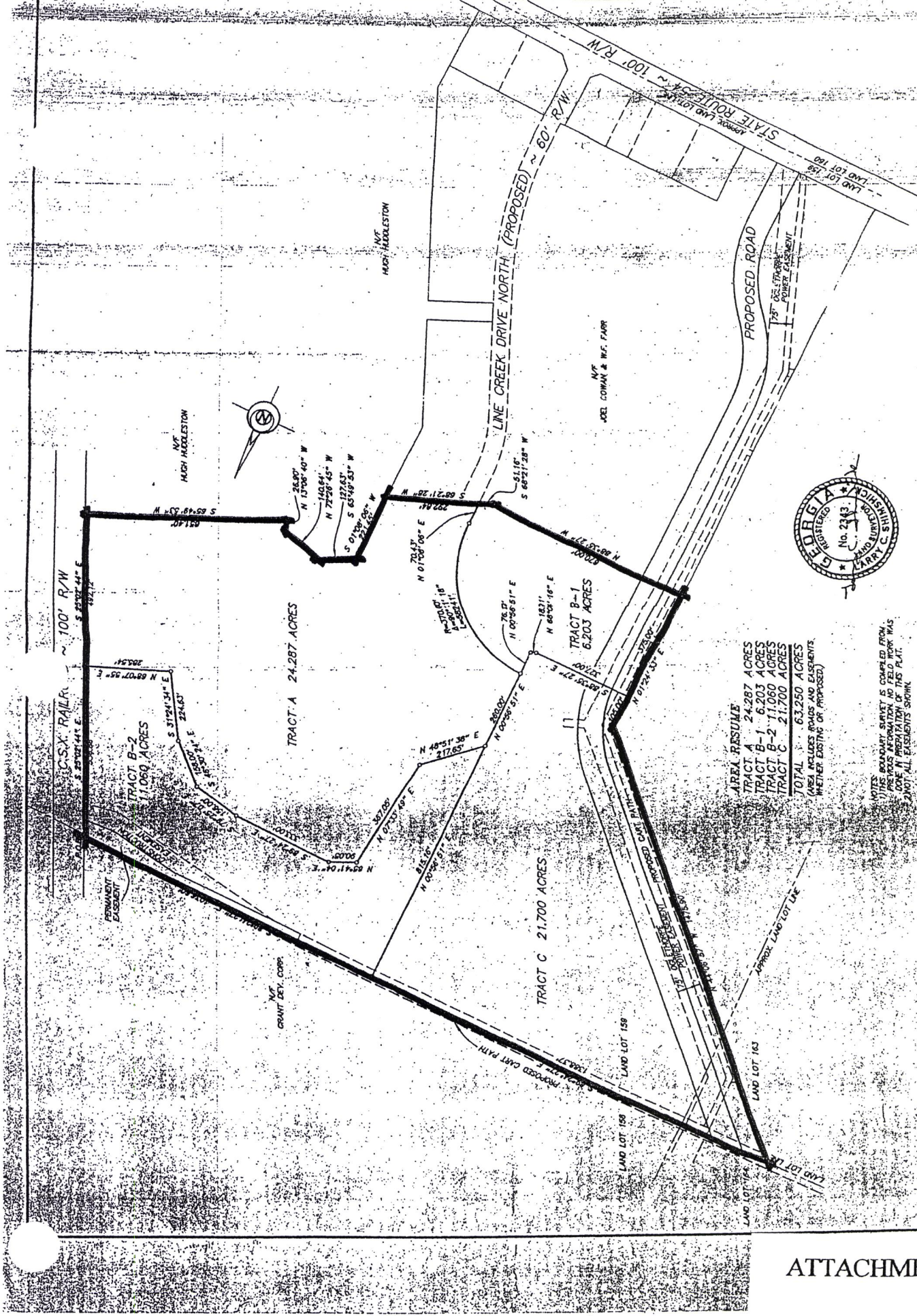
Title: ZONING ADMINISTRATOR

Date: MAY 9, 2000

Request Number: 2000-05

Date of Planning Commission Public Hearing: MAY 22, 2000

Date of City Council Public Hearing: JUNE 15, 2000



ATTACHMENT "C"

jefferson consultants consulting engineers & surveyors — planners P.O. BOX 2627 PEACHTREE CITY GEORGIA 30369 PH. 404-487-9220 FAX 404-487-9225	PREPARED FOR RAVIN HOMES, INC.		LAND LOTS 159 & 163 7th DISTRICT FAYETTE COUNTY, GA SCALE: 1" = 200'	DATE: 8-23-95 REV: REF: JOB NO. 940405
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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Clerk 

VIA: City Manager 
Director of Financial Services

DATE: June 19, 2000

SUBJECT: Alcohol License Application – (New) – Line Creek Liquor

Virsat, Inc. has submitted an application for an alcohol license for a new liquor store, Line Creek Liquor, which will be located at 2763 B, Highway 54 West. Virsat, Inc. has requested that the corporation be named as the Licensee in care of Mr. Spencer Kanner. Ms. Shirin Nathani has requested to be appointed as the License Representative.

The application is complete and in order for your consideration on July 6th. Ms. Nathani will not be able to attend the meeting; however, Mr. Kanner will be present to answer any questions you may have.



151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
(770) 487-7657

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: Line Creek Liquor		Business Location: 2763 B, Hwy 54 West, Peachtree City, Ga. 30269			
Nature of Business: Retail Package Dealer		Mailing Address: 112 Thomas Overby Drive Sharpsburg, Ga. 30277		Business Phone Number: (770) 251-8224	
Name of Licensee: VIRSAT, Inc.		Home Address: 112 Thomas Overby Drive Sharpsburg, Georgia 30277		Home Phone Number: (770) 251-6096	
Name of License Representative: Shirin Nathani		Home Address: 7616 N. Brian Ridge Court, Riverdale, Ga. 30296		Home Phone Number: (770) 997-3445	
Please indicate type of licenses applying for:					
Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☐ Malt Beverage		☒	☐ Malt Beverage		☐ Malt Beverage
☐ Wine		☒	☐ Wine		☐ Wine
☐ Distilled Spirits		☒	☐ Distilled Spirits		☐ Distilled Spirits
Please provide complete information according to type of business entity (use separate sheet if necessary):					
Individual - Owner Name:		Home Address:		Phone Number:	
Partnership - Partner's Names:		Home Addresses:		Phone Numbers:	
Close Corporation Name: VIRSAT, Inc.		Close Corporation Addresses: 112 Thomas Overby Drive Sharpsburg, Georgia 30277		Phone Number: (770) 251-6096	
Officers of Close Corporation: Mohammad Iqbal Khimani Spencer Edward Kanner		Home Addresses: 145 Lofty Eagle Lane, Fayetteville, Georgia 30214 112 Thomas Overby Drive, Sharpsburg, Georgia 30277		Phone Numbers: (770) 719-8765 (770) 251-6096	
Directors of Close Corporation:		Home Addresses:		Phone Numbers:	
Stockholders of Close Corporation: Mohammad Iqbal Khimani Spencer Edward Kanner		Home Addresses: 145 Lofty Eagle Lane, Fayetteville, Georgia 30214 112 Thomas Overby Drive, Sharpsburg, Georgia 30277		Phone Numbers: (770) 719-8765 (770) 251-6096	
Corporation Name: VIRSAT, Inc.		Corporation Address: 112 Thomas Overby Drive Sharpsburg, Georgia 30277		Phone Number: (770) 251-6096	
Name of GA Registered Agent named for service process: Spencer Edward Kanner		Home Address: 112 Thomas Overby Drive, Sharpsburg, Georgia 30277		Phone Numbers: (770) 251-6096	
Is any person who will own an interest in the license/licenses an employee of the City of Peachtree City? NO					



**AFFIDAVIT AND CRIMINAL HISTORY CONSENT FORM
FOR ALCOHOLIC BEVERAGE LICENSE APPLICATION
WITH THE CITY OF PEACHTREE CITY**

I, SHIRIN NATHANI (PRINT FULL NAME),
swear that I am at least 21 years of age and am competent to provide this Affidavit.

My address is: 7616 N. Briar Ridge Ct, Riverdale GA 30296
ADDRESS CITY STATE ZIP

I have resided at this address for: 9 YRS (PRINT LENGTH OF TIME)

Previous addresses for the last 10 years are as follows: 6551 Forest Dr #209 Riverdale GA 30274
9 YRS.

My Social Security #: 864-37-4012 My Driver's License #/State: 629809640 GA

My Date of Birth is: 4-27-49 Race: Asian Sex: F

I have not, within 5 years prior to the date of this application, been convicted of, nor entered a plea of nolo contendere to, any felony or a misdemeanor relating to the sale or use of alcoholic beverages or illegal drugs.

I ~~have~~ have not ever been ever arrested for a crime. If so, please list details below and the disposition of the arrest. Attach a separate sheet if necessary:

I ~~have~~ have not ever had beneficial interest in any other alcoholic beverage business in this or any other state in which the alcohol license was denied, revoked or other disciplinary action taken. (Beneficial interest here means when a person holds the license in his own name or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest, or derives any economic benefit from, or has control over a business.) If so, please describe in detail. Attach a separate sheet if necessary:

I ~~am~~ / am not the applicant for license representative. If so, I swear that I am a manager of the business and a resident of the State of Georgia.

I have read the Peachtree City Ordinance regarding the sale of alcoholic beverages and I understand and will comply with the rules and regulations.

I hereby authorize the PEACHTREE CITY POLICE DEPARTMENT to receive any criminal history record information pertaining to me, which may be in the files of any state or local criminal justice agency.

I solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for city license for sale of alcoholic beverages are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

Shirin Nathani
SIGNATURE OF APPLICANT



I hereby certify that the foregoing applicant is personally known to me, that he/she signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and under oath actually administered to me, has sworn that said statements and answers are true.

NOTARY PUBLIC: [Signature] This 15 day of June, 2000



**AFFIDAVIT AND CRIMINAL HISTORY CONSENT FORM
FOR ALCOHOLIC BEVERAGE LICENSE APPLICATION
WITH THE CITY OF PEACHTREE CITY**

I, Spencer Edward Kanner (PRINT FULL NAME), swear that I am at least 21 years of age and am competent to provide this affidavit.

My address is: 112 Thomas Overby Drive, Sharpsburg, Ga. 30277. I have resided at this address for: 6 years and 2 months. My previous addresses for the last 10 years are as follows: 320 Rivertown Road, Fairburn, Ga

Social Security #: 267-80-0859 Driver's License #/State: 025001674

Date of Birth is: 07-27-49 Race: Cauc. Sex: Male

I ~~have~~ have not within 5 years prior to this application, been convicted of, (or entered a plea of nolo contendere to) any felony or misdemeanor relating to the sale/use of alcoholic beverages or illegal drugs.

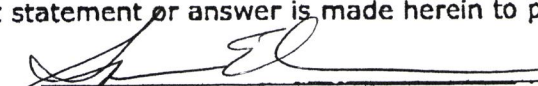
I ~~have~~ have not ever been ever arrested for a crime. If so, details below and the disposition of the arrest are listed below. I understand that failure to disclose any arrest (including DUI's) may result in denial of the application.

(Attach a separate sheet if necessary.)

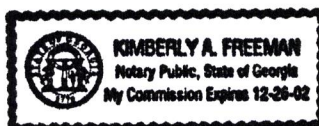
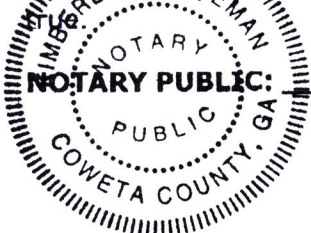
I ~~have~~ have not ever had beneficial interest in any other alcoholic beverage business in this or any other state in which the alcohol license was denied, revoked or other disciplinary action taken. (**Beneficial interest here means when a person holds the license in his own name or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest, or derives any economic benefit from, or has control over a business.**) If so, please describe in detail. Attach a separate sheet if necessary:

I ~~am~~ am not the applicant for license representative. If so, I swear that I am a manager of the business and a resident of the State of Georgia.

I have read the Peachtree City Ordinance regarding the sale of alcoholic beverages and I understand and will comply with the rules and regulations. I hereby authorize the PEACHTREE CITY POLICE DEPARTMENT to receive any criminal history record information pertaining to me, which may be in the files of any state or local criminal justice agency. I solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for city license for sale of alcoholic beverages are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.


SIGNATURE OF APPLICANT

I do hereby certify that the foregoing applicant is personally known to me, that he/she signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and under oath actually administered to me, has sworn that said statements and answers are



This 20th day of June, 2000.



Peachtree City

Georgia

State of Georgia

City of Peachtree City:

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

Spencer Edward Kanner
Name

112 Thomas Overby Drive Sharpsburg, GA 30277
Address

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

James V. Murray (no)
Signature

6/29/00
Date

Claudia Stapleton
Witness



Peachtree City

Georgia

State of Georgia

City of Peachtree City:

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

Shirin Nathani

Name

7616 N. Brian Ridge Court Riverdale, GA 30296

Address

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

James V. Murray
Signature

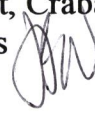
6/29/00
Date

Clarence Stapleton
Witness

POSITION PAPER

Proposed Rezoning: Lynch/Peachtree City Holdings Tract, Crabapple Lane West
Director of Developmental Services

June 29, 2000



Situation:

The owners of a 60.8-acre tract at the northwest corner of GA 74 North and Crabapple Lane West have filed an application to rezone their property to accommodate a residential development of 200 single-family lots at a gross density of 3.3 units per acre (Attachment "A").

Facts:

1. The property is currently under two ownerships. The larger of the two parcels is owned by Mr. and Mrs. Lynch (46.4 acres). The second parcel is owned by Peachtree City Holdings (14.4 acres) (see Attachment "B").
2. The Lynch parcel is currently zoned AR Agricultural, and the Peachtree City Holdings property is currently zoned R-43 Residential (Attachment "B").
3. The proposed zoning classification is LUR Limited Use Residential for 200 single-family units. A site plan has been prepared to illustrate the proposed layout (Attachment "C").
4. The Land Use Plan indicates the property should be developed as single-family low density with a minimum lot size of one acre.
5. The Land Use Plan Update of 1995 indicates the Lynch property should be considered for rezoning to R-43 Residential to be consistent with the existing zoning on the adjacent Peachtree City Holdings parcel. It further suggests that both parcels should be developed together in accordance with a unified plan.
6. The tract proposed for rezoning is bordered on the west by land in the city zoned AR Agricultural and land in Tyrone zoned for a Mobile Home Park.
7. It is bordered on the north by land in Tyrone zoned for agricultural and low-density residential use.
8. It is bordered on the east by GA 74, by land owned by Fayette County and used for a water tower, by land owned by Georgia Power for use as an electrical substation, and by land owned by Peachtree City and used as a fire station.
9. It is bordered on the south by Crabapple Lane. Across Crabapple Lane, the land is zoned R-43 Residential and AR Agricultural.

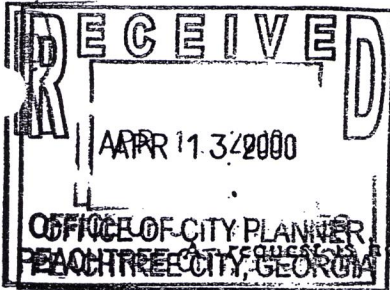
10. The improvements to the GA 74/Crabapple intersection and the improvements to Crabapple Lane were predicated on the assumption that all future development in that area, including the subject property, would be in accordance with the Land Use Plan at low-density residential standards.
11. At its meeting on June 12, 2000, the Planning Commission voted to recommend that the proposed rezoning be denied. A copy of the unapproved minutes is included as Attachment "D."

Recommendation:

The staff recommends that the proposed rezoning be denied because it is not in accordance with the Land Use Plan and would be out of character with other existing development that is adjacent and nearby.

JBW/jir

Attachments "A" – "D"



REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

the following described property: _____ hereby being made to change the zoning classification of
See Attached Legal Description.

This property is presently zoned: AR

The proposed zoning classification is: LUR

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

Signature: Ronald S. Lynch, Deborah C. Lynch
Owner: Ronald S. Lynch, Deborah C. Lynch and Diversified Environmental Sciences, Inc.
Agent: G. Douglas Dillard, Esq.
Dillard & Galloway, Esq.
Address: 3414 Peachtree Road, N.E., Suite 1500, Atlanta, GA 30326
Phone: 404-965-3682 Date: _____

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

Signature: James B. Wilkins
Title: Director of Development
Date: May 23, 2000
Request Number: 2000-06
Date of Planning Commission Public Hearing: June 12, 2000
Date of City Council Public Hearing: July 6, 2000

7-27-1998 4:03PM

FROM CITY OF PEACHTREE CITY 7706312505

P.3

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property: See Attached Legal Description.

This property is presently zoned: R-43

The proposed zoning classification is: LUR

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

Signature: Wray A. Russell

Owner: PEACHTREE CITY HOLDINGS, L.L.C.

Agent: G. Douglas Dillard, Esq.

Address: Dillard & Galloway, ESq.
3414 Peachtree Road, N.E., Suite 1500, Atlanta, GA 30326

Phone: 404-965-3682

Date: _____

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

Signature: James B. Dillard

Title: Director of Development

Date: May 23, 2000

Request Number: 2000-06

Date of Planning Commission Public Hearing: June 12, 2000

Date of City Council Public Hearing: July 6, 2000

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

3. **Peachtree City has almost completed its development of single-family properties. This is one of the few remaining undeveloped tracts in Peachtree City and is appropriate to provide a mix of housing in order to accommodate and ensure a balance of a variety of housing types in order that people who desire different types of housing can be given an opportunity to live and work in Peachtree City.**

The property is currently zoned agricultural and has no reasonable economic use as currently zoned. Additionally, the same is significantly detrimental to the property owner and has no benefit to the public as currently zoned.

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

8. **There are no major natural, geographic or cultural features which presently exist on or near the property. The intersection of GA Highway 74 and Crabapple Road has commercial, office, residential and community service facilities. Located immediately adjacent to the subject site is a fire station and water tower, west of the subject site is a developed subdivision under R-12 of the Peachtree City Ordinance; and adjacent to Peachtree City is the City of Tyrone, which property is likewise developed as similar densities. In light of this type of land use along Crabapple Road, this request is consistent with these existing land use patterns.**

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

- 11. The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. The request is consistent with these recommendations of the Plan.**

The proposal is consist with existing uses of adjacent and nearby property. This will be basically a single-family community and will be consistent with the uses which are already present in the immediate vicinity of the subject property.

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

12. How will the proposed rezoning affect the City, with respect to:

- a) **Tax Base – Based on 150 homes with an average sales price of approximately \$200,000, calculated on the current county mileage rate, the additional property tax base would be \$963,000.**
- b) **Public Education – Addressed in letter from Fayette County Board of Education attached.**
- c) **The proposed rezoning of the property would not cause substantial detriment to the public good or impair the purposes and intent of the public services provided by the City of Peachtree City. The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. This request is consistent with those recommendations of the Plan.**
- d) **The property is located adjacent to the Satterwaite Fire Station thereby causing no apparent adverse affect or additional burden on the fire or emergency medical services provided by the City of Peachtree. The property will be basically a single family community and will be consistent with the uses which are already present in the immediate vicinity as well as throughout Peachtree City.**
- e) **The intersection adjacent to the property has recently undergone major improvements including an existing traffic light with turn arrows and acceleration/deceleration lanes. While the development will increase traffic, the intersection of Crabapple Road and GA Highway 74 has the capacity to accommodate the additional trips per day to be generated by the proposed zoning change.**

- f) All major utilities are currently available to the property.**
- g) All environmental protection laws will be complied with during the engineering and development process. The property under its current zoning of agricultural has no reasonable economic use. Additionally, the same is significantly detrimental to the property owner and has no benefit to the public.**
- h) The proposed community will be a Swim/Tennis maintained by a Homeowners Association supported with monthly dues.**
- i) The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. The request is consistent with the recommendations of the Plan.**



FAYETTE COUNTY BOARD OF EDUCATION

P.O. BOX 879

FAYETTEVILLE, GEORGIA 30214-0879

PHONE: (770) 460-3535

FAX: (770) 460-8191

April 11, 2000

DR. JOHN D. DECOTIS
SUPERINTENDENT

BOARD MEMBERS:
DEBBIE CONDON, CHAIR
GREG POWERS, VICE-CHAIR
CONNIE HALE
MICKEY LITTLEFIELD
WOODY SHELNUTT

Planning and Zoning Department
Attention: Jim Williams
151 Willowbend Road
Peachtree City, Georgia
302269

Subject: Rezoning for Jimmy Halligan, Land Lot 135, District 7

The Fayette County Board of Education Facilities Planning Division has reviewed the above listed request for rezoning and is providing the information listed below.

If this application is approved, school system data shows it will impact the schools listed below as follows:

School	Facility Capacity	Current Enrollment	Previous rezoning request increases	This rezoning will increase Students by	Trailers currently on site
Kedron Elem	800	814	478	170	6
Booth Middle	900	1076	182	42	13
McIntosh High	1476	1417	182	42	6

I hope this information will be beneficial in your deliberations for this rezoning request.

Sincerely,

A handwritten signature in cursive script that reads "John D. Decotis".
Dr. John DeCotis
Superintendent

LETTER OF INTENT**Sec. 1304**

- (d) The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:

- (1) **WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:**

The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. The Application is consistent with these recommendations of the Plan in that the same will not exceed 3 units to the acre.

- (2) **WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

The intersection of GA Highway 74 and Crabapple Road has commercial, office, residential and community service facilities. Located immediately adjacent to the subject site is a fire station and a water tower; west of the subject site is a developed subdivision under R-12 of the Peachtree City Ordinance; and adjacent to Peachtree City is the City of Tyrone, which property is likewise developed at similar densities. In light of this type of land use along Crabapple Road, the Application is consistent with these existing land use patterns.

- (3) **WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT AND NEARBY PROPERTY:**

The proposal is consistent with existing uses of adjacent and nearby property. This will be basically a single-family community and will be consistent with the uses which are already present in the immediate vicinity of the subject property.

- (4) **WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:**

The subject site is currently zoned agricultural and has no reasonable economic use as currently zoned. Additionally, the same is significantly detrimental to the property owner and has no benefit to the public as currently zoned.

- (5) WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

While the development will increase traffic, the intersection of Crabapple Road and GA Highway 74 has the capacity to accommodate the additional trips per day to be generated by the proposed zoning change. Utilities are available at the site with a fire station and water tower located immediately adjacent to the same. There will be additional students generated by this development, however, the school system can accommodate these additional students.

- (6) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTIVE GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

Peachtree City has almost completed its development of single-family properties. This is one of the few remaining undeveloped tracts in Peachtree City and is appropriate to provide a mix of housing in order to accommodate and ensure a balance of a variety of housing types in order that people who desire different types of housing can be given an opportunity to live and work in Peachtree City.

The LUR district allows the Applicant and the City to work together to ensure greater flexibility and sensitivity both aesthetically and environmentally in the design and development of this residential community. By attaching dwelling units, clustering them together and also providing for detached single-family homes, the Applicant is given the opportunity to deal with the difficulty in development presented by the water tower and fire station, and to then transcend away from these undesirable land uses to those portions of the property which can be developed for more traditional single-family detached uses.

The portions of the Peachtree City Zoning Ordinance as applied to the Property which classify or may classify the Property into the AR zoning district or to any zoning district other than the LUR zoning district as requested by the Applicant would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

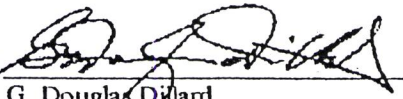
The application of the Peachtree City Zoning Ordinance to the Property which restricts its use to any classification other than the LUR zoning district as requested by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Mayor and Council of Peachtree City without any rational basis therefor constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Mayor and Council of Peachtree City to rezone the Property to the LUR zoning district as requested by the Applicant would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitution set forth hereinabove.

Accordingly, your Applicant respectfully requests that this Application be granted and the Property be rezoned to the LUR zoning district as requested by the Applicant.

DILLARD & GALLOWAY, LLC

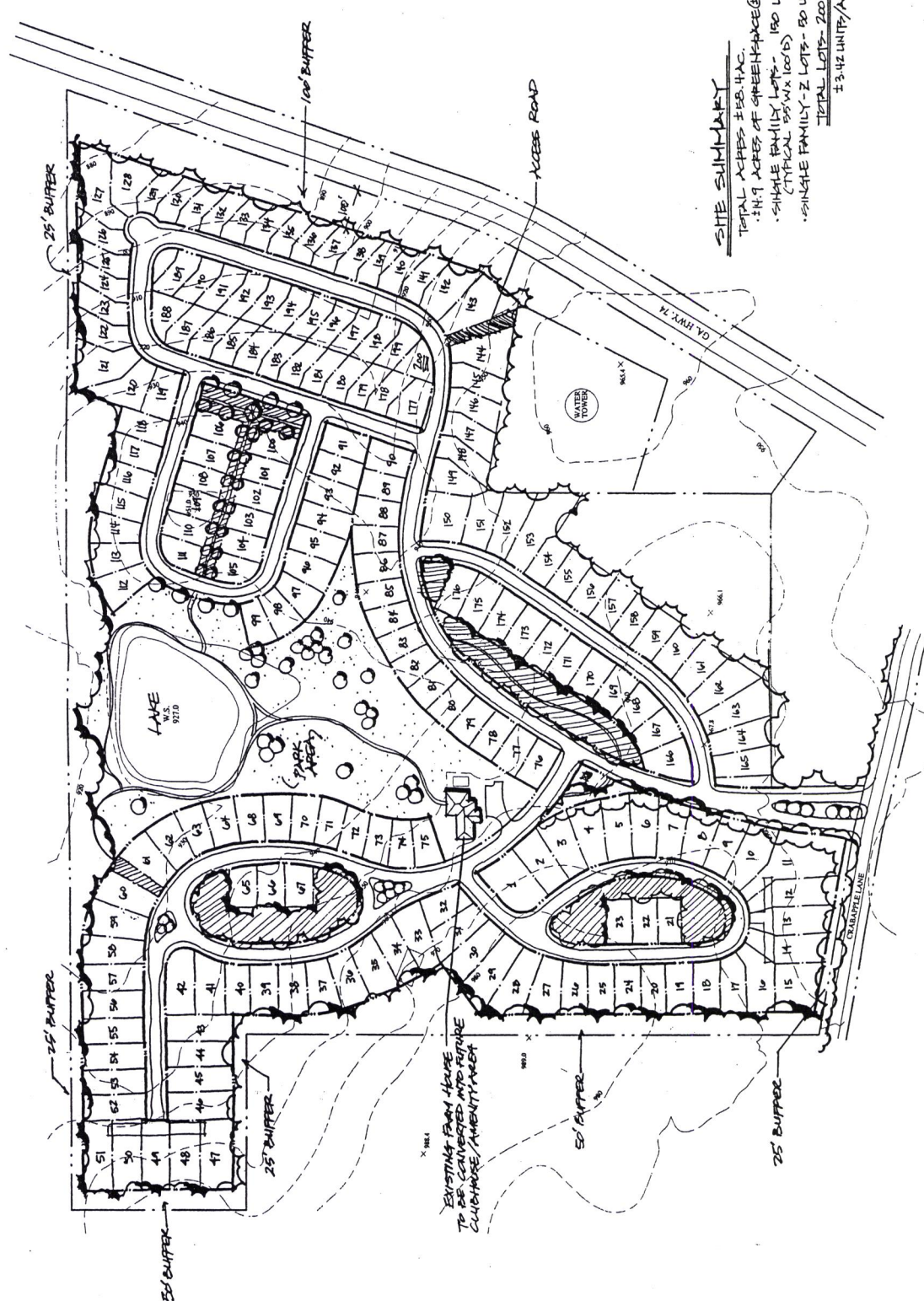
By: 
G. Douglas Dillard
Attorney for Applicant

1500 Monarch Plaza
3414 Peachtree Road, N.E.
Atlanta, GA 30326
(404) 965-3682
92313

DATE	11/17/00
SCALE	1" = 100'
PROJECT	CRABAPPLE LANE
CLIENT	FAVETTE CO., GEORGIA
DESIGNER	POST LANDSCAPE GROUP
CHECKED BY	
APPROVED BY	

JOB NO.
DATE
SCALE
PROJECT
CLIENT
DESIGNER
CHECKED BY
APPROVED BY

NOT FOR CONSTRUCTION



SITE SUMMARY
 TOTAL ACRES ± 83.4 AC.
 ± 14.9 ACRES OF GREENSPACE (33.1% IMP.)
 • SINGLE FAMILY LOTS - 180 UNITS
 (TYPICAL 95' X 100')
 • SINGLE FAMILY - 2 LOTS - 80 UNITS
 TOTAL LOTS - 260 UNITS
 ± 3.42 UNITS/ACRE



**UNAPPROVED EXCERPT FROM MINUTES
OF PLANNING COMMISSION MEETING**

JUNE 12, 2000

PH-00-07 Proposed Rezoning, Lynch/Peachtree City Holdings Tract, AR Agricultural Reserve to LUR Limited Use Residential

Mr. Doug Dillard of Dillard and Galloway was in attendance to represent the owners of a 60.8-acre tract at the northwest corner of GA 74 North and Crabapple Lane West. The Applicant was Hyland Developers, the proposed developers of the property. The property was under two ownerships; the larger of the two parcels (46.4 acres) was owned by Mr. and Mrs. Lynch, and the second parcel (14.4 acres) was owned by Peachtree City Holdings. The owners wished to rezone their property to accommodate a residential development of 200 single-family lots at a gross density of 3.3 units per acre. The Lynch parcel was zoned AR Agricultural, and the Peachtree City Holdings property was zoned R-43 Residential. The proposed zoning classification was LUR Limited Use Residential.

Mr. Dillard explained that the property fronts on Crabapple Lane West and Georgia Highway 74. The property immediately to the south contained a water tower, a fire station, and a Georgia Power substation.

Mr. Bill Lincicome, Senior Vice President of Post Landscape Group, addressed the Commission and explained that this plan had been revised a number of times to incorporate revisions recommended by City Staff. He noted that it had been controversial from the beginning. Other alternatives had been discussed, but on the basis of the existing conditions, he advised his client to present this plan on its own merit and hope that an open mind to "good and rational planning" would prevail.

Mr. Lincicome described the property proposed to be rezoned and the service-related activities that occur on the eastern boundary. He went on to explain the plans for the subdivision and amenities which would include a pool and tennis center and a lake. Pathway and park concepts were planned throughout the open-space area. The subdivision would consist of several components to create a feeling of neighborhood which they felt was consistent with other concepts in Peachtree City. He noted that the Ordinance requires a 60' buffer along Highway 74, and they had increased it to 100'.

Mr. Lincicome further explained that almost 25 percent of the land would be in an open-space park concept. Even though this proposal was not consistent with the Land Use Plan, he felt that based on the fact that the property was located next to a major four-lane highway, utility structures, and mobile homes, there was a pattern for high-density

development in that area. They felt this was a logical way to transition away from the major transportation corridor back to lower-density housing and that this request was legitimate. Mr. Lincicome pointed out that Mr. Halligan had a history of developing very successful entry-level housing in Peachtree City. He reminded the Commission that the City should include all housing levels; and this product would be for seniors, young professionals, and single parents.

Mr. Dillard stated that the issue was not one of land use but one of density. He questioned how lot size would relate to the protection of public health, safety, and welfare when cluster and medium- and low-density residential were located in close proximity to one another in other parts of the City. Based on the history of Mr. Halligan's similar developments, he also contended that the impact on the school system would be very low despite the numbers predicted by the Fayette County Board of Education.

Mr. Dillard further stated that Staff's contention that this development was not consistent with the Land Use Plan was not valid because there were other uses in the area that were similar to their proposal. He added that a denial was not justified based on the size of the lot because that would indicate an attempt to exclude affordable housing in this area. He reiterated that this was a reasonable use of this property that would be compatible with the neighborhood.

Mr. Rast presented the Staff position which was to uphold the Land Use Plan. That plan indicated that the Lynch property should be considered for rezoning to R-43 Residential to be consistent with the existing zoning on the adjacent Peachtree City Holdings parcel. He agreed that there were a number of cluster developments adjacent to larger lots in the northern part of the City, but those had been zoned that way for some time. As a transition into Peachtree City, the property along Crabapple Lane had always been viewed as low density. The Land Use Plan specified minimum one-acre lots but did not specify the size of the homes. Staff's position was that the proposed rezoning should be denied because it was not in accordance with the Land Use Plan and would be out of character with existing development that is adjacent and nearby.

Mr. Robert Brown of 102 Planterra Way in Peachtree City felt that Mr. Dillard's comment about trying to exclude lower-priced housing from the City referred to a recent court decision in Henry County where they were asked to revisit a rezoning issue for that reason. He did not feel this was the situation in this case because there was other lower-priced housing in Peachtree City, and failure to rezone this property would not be a major impediment to people of lower incomes moving here.

Mr. Brown further stated that the owner is not "entitled" to a rezoning and the City should not have to justify why the property should not be rezoned. On the contrary, the property owner should be required to show positive reasons why it should be. He felt there were numerous reasons to deny the rezoning such as the high density of the project, the traffic that would be generated, the impact on the schools, its inconsistency with the surrounding zoning, and the number of homes on a single exit that is not on a major collector road. He added that the density was actually higher than 3.3 homes per acre because the 200 homes would in reality be built on less than 45 acres after removing the 25 acres that would be open space. His primary reason for supporting a recommendation for denial was because the rezoning would not be in accordance with the Land Use Plan.

Ms. Paula Taylor lived on a 5-acre lot on the corner of Crabapple Lane and Leisure Trail in the area of the proposed rezoning. She said that the whole area is 10-, 5-, and 14-acre lots; and to transition by putting 200 houses on 50 acres was a bit extreme.

Mr. Dillard stated that in 25 years, he had never been able to get anyone to attest to the supposition that the presence of a smaller home on a smaller lot adjacent to a larger home on a larger lot had any influence one way or the other on the values of either one. On the contrary, all the studies indicated that when subdivisions had a mixture of products, they had a higher increase in value annually on a square foot basis than those subdivisions that offered a single product. He added that these houses would range in size from 1200 to 2200SF. Mr. Dillard further stated that none of the public services would be overburdened by this development, but the lower density would significantly damage both the Lynches and Mr. Halligan.

Dr. Schumacher disputed Mr. Dillard's comment regarding the number of families who would be attracted to this development. He felt that families with children would be attracted to this neighborhood because of the excellent schools in that area.

Mr. Dillard stated that other developments within the City by Hyland Developers had not generated that great an impact on the school system. He felt that people were attracted to Fayette County because of their schools, and the burden on the school system would be the same whether by this development or another one. In response to this comment, Mr. Brown stated that there was no way this project would be approved in either Tyrone or unincorporated Fayette County.

Mr. Dillard questioned the accuracy of the Land Use Plan requiring one-acre lots. He added that this development would provide better amenities than would be available to the residents if they lived on one-acre lots. In response to a question from Dr.

Schumacher, Mr. Dillard stated that the Commission was being asked to consider the plan that was submitted with the rezoning application as the plan that would be developed.

Mr. Saunders wondered why Mr. Dillard felt one-acre lots would be unreasonable. Mr. Dillard stated that when the government tells a property owner how his property can be used, it must have some public benefit; and in this case, one-acre lots do not. He added that the American Planning Association and most jurisdictions consider anything under four units per acre to be low density.

Mr. Ames stated that in considering this rezoning, the impact of this development on the entire city must be considered. The goal for the City's development is based on the Land Use Plan; and although the plan would be reviewed in the near future, at the present time, the proposed development did not comply with it. He added that, although Mr. Dillard minimized the impact on traffic, sewer, water, and schools, in reality all of them would be impacted as well as the overall quality of life in Peachtree City. In and of itself, this might be a good plan; but it did not make a lot of sense in relation to the entire City.

Mr. Jimmy Halligan of Hyland Developers addressed the Commission regarding his developments' impact on the schools. Of the 20 homes that had been sold in Beechwood Subdivision, there were two students; and of the 52 units in Georgian Park Condominiums, there were seven. Mr. Ames stated that, with all due respect, he did not feel that these two instances warranted disregarding the information to the contrary provided by the Fayette County Board of Education.

Mr. Halligan estimated the price range of the homes to be from \$130,000 to \$180,000. He stated that the plan was developed by Mr. Lincicome based on information he provided relative to the type of product he wanted to provide. He felt the homes on one-acre lots would average \$300,000; and he did not feel people would buy homes in that price range in an area with such proximity to the highway, the fire station, the water tower, and the substation as well as a mobile home park in Tyrone. He added, though, that this was a perfect location for affordable housing in Peachtree City, something he felt was not currently available.

Mr. Ames stated that he felt Peachtree City had done an excellent job over the past 25 years to ensure that the quality of life within the City was consistent for the people who started the City as well as the newcomers. He agreed that density was the issue but not just for this development but for the entire City; and he felt it would negatively impact the City's quality of life. His recommendation was that this rezoning be taken into

advisement when the Land Use Plan is reviewed. At this point, however, he stated he would not support the rezoning.

Mr. Granger wondered why one of the City's current residential zoning districts was not requested for this rezoning. The current districts clearly spell out the number of units per acre, the minimum lot sizes, maximum square footage, etc., whereas the LUR classifications do not. Mr. Lincicome stated that this was done at Mr. Williams' recommendation. Mr. Granger said that he would be much more inclined to vote for a rezoning for one of the current designations than for a "blank check."

Having worked with Peachtree City for many years, Mr. Lincicome was very familiar with the City's concept for development. He noted that the original concept had been to cluster development in order to maintain open space and green space. He felt this had been done very successfully, but the numbers showed that the density was far below the original intent for the community. He added that the environment of this region was changing; and the standards of the Atlanta region would classify this as low-density development, especially in light of the original concept for the City. He felt the Commission should keep this in mind as they considered this request. Mr. Lincicome stated that density was not the issue but rather whether the plan was appropriate and made sense for the community. The purpose of a rezoning, he added, is to consider merit, look at existing conditions, and determine whether the request is reasonable.

Mr. Finney disputed Mr. Lincicome's reference to Peachtree as part of the Atlanta region. He felt that in Peachtree City, the desire is to offer a quality of life that is different from what is available in Atlanta.

Mr. Granger stated that he was against rezoning this property to LUR with this density because it grossly violated the Land Use Plan. He added that a request to rezone to R-43 or no greater than R-22 would have been more appropriate. The density of this development was close to R-10, the highest density in the City.

After discussion, a motion was made by Mr. Finney and seconded by Mr. Granger to recommend to City Council that the rezoning request be denied. Dr. Schumacher advised the Chairman that he would be abstaining from the vote because of his wife's relationship with the Lynch family. The motion passed with a vote of 4 to 0 with one abstention.

jir

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
VIA: City Manager 
FROM: Director of Developmental Services 
DATE: June 29, 2000
SUBJECT: Jail Impact Fees

A public hearing has been scheduled for the Council meeting on July 6, 2000, in order to discuss a proposed Jail Impact Fee Ordinance.

You have previously been provided with the latest copy of the county's proposed Capital Improvement Element (CIE) which describes in detail the need for a new county jail, the service area, the level of service, and the calculation of the proposed fees.

Included with this memo is a schedule we propose to follow in preparing a similar CIE for Peachtree City. At the public hearing on July 6, we will be prepared to discuss this schedule as well as the work the county has done to date on jail impact fees. We expect a representative from the county will be in attendance to assist as necessary.

As you can see from the schedule, if you decide to proceed with this project as outlined in the Fayette County CIE, we will be ready to submit our proposal to ARC and DCA by September 8, 2000.

JBW/jir

JAIL IMPACT FEE ORDINANCE
AND
REVISED CAPITAL IMPROVEMENT ELEMENT (CIE)
CITY OF PEACHTREE CITY
JUNE 2000

Task	Date
Initial Public Hearing by City Council	July 6
Prepare Draft of Revised Capital Improvement Element (CIE)	August 8
Review Draft with Impact Fee Committee	August 8
Revise Draft as Necessary	August 11
Review Draft with Planning Commission (Public Hearing)	August 14
Revise Draft as Necessary	August 17
Prepare Draft of Proposed Impact Fee Ordinance and Intergovernmental Agreement	August 17
Present Drafts of Ordinance, Agreement, and CIE to City Council (Public Hearing)	August 17
Revise Drafts as Necessary	August 31
Present Drafts to City Council for Approval to Submit to ARC and DCA	September 7
Submit Proposed Ordinance, Intergovernmental Agreement, and CIE to ARC and DCA	September 8
Revise Documents as Necessary Based on ARC and DCA Review	N/A
Adopt the Revised and Approved Versions of the Ordinance, the Agreement, and the CIE	N/A



MEMORANDUM

TO: Mayor Butler, Brooks
Don Easterbrook, Fayetteville
✓ Jim Williams, Peachtree City
Barry Amos, Tyrone
Mayor Laggis, Woolsey

FROM: Chris Venice, ^{CS}Planning Department

DATE: June 16, 2000

SUBJECT: REVISED: Proposed Capital Improvements Element (CIE), amended
Community Facilities Element (CFE) and amended Short Term Work Program
(STWP) for Fire Services and the Jail Facility

As requested by the Board of Commissioners, we reviewed the CIE for errors, omissions, and oversights. Based on our review, in the Fire Services portion of the CIE, we did find one instance of a mathematical typographical error and two omissions of fire equipment. This increased the fire services impact fee by \$73.32 (from \$527.23 to \$600.67).

Attached is a complete CIE, the CFE and the STWP with the incorporated revisions. Please call this office if you have any questions. Thanks you.

6/19/00

CAPITAL IMPROVEMENTS ELEMENT
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(revised as of 6-14-00)

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FAYETTE COUNTY JAIL FACILITY

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INTRODUCTION

The Georgia Development Impact Fee Act, OCGA §36-71-1 et seq. (DIFA), was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. DIFA offers a way to help local governments avoid placing the entire burden of adding capital improvements and expanding infrastructure capacity on existing taxpayers. It offers a formal mechanism for ensuring that the development community pays a reasonable share of the costs of public facilities.

This Capital Improvement Element (CIE) of the Fayette County Comprehensive Growth Management Plan is prepared as a supplemental chapter to the main body of the Plan as required to be in compliance with DIFA. As required by DIFA, this CIE establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. DIFA requires that any public facility for which impact fees may be charged must be included within the CIE of the Plan of the jurisdiction where the fees will be assessed.

The purpose of a CIE is to establish where and when new services or capital facilities will be provided within a jurisdiction and how they will be financed. As defined by DIFA, the CIE must include the following for each category of capital facility for which an impact fee will be charged:

- ▶ a **projection of needs** for the planning period (usually 20 years);
- ▶ the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- ▶ the designation of **levels of service (LOS)**- the service level that will be provided;
- ▶ a **schedule of improvements** listing impact fee related projects and costs for the first five years after plan adoption; and
- ▶ a description of **funding sources** for the first five years of scheduled system improvements proposed for each project.

This CIE contains a more detailed analysis of the information found in the Community Facilities Element. This additional information establishes a rational and legally-defensible basis for the imposition, calculation and expenditure of impact fees.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that the development community pays a reasonable share of the costs of public facilities, Fayette County has chosen to assess impact fees for fire protection and for the new jail facility.

Each of the following sections in this chapter provide detailed information regarding the inventory of the current facilities, the levels of service for the existing population for each service category

used to fund a higher level of service than what currently exists. The following sections indicate how growth will pay for the additional services it requires.

A number of the factors that form the base-line assumptions in the impact fee calculations may change over time. The impact methodologies for the service areas should be reviewed annually to reflect changes in the growth and development of the county. Some of these factors to be considered are as follows:

- This chapter follows the trend that the county as a whole will continue to grow with the incorporated areas of Peachtree City and Fayetteville representing the areas of greatest increase. At the point when Peachtree City and Fayetteville near buildout, the unincorporated county will begin to experience the greatest gains in growth.
- The county has expressed a need for additional recreational facilities. Upon the completion of a Capital Improvement Program for recreation, the impact fee calculations could be revised to include any new recreation projects being built to serve new growth.
- Once the metropolitan area is in compliance with the Clean Air Act and the construction of roads recommences, the county will determine the feasibility of including roads in the impact fee calculation.

While changes in the pace of development will affect the timing of service delivery, per se, it will not change the methodology used to calculate impact fees. More rapid growth will result in increased revenues and an accelerated demand for services. Conversely, slower growth will result in decrease revenues and a slower demand for services.

Intergovernmental Agreements

Both the county's fire services and the county's jail facility serve more than just the residents of the unincorporated county. Fayette County provides fire service to the jurisdictions of Tyrone, Brooks and Woolsey. Fayette County provides jail service to all of the county's municipalities of Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey.

DIFA specifies that impact fees may be collected through intergovernmental agreements to pay for system improvements that traverse jurisdictional boundaries. These agreements may be used to pool the resources of several local governments to build centralized facilities. Fayette County has entered into the required intergovernmental agreements to allow the collection of impact fees for these facilities in the respective municipalities as well as in the unincorporated county.

Peachtree City, Fayetteville and Tyrone have elected to add the impact fee to their own existing impact fee ordinance. Brooks and Woolsey have elected to allow the county to charge and collect impact fees on development within their incorporated areas. The county currently issues building permits and provides building inspection services for Brooks and Woolsey.

POPULATION AND EMPLOYMENT FORECASTS

Projection of Need

Fayette County remains one of the fastest growing counties in Georgia. While growth peaked in the mid to late 1980's, the county has experienced a growth rate of approximately five percent per year for the last ten years. This growth is attributed to Fayette County's proximity to Hartsfield International Airport and the rapid expansion of the Atlanta metropolitan area. This growth rate is expected to continue, with an anticipated increase of 110 percent from 2000 to 2020.

Population projections for the planning period are shown in the following table. The projections for total county population projections are Atlanta Regional Commission projections.

Jurisdictional population projections were obtained from individual jurisdictional comprehensive plans with extrapolations where necessary.

TABLE 15-1 COUNTY POPULATION PROJECTIONS: 2000-2020					
	2000	2005	2010	2015	2020
Brooks	550	700	850	1,000	1,150
Fayetteville	10,876	14,504	19,408	23,189	23,189
Peachtree City	33,983	41,017	43,817	43,817	43,817
Tyrone	4,823	6,719	7,247	7,966	8,579
Woolsey	137	147	157	168	178
Unincorp. Co.	45,531	50,113	61,521	75,060	97,187
Total	95,900	113,200	133,100	151,200	174,100

Day/Night Population Projections

To determine some per capita cost of development, the day/night population was used to represent the relationship between persons and services demanded. Employees, as well as residents, are beneficiaries of both the fire and jail services and, therefore, must be included in the per capita count. The day/night population calculation is a combination of the population projections combined with future employment information.

Day/night population projections were made through a series of steps:

1. The population for the county, as well as for the individual cities, was projected (see Table 15-1).

2. The employment figures for the county as a whole, and for individual census tracts was projected (see Table 15-2, below).
3. The actual number of establishments from 1989 through 1996 was compared to the number of nonresidential building permits issued for the same years (County Business Patterns 1989-1996). There was an overall 28 percent difference in the figures, leading to the conclusion that some businesses are moving into existing structures. This will have an effect on the employment projections, as employees moving into an existing structure should not be figured into impact fee calculations.
4. The employment figures were then reduced across the board by 28 percent.
5. The employment figures for census tracts 1402.02, 1403.01 and 1403.02 were used for Peachtree City; the employment figures for census tracts 1404.01 and 1404.02 were used for Fayetteville. This was necessary in that employment data for cities is unavailable.
6. Population and employment forecasts for Peachtree City and Fayetteville were added together and subtracted from the countywide totals. The resulting figure produces the day/night population for fire services.

TABLE 15-2 COUNTY EMPLOYMENT PROJECTIONS BY CENSUS TRACT: 2000-2020					
Census Tract	2000	2005	2010	2015	2020
1401.01	553	784	1,082	1,381	1,710
1401.02	1,120	1,656	2,361	2,955	3,481
1402.01	1,393	1,837	2,476	3,140	4,140
1402.02	4,360	5,285	6,584	7,657	9,099
1403.01	7,552	8,498	9,715	10,786	12,232
1403.02	3,430	4,358	5,630	6,908	8,378
1404.01	5,515	6,562	7,918	9,210	9,647
1404.02	6,508	7,833	9,183	10,359	10,479
1405.01	321	497	732	1,220	2,472
1405.02	198	290	469	1,084	2,062
Total	30,950	37,600	46,150	54,700	63,700

Source: Atlanta Regional Commission, Vision 2020 Baseline Forecasts, June 1994.

TABLE 15-3
TOTAL DAY/NIGHT POPULATION FOR SPECIFIC SERVICE AREAS

Area	2000	2005	2010	2015	2020	Change 2000-2020
Countywide Jail Facility*	118,184	140,272	166,328	190,584	219,964	101,780
Fire Services**	53,622	61,325	75,001	91,235	117,077	63,455

* Service area includes the entire county.

** Service area includes the unincorporated county and the towns of Brooks, Tyrone and Woolsey.

FAYETTE COUNTY FIRE SERVICES

The Fayette County Department of Fire and Emergency Services is a combination organization of 101 career and 60 volunteer personnel responsible for providing fire protection, emergency medical services and emergency management from eight stations located strategically throughout the county. The Department provides these services for the unincorporated county, as well as the municipalities of Tyrone, Brooks and Woolsey. The Department has both an automatic aid and mutual aid agreement with the City of Fayetteville, which has its own fire department. The Department has a mutual aid agreement only with the City of Peachtree City, which also has its own fire department.

Projection of Need

The Fayette County Department of Fire and Emergency Services has historically maintained an average response time of five minutes to emergency calls within the county. The five minute average response time is currently provided to the 53,622 day/night population of the area that the department serves: the unincorporated county, Tyrone, Brooks and Woolsey. This existing quality of service is considered adequate to meet current needs.

It is estimated that the day/night population will increase from 53,622 to 132,179 by 2023. It is at this 2023 population that the anticipated improvements to the fire service facilities will equate to the level of service required by new growth to maintain the five minute average response time service level. Because it is impossible to purchase half a fire engine, for instance, the level of service provided will vary marginally from year to year. The following chart indicates the anticipated day/night population growth that must be served by the Fayette County Department of Fire and Emergency Services.

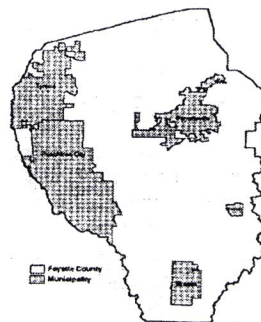
TABLE 15-4 TOTAL DAY/NIGHT POPULATION FOR FIRE SERVICE AREA							
Area	2000	2005	2010	2015	2020	2023	Change 2000-2023
Fire Services	53,622	61,325	75,001	91,235	117,077	132,179	78,557

Service Area

Fire services are provided by the department in the following jurisdictions: unincorporated county, Brooks, Tyrone and Woolsey. The distribution of eight fire stations throughout the county provides for a service area coverage that maintains a Level of Service Average Response Time of five minutes. For any given call, the station in closest proximity will respond. If that station is unavailable, or that station does not have the appropriate equipment (e.g. the availability

of a tanker truck where public water is not available), the proper equipment will be sent from the nearest station where such equipment is available. Tankers trucks, for instance, are based at a limited number of stations, but can respond to a fire emergency anywhere in the service area.

The service area for the provision of fire services is, therefore, the area currently served: unincorporated Fayette County, Tyrone, Brooks and Woolsey. This area is considered a single service district for fire services. Because of the mutual response nature of the department, an improvement at any station is an improvement to the entire service area. New stations and equipment are added to the system as required to maintain the five minute average response times. This approach ensures that the defined level of service provided to current residents will be available to new residents as the area develops.



MAP 15-1: County Fire Service Area

Note: Fire Service Area includes unincorporated Fayette County, Brooks, Tyrone and Woolsey

Current Level of Service

DIFA requires that jurisdictions define existing and future levels of service (LOS). Once defined, these are the levels of service that must be achieved. The current levels of service are discussed below; future levels of service are discussed in the following section.

The existing level of service for fire services can be measured in the amount of fire-fighting equipment, facility square footage and facility acreage available per 1,000 day/night population. While square footage and acreage are common denominators that can be equally distributed across the increased population, pieces of fire-fighting equipment do not have the same equality. That is, a brush truck is not the equivalent of an aerial. Equipment is shown in "unit equivalents". Using an engine as the baseline equivalent of "1", with a value of \$185,000, the other pieces of fire-fighting equipment represent the following equivalents:

	Cost ('00)	Unit Equivalent
Engine	\$185,000	1
Brush Truck	\$35,000	.2
Heavy Rescue	\$150,000	.8
Tanker	\$165,000	.9
Aerial	\$875,000	4.7

The existing level of fire service, per 1,000 day/night population for equipment unit equivalents, square footage and acreage is detailed in the following table.

TABLE 15-5 EXISTING LEVEL OF FIRE SERVICE: 2000		
Service Unit	Existing Units Serving a Day/Night Population of 53,622	Level of Service Per 1,000 Population
Brush Trucks (3)	.6	
Engines (8)	8	
Heavy Rescue (1)	.8	
Tankers (4)	3.6	
Subtotal - Equipment	13	0.2424
8 Fire Stations (square feet)	35,410	
1 Emergency Operations Center (square feet)	1,000	
1 Training Facility (square feet)	1,750	
Subtotal - Facility Square Feet	38,160	711.65
8 Fire Stations (acreage)	17.7	
1 Emergency Operations Center (acreage)	1	
1 Training Facility (acreage)	3	
Subtotal - Facility Acreage	21.7	.4047

These facilities are adequate to meet the existing needs of Fayette County residents. The service levels for new development will be equal to the existing service level. No excess service capacity exists.

Future Level of Service

To determine future equipment and facility needs, the existing LOS is multiplied by the day/night population increase. The following calculations show that the anticipated growth during the 23-year planning period requires that the county add 19.1 new units of fire equipment, 55,902 square feet of building facilities and 31.8 facility acres in order to maintain the existing LOS:

Equipment: Day/Night Population Growth 2000-2023 (78,557) x Existing Equipment LOS per 1,000 Population (0.2424) = Future Demand: **19.1 equipment unit equivalents**

Facilities Square Feet: Day/Night Population Growth 2000-2023 (78,557) x Existing Facility Square Feet LOS per 1,000 Population (711.65) = Future Demand: **55,902 square feet**

Facilities Acreage: Day/Night Population Growth 2000-2023 (78,557) x Existing Facility Acreage LOS per 1,000 Population (.4047) = Future Demand: **31.8 acres**

The equipment listed is representative of the anticipated mix of engines, tankers, rescue units, aerals and other equipment necessary to provide for the current five-minute response time while maintaining an efficient fire-fighting equipment arsenal. The facility projects are shown in the year anticipated.

TABLE 15-6 FUTURE EQUIPMENT DEMAND AND PROJECTS: 2000-2023					
Planning Period	Day/Night Population Growth	Unit Equivalents Demanded	Running Total of Unit Equivalents	Project Description	Unit Equivalents Assigned to New Growth
2000-2005	7,703	1.9	1.9	Aerial	4.7
2005-2010	13,676	3.3	5.2	Engine (3) Rescue Truck Brush Truck	3 .8 .2
2010-2015	16,234	3.9	9.1	Engine Aerial	1 4.7
2015-2020	25,842	6.3	15.4	Engine (4)	4
2020-2023	15,102	3.7	19.1		
Totals	78,557	19.1			18.4

TABLE 15-7

FUTURE BUILDING DEMAND AND PROJECTS (SQUARE FEET): 2000-2023

Planning Period	Day/Night Population Growth	Square Feet Demanded	Running Total of Facility Square Feet	Project Description	Square Feet Assigned to New Growth
2000-2005	7,703	5,482	5,482	Station 1: SR 314 Station 5: SR 85 South Station 7: Woolsey Station 10: Seay Road Training Facility	2,900 2,070 3,300 4,700 13,250
2005-2010	13,676	9,733	15,215	Station 11: McElroy Road Station 12 : Sandy Creek/Ellison Emergency Op. Center	5,700 5,700 5,000
2010-2015	16,234	11,553	26,768	Station 2 : 92N Station 14 : Sandy Crk/ Flat Crk	600 5,700
2015-2020	25,842	18,388	45,156	Station 3 : Tyrone Station 15 : Gingercake Road	2,500 5,700
2020-2023	15,102	10,746	55,902		
Totals	78,557	55,902			57,120

TABLE 15-8

FUTURE ACREAGE DEMAND AND PROJECTS: 2000-2023

Planning Period	Day/Night Population Growth	Acreage Demanded	Running Total of Facility Acreage	Project Description	Acreage Assigned to New Growth
2000-2005	7,703	3.1	3.1	Station 1: SR 314 Station 7: Woolsey Station 10: Seay Road Training Facility	1.0 1.5 4.2 15.0
2005-2010	13,676	5.5	8.6	Station 11: McElroy Road Station 12 : Sandy Crk/Ellison	2.5 2.0
2010-2015	16,234	6.6	15.2	Station 14 : Sandy Crk/ Flat Crk	2.5
2015-2020	25,842	10.5	25.7	Station 15 : Ginger Cake Road	2.5
2020-2023	15,102	6.1	31.8		
Totals	78,557	31.8			31.2

Schedule of Improvements 2000-2005

There are numerous improvements planned for the Fayette County Department of Fire and Emergency Services over the next five years. The improvements include construction of four replacement fire stations (with expanded square footage over the existing stations), one new fire station, reconstruction of the fire training facility, and the purchase of new fire fighting equipment.

TABLE 15-9 SCHEDULE OF FIRE AND EMERGENCY SERVICES IMPROVEMENTS: 2000-2005		
Projects	Year	Facility Type
Station 1: SR 314	2001	Building
		Acreage
Station 10: Seay Road	2001	Building
		Acreage
Station 5: SR 85 South	2002	Building
Station 7: Woolsey	2003	Building
		Acreage
Station 11: McElroy Road	2004	Building
		Acreage
Training Facility	2003-2005	Building
		Acreage
Aerial	2004	Equipment

Funding Sources 2000-2023

The future facility needs of the Department of Fire and Emergency Services can be met through the schedule shown in the following table. Costs represent an annual five percent inflation factor.

TABLE 15-10 FUTURE IMPROVEMENT COST AND FUNDING SOURCES					
Proposed Project			Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax
Facility Type		Cost*			
2000-2005					
Aerial	Equipment	\$875,000	\$875,000	\$875,000	\$0
Station 1: SR 314	Building Acreage	\$775,000 \$25,000	\$800,000	\$432,456	\$367,544
Station 10: Seay Road	Building Acreage	\$827,000 \$25,000	\$852,000	\$702,526	\$149,474
Station 5: SR 85 South	Building	\$801,000	\$801,000	\$245,105	\$555,895
Station 7: Woolsey	Building Acreage	\$760,000 \$17,000	\$777,000	\$435,600	\$341,400
Station 11: McElroy Road	Acreage & Site Preparation	\$75,000	\$75,000	\$75,000	\$0
Training Facility	Building Acreage	\$943,213 \$176,787	\$1,120,000	\$253,691	\$866,309
Subtotal		\$5,300,000	\$5,300,000	\$3,019,378	\$2,280,622
2005-2010					
Engine (3)	Equipment	\$904,040	\$904,040	\$904,040	\$0
Rescue Truck	Equipment	\$224,334	\$224,334	224,334	\$0
Brush Truck	Equipment	\$57,011	\$57,011	\$57,011	\$0
Station 11: McElroy Road	Building	\$1,225,500	\$1,225,500	\$1,225,500	\$0
Station 12 : Sandy Creek	Building Acreage	\$1,225,500 \$28,000	\$1,253,500	\$1,253,500	\$0
Emergency Op. Center	Building Acreage	\$1,290,000 \$16,289	\$1,306,289	\$1,091,289	\$215,000 \$0
Subtotal		\$4,970,674	\$4,970,674	\$4,755,674	\$215,000

TABLE 15-10 (continued)
FUTURE IMPROVEMENT COST AND FUNDING SOURCES

Proposed Project			Total Project Cost*	Amount Eligible from Impact Fees	Fire Tax
Facility Type		Cost*			
2010-2015					
Aerial	Equipment	\$1,819,062	\$1,819,062	\$1,819,062	\$0
Engine	Equipment	\$384,602	\$384,602	\$384,602	\$0
Station 2 : 92N	Building	\$1,644,000	\$1,644,000	\$164,400	\$1,479,600
Station 14 : Sandy Creek	Building	\$1,561,800	\$1,613,773	\$1,613,773	\$0
	Acreage	\$51,973			
Subtotal		\$5,461,437	\$5,461,437	\$3,981,837	\$1,479,600
2015-2023					
Engine (4)	Equipment	\$1,963,440	\$1,963,440	\$1,963,440	\$0
Station 3: Tyrone	Building	\$2,625,000	\$2,625,000	\$875,000	\$1,750,000
Station 15 : Ginger Cake	Building	\$1,995,000	\$2,061,333	\$2,061,333	\$0
	Acreage	\$66,333			
Subtotal		\$6,649,773	\$6,649,773	\$4,899,773	\$1,750,000
Total		\$22,381,884	\$22,381,884	\$16,656,662	\$5,725,222

* Where costs are not fixed an annual 5% inflation rate is added.

The table above indicates that, given the equipment and facility needs of the department, \$16,656,662 is required to maintain the current level of service as new growth occurs. This amount is shown as a per capita cost in the following table:

CHART 15-1 IMPACT FEE CALCULATION CHART - DAY/NIGHT POPULATION FOR FIRE SERVICES	
Day/Night Population in 2023	132,179
- Day/Night Population in 2000	<u>53,622</u>
= New Growth: 2000 to 2023	78,557
Total Impact Cost for New Growth	\$16,656,662
÷ New Growth: 2000 to 2023	<u>78,557</u>
= Impact Cost per capita	\$212.03

Calculation of Impact Fee

The impact cost of \$212.03 per capita must be expressed in terms of households in order to levy a residential impact fee. Based on ARC projections, the average number of persons per household over the 20 year period will be 2.75. This average reflects the projected decrease in household size over this planning period. This 2.75 multiplied by \$212.03 equals \$583.08. A three percent (\$17.49) administrative fee is added to this amount. Therefore, the residential impact fee is \$600.57 per household (dwelling unit) as shown in Table 15-11.

TABLE 15-11 FIRE SERVICES IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)			
	Impact Fee	Administration (3%)	TOTAL
Household (dwelling unit)	\$583.08	\$17.49	\$600.57

For nonresidential establishments, the impact cost of \$212.03 per capita must be expressed in terms of nonresidential establishment classification as per Table 15-12. Based on County Business Patterns 1995, for Fayette County each classification contains an average number of employees. This factor for average number of employees is then multiplied by \$212.03 to determine the preliminary impact fee. If the number of employees anticipated to be employed for the particular business is less than or equal to the average number of employees on Table 15-12, this is the final step for calculating the impact fee. However, if more employees are anticipated than are represented by the average employee factor in Table 15-12, the excess number of employees must also be multiplied by \$212.03 in order to arrive at an impact fee. For example, for a Retail Trade establishment (Table 15-12) with 20 employees, the impact fee would be \$3,180.45 (average number of employees or less) plus \$1,060.15 (for the additional five employees) for a total of \$4,240.60. A three percent administrative fee is then added to this amount.

TABLE 15-12
FIRE SERVICES IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS

Establishment Type	Number of Employees	Number of Establishments	Average Number of Employees*	Impact Fee **	Administration (3%)	TOTAL
Agricultural Services, Forestry & Fishing	252	50	5	\$1,060.15	\$31.80	\$1,091.95
Mining	30	3	10	\$2,120.30	\$63.61	\$2,183.91
Construction	2,081	298	7	\$1,484.21	\$44.53	\$1,528.74
Manufacturing	2,985	90	33	\$6,996.99	\$209.91	\$7,206.90
Transportation & Public Utilities	676	79	9	\$1,908.27	\$57.25	\$1,965.52
Wholesale Trade	1,523	147	10	\$2,120.30	\$63.61	\$2,183.91
Retail Trade	5,445	358	15	\$3,180.45	\$95.41	\$3,275.86
Finance, Insurance, and Real Estate	1,026	176	6	\$1,272.18	\$38.17	\$1,301.35
Services	6,470	664	10	\$2,120.30	\$63.61	\$2,183.91
Unclassified Establishments	73	19	4	\$848.12	\$25.44	\$873.56
Total	20,561	1,884				

Source of Number of Employees, Number of Establishments, and Average Number of Employees for Fayette County: County Business Patterns 1995.

* Figures have been rounded.

** Flat fee used for businesses when their number of employees is equal to or less than the average number of employees indicated (*). When the number of employees is greater than the average number, the impact fee will be higher.

FAYETTE COUNTY JAIL FACILITY

The existing Fayette County judicial complex includes an 88-bed, 33,620 square foot jail, the magistrate and juvenile courts building and the courthouse annex on a 33-acre site. This site will also house the proposed jail facility. The proposed jail facility, at 134,630 square feet, includes two pods with the capacity of 192 inmates each. The cost for the pods is \$25,107,000. The facility is designed to be expandable to four pods. The existing jail will be retained, giving Fayette County a total capacity of 472 inmate beds.

Projection of Need

The existing jail facility was constructed during 1984-1985. At that time, the county population was 44,388. By 1991, the Average Daily Population (ADP) was 89. The ADP is the average number of inmates on any given day over a one year period. The ADP remained relatively constant between 81 and 86 inmates from 1992 through 1995. During this same time period, the county's general population increased from 67,130 to 77,300, an increase of 15 percent. However, beginning in 1996, the inmate population began to increase at a rate faster than the general population. During the period 1996 through 1999, the county population grew by 13 percent, while the inmate population grew by 81 percent. This represents an annual general population increase of four percent compared to an inmate ADP increase of 20 percent. This data is depicted in the following table:

TABLE 15-13 GENERAL POPULATION AND INMATE POPULATION GROWTH DATA: 1991-1999				
Year	General Population	Percent Increase	Inmate Population	Percent Increase
1991	64,970		89	
1992	67,130	3.3%	81	-9.0%
1993	69,300	3.2%	86	6.2%
1994	72,800	5.1%	81	-5.8%
1995	77,300	6.2%	86	6.2%
1996	80,700	4.4%	99	15.1%
1997	84,100	4.2%	119	20.2%
1998	87,400	3.9%	156	31.2%
1999	90,900	4.0%	179	14.7%

Source: General Population - Atlanta Regional Commission
Inmate Population - Fayette County Sheriff's Office

The current Fayette County jail facility has an operating capacity of 88 beds. The actual ADP, however, is closer to 200 inmates. Inmate population projections for Fayette County range from a low of 364 to a high of 860 (sources include Georgia County Guide 1999, Facility Justice Group study 1999 and county population

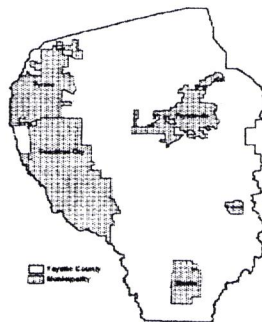
projections). Based upon information available, it appears that a jail facility with a capacity of 472 will reasonably provide for the needs of Fayette County until the year 2020.

The day/night population for the planning period that must be served by the Fayette County Sheriff's Office is identified in the following table:

TABLE 15-14 TOTAL DAY/NIGHT POPULATION FOR JAIL FACILITY SERVICE AREA						
Area	2000	2005	2010	2015	2020	Change 2000-2020
Countywide Jail Facility	118,184	140,272	166,328	190,584	219,964	101,780

Service Area

The services of the jail facility are available on a county-wide basis without regard to political jurisdiction. In addition to the unincorporated county, the cities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey all utilize the services of the jail. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county.



Map 15-2: County Jail Facility Service Area

Note: The county jail facility service area is the entire county, including all municipalities.

Level of Service

As Table 15-13 indicates, there is no direct relationship between general population growth and inmate population growth thereby making it difficult to determine a LOS for a jail facility. Many factors besides county population projections are involved in determining daily inmate population and in projecting future needs. Changes in state and local laws, politics on crime, and judicial decisions can all affect the number of county inmates at any given time and projected into the future.

Several factors could be used as the basis for determination of an LOS for impact fees, e.g. square footage, beds, inmates. The factor of square footage is commonly used in capital improvement projects. Concerns were expressed regarding the use of beds, inmates, or some factor other than square footage as the basis for the LOS. Square footage provides a straight line approach tied to the general population. However, this must be tempered through utilization of American Correction Association (ACA) standards. Due to these concerns, the calculation of impact fees for this facility will be based on square footage with the following conditions:

- That the ACA standards will determine the basis for the provision of facility space; and
- That the ADP will be monitored to determine whether excess jail capacity exists and to determine at what point an additional pod must be constructed.

Impact fees can only be charged for excess capacity. When inmate ADP approaches jail capacity, based on ACA standards, planning for additional facilities would become necessary in order to continue assessing an impact fee. A regular monitoring of ADP will ensure proper notification for planning purposes for additional facilities when needed.

The Level of Service for the jail facility will be expressed as 0.7649 square feet per capita (refer to Chart 15-2 and Chart 15-3). The total jail facility is comprised of 168,250 square feet. This facility is projected to serve a Day/Night population of 219,964 in the year 2020. This equates to a level of service of 0.7649 square feet per capita (168,250 square feet divided by 219,964 (2020 Day/Night population) equals 0.7649 square feet per capita). The use of a Day/Night population figure to determine the Level of Service recognizes that the population of the County increases during the day due to the presence of the work force supplying labor for the various classifications of commercial enterprises within the County.

Breakdown of Impact Fee Costs

Capital Improvement Component: As proposed, the new 384-bed jail will provide 134,630 square feet of inmate housing space. Chart 15-2 delineates the steps used to calculate the impact cost for new growth. The Total Jail Facility (square feet) figure for inmate housing of 168,250 square feet is a combination of the existing jail's square footage (33,620) plus the proposed jail facility square footage (134,630).

Interest Component: The Development Impact Fee Act , OCGA §36-71-1 et seq. (DIFA), allows the assessment of certain interest costs when capital costs are funded through bonded indebtedness. Fayette County will fund this jail facility through the issuance of tax exempt revenue bonds. The steps used to derive the interest component to the proposed impact fees are as follows:

- The cost of excess capacity is determined on Chart 15-3 and is referred to as Total Impact Cost for New Growth.
- The interest component of the debt service for the bond issue for 20 years was determined. Consistent with DIFA, the portion of that interest dedicated to the jail facility may be funded

through development impact fees. However, that portion of interest attributable to existing deficiency must be removed.

- The interest component derived in Step 2 is then divided by the Day/Night population. The per capita result is then multiplied by either 2.75 (persons per household), or the appropriate employee factor for nonresidential development. The interest component per capita of the proposed impact fee based on the pricing of the bonds is \$137.71.

The impact cost per capita for the capital improvement component and the interest component are shown in the charts on the following two pages.

CHART 15-2

JAIL FACILITY IMPACT FEE CALCULATION CHART -
DAY/NIGHT POPULATION FOR CAPITAL
IMPROVEMENT

	Day/Night Population in 2020	219,964
-	Day/Night Population in 2000	<u>118,184</u>
=	New Growth: 2000 to 2020	101,780
	 Total Jail Facility (square feet)	 168,250
÷	Facility Life Population (2020 pop.)	<u>219,964</u>
=	Jail LOS in square feet per capita	0.7649
	 Jail LOS in square feet per capita	 0.7649
x	Day/Night Population in 2000	<u>118,184</u>
=	Current Need (square feet)	90,399
-	Existing Facility (square feet)	<u>33,620</u>
=	Existing Deficiency (square feet)	56,779
	 Jail LOS in square feet per capita	 0.7649
x	New Growth: 2000 to 2020	<u>101,780</u>
=	Future Demand (square feet)	77,852
	 Total Cost of Jail Facility	 25,107,000
÷	Total New Jail Facility (square feet)	<u>134,630</u>
=	Cost per square foot	\$186.49
	 Cost per square foot	 \$186.49
x	Existing Deficiency (square feet)	<u>56,779</u>
=	Total not eligible for Impact Fee	\$10,588,715
	 Cost per square foot	 \$186.49
x	Future demand (square feet)	<u>77,852</u>
=	Total Impact Cost for New Growth	\$14,518,619
	 Total Impact Cost for New Growth	 \$14,518,619
÷	New Growth: 2000 to 2020	<u>101,780</u>
=	Impact Cost per capita	\$142.65

Chart 15-3

**JAIL FACILITY IMPACT FEE CALCULATION CHART -
DAY/NIGHT POPULATION FOR INTEREST**

Day/Night Population in 2020	219,964
- Day/Night Population in 2000	<u>118,184</u>
= New Growth: 2000 to 2020	101,780
Total Jail Facility (square feet)	168,250
÷ Facility Life Population (2020 pop.)	<u>219,964</u>
= Jail LOS in square feet per capita	0.7649
Jail LOS in square feet per capita	0.7649
x Day/Night Population in 2000	<u>118,184</u>
= Current Need (square feet)	90,399
- Existing Facility (square feet)	<u>33,620</u>
= Existing Deficiency (square feet)	56,779
Jail LOS in square feet per capita	0.7649
x New Growth: 2000 to 2020	<u>101,780</u>
= Future Demand (square feet)	77,852
Total Interest Cost	24,238,524
÷ Total New Jail Facility (square feet)	<u>134,630</u>
= Cost per square foot	\$180.04
Cost per square foot	\$180.04
x Existing Deficiency (square feet)	<u>56,779</u>
= Total not eligible for Impact Fee	\$10,222,491
Cost per square foot	\$180.04
x Future demand (square feet)	<u>77,852</u>
= Total Impact Cost for New Growth	\$14,016,474
Total Impact Cost for New Growth	\$14,016,474
÷ New Growth: 2000 to 2020	<u>101,780</u>
= Impact Cost per capita	\$137.71

Calculation of Impact Fee

The calculation of the impact fee must include both the capital improvement as well as the interest component. The fee will vary from residential to nonresidential, and from one nonresidential type to another.

Residential Impact Fee:

The capital improvement component of \$142.65 per capita must be expressed in terms of households in order to levy an impact fee. Based on ARC projections, the average number of persons per household over the 20 year period will be 2.75. This average reflects the projected decrease in persons per household over this planning period. This 2.75 multiplied by \$142.65 equals \$392.29. Therefore, the capital component of the impact fee is \$392.29.

The interest component of \$137.71 must also be expressed in terms of households in order to levy an impact fee. The 2.75 persons per household, discussed above, is multiplied by \$137.71. This equals \$378.70. Therefore, the interest component of the impact fee is \$378.70.

The residential impact fee results in adding the capital improvement component (\$392.29) and the interest component (\$378.70) for a total residential jail impact fee of: \$770.99. A three percent administration fee is added to the fee in Table 15-15.

Residential Impact Fee Components					
Capital Component (\$142.65 per capita)			Interest Component (\$137.71 per capita)		
x	Impact Cost per capita	\$142.65	x	Impact Cost per capita	\$137.71
	Persons per household	<u>2.75</u>		Persons per household	<u>2.75</u>
=	Capital Component Impact Fee	\$392.29	=	Interest Component Impact Fee	\$378.70

Residential Impact Fee			Residential Impact Fee with 3% Administration Fee		
	Capital Component Impact Fee	\$392.29		Residential Impact Fee	\$770.99
+	Interest Component Impact Fee	<u>\$378.70</u>	+	3% Administration Fee	<u>\$23.13</u>
=	Residential Impact Fee	\$770.99	=	Residential Impact Fee w/ Admin.	\$794.12

Nonresidential Impact Fee:

For nonresidential establishments, the capital improvement component of \$142.65 per capita and the interest component of \$137.71 per capita must be expressed in terms of nonresidential establishment classification as per Table 15-16. Based on County Business Patterns 1995, each classification contains an average number of employees. This factor for average number of employees is then multiplied by \$142.65 to determine the capital improvement impact fee and by \$137.71 to determine the interest component fee. If the number of employees anticipated to be employed for the particular business is less than or equal to the average number

of employees on Table 15-16, this is the final step for calculating the capital improvement and interest components of the impact fee. However, if more employees are anticipated than are represented by the average employee factor in Table 15-16, the excess number of employees must also be multiplied by \$142.65 and \$137.71, respectively, in order to arrive at a final capital improvement component and interest component for the impact fee.

Example: For a Retail Trade establishment (Table 15-16) with 20 employees, the capital improvement component would be \$2,139.75 plus \$713.25 (for the additional five employees) for a total of \$2,853.00. The interest component would be \$2,065.65 plus \$688.55 (for the additional five employees) for a total of \$2,754.20. The impact fee for such a retail trade establishment, then, would be \$5,607.20.

Nonresidential Impact Fee Components Example: Retail Trade Establishment with 20 Employees					
Capital Component (\$142.65 per capita)			Interest Component (\$137.71 per capita)		
	Employees - Average Number	\$2,139.75		Employees - Average Number	\$2,065.65
+	Employees - 5 Additional Empl	<u>713.25</u>	+	Employees - 5 Additional Empl.	<u>688.55</u>
=	Capital Component Impact Fee	\$2,853.00	=	Interest Component Impact Fee	\$2,754.20

Nonresidential Impact Fee			Nonresidential Impact Fee with 3% Administration Fee		
	Capital Component Impact Fee	\$2,853.00		Nonresidential Impact Fee, Retail	
+	Interest Component Impact Fee	<u>2,754.20</u>	+	Trade Estab. w/ 20 Empl.	\$5,607.20
=	Nonresidential Impact Fee, Retail		=	3% Administration Fee	<u>168.22</u>
	Trade Estab. w/ 20 Empl.	\$5,607.20		Nonres. Impact Fee w/ Admin.	\$5,775.42

The following tables identify the impact fees for both residential and nonresidential structures. A three percent administrative fee is added to the cost.

TABLE 15-15 JAIL FACILITY IMPACT FEE CALCULATION FOR HOUSEHOLDS (DWELLING UNITS)					
	Capital Improvement Component	Interest Component	Subtotal	Administration (3%)	TOTAL
Household (dwelling unit)	\$312.29	\$378.70	\$770.99	\$23.13	\$794.12

TABLE 15-16 JAIL FACILITY IMPACT FEE CALCULATION FOR NONRESIDENTIAL ESTABLISHMENTS							
Establishment Type	Number of Employees	Number of Establish- ments	Average Number of Employees*	Capital Improvement	Interest	Impact Fee	
						Subtotal	Adminis- tration (3%)
Agricultural Services, Forestry & Fishing	252	50	5	\$713.25	\$688.55	\$1,401.80	\$42.05
Mining	30	3	10	\$1,426.50	\$1,377.10	\$2,803.60	\$84.11
Construction	2,081	298	7	\$998.55	\$963.97	\$1,962.52	\$58.88
Manufacturing	2,985	90	33	\$4,707.45	\$4,544.43	\$9,251.88	\$277.56
Transportation & Public Utilities	676	79	9	\$1,283.85	\$1,239.39	\$2,523.24	\$75.70
Wholesale Trade	1,523	147	10	\$1,426.50	\$1,377.10	\$2,803.60	\$84.11
Retail Trade	5,445	358	15	\$2,139.75	\$2,065.65	\$4,205.40	\$126.16
Finance, Insurance, and Real Estate	1,026	176	6	\$855.90	\$826.26	\$1,682.16	\$50.46
Services	6,470	664	10	\$1,426.50	\$1,377.10	\$2,803.60	\$84.11
Unclassified Establishments	73	19	4	\$570.60	\$550.84	\$1,121.44	\$33.64
Total	20,561	1,884					
TOTAL**							
							\$1,443.85
							\$2,887.71
							\$2,021.40
							\$9,529.44
							\$2,598.94
							\$2,887.71
							\$4,331.56
							\$1,732.62
							\$2,887.71
							\$1,155.08

Source of Number of Employees, Number of Establishments, and Average Number of Employees for Fayette County: County Business Patterns 1995.

* Figures have been rounded.

** Flat fee used for businesses when their number of employees is equal to or less than the average number of employees indicated (*). When the number of employees is greater than the average number, the impact fee will be higher.

COMMUNITY FACILITIES

PUBLIC SAFETY

LAW ENFORCEMENT

The following section addresses personnel and facility needs for unincorporated Fayette County, Brooks and Woolsey. The cities of Fayetteville, Peachtree City and Tyrone provide their own law enforcement functions.

Existing Situation

There are currently two county law enforcement groups providing law enforcement in unincorporated Fayette County, Brooks and Woolsey: the Fayette County Sheriff's Department and the Fayette County Marshal's Office.

The Fayette County Sheriff's Department currently employs 97 employees. The breakdown of personnel include the sheriff, 26 uniformed deputies, five (5) officers in the traffic division, five (5) general investigators, six (6) members of the drug task force, five (5) officers associated with warrants and civil actions, five (5) communications officers, four (4) administrative personnel, seven (7) identification technicians, 27 detention officers for the jail, three (3) food service employees, one (1) nurse and (1) maintenance officer and one (1) telephone operator. The Sheriff's Department is the primary law enforcement agency for unincorporated areas of the county and provides support for the municipalities, as well as superior court when it is in session in Fayette County.

County jail services are also provided by the Sheriff's Office. The Fayette County Jail has the capacity for 96 inmates as of February, 1991. The County Inmate Population Report, compiled by DCA, indicates that in 1990 the Fayette County Jail had an average inmate population of 83 inmates and maintained an average of 86 percent of capacity. The services of the jail facility are available on a county-wide basis without regard to political jurisdiction. In addition to the unincorporated county, the cities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey all utilize the services of the jail. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county.

The current Fayette County jail has an 88-bed capacity. The jail facility was constructed during 1984-1985. The average daily population (ADP) remained relatively constant between 81 and 86 inmates from 1992 through 1995. During this same time period, the county's general population increased from 67,130 to 77,300, an increase of 15 percent. Beginning in 1996, the inmate population began to increase at a rate faster than the general population. During the period 1996 through 1999, the county population grew by 13 percent, while the inmate population grew by 81 percent. This represents an annual general population increase of four percent compared to an annual inmate population increase of 20 percent. Currently the ADP is reaching 200.

The Fayette County Marshal's Office answers directly to the Fayette County Board of Commissioners. It has four employees, including a chief marshal, two (2) deputy marshals and one (1) clerk. The Fayette County Marshal's Office was created by the Board of Commissioners to enforce all county ordinances and to provide security services for county property. They also enforce zoning regulations and state laws, including hunting, fishing and boating safety violations, on county property and recreational facilities owned by Fayette County. The Fayette County Marshal's Office recommends and develops safety policies and procedures for all county employees and monitors existing safety programs. Instruction in defensive driving and commercial driving techniques is offered by the Marshal's Office. It is the responsibility of the Fayette County Marshal's Office to investigate Workman Compensation claims, traffic accidents, personal injury, or property damage involving county property or county equipment.

Future Needs

The Uniform Crime Report published by the U.S. Department of Justice reports an average of 2.8 law enforcement employees per 1,000 population nationally for suburban counties as of October 31, 1989. With a total of 97 Sheriff's Department employees, Fayette County averages approximately 2.8 law enforcement employees per 1,000 population. This is based on the unincorporated population as well as the populations of Brooks and Woolsey. However, there are many factors and variables, both tangible and intangible, which affect law enforcement needs from county to county. These averages should not be used as a basis for the size of a police force.

Within the next five years, Fayette County will begin construction of a \$60 million judicial/administrative complex. Included in this complex will be a new jail facility consisting of two pods housing 192 prisoners each. The construction of the new jail is scheduled to begin in the year 2003. Construction is anticipated to take two years. The facility is designed to be expandable to four pods. The existing jail will be retained, giving Fayette County a total of 472 inmate beds which should meet the needs of the county until 2020.

The Fayette County Sheriff's Department has also identified needs in the following categories; administrative, operations, technical services, investigations, and communications, traffic and training. The Fayette County Marshal's Office has identified needs in the way of new vehicles, computers, photo equipment, safety equipment and various other law enforcement equipment.

Overall, it is obvious that as the population increases so will the needs of law enforcement agencies in Fayette County in terms of personnel, equipment and facilities. Specific needs are difficult to assess due to the complicated nature of calculating these needs.

FIRE PROTECTION

The following section addresses facility and personnel needs for unincorporated Fayette County, Brooks, Tyrone and Woolsey. Fayetteville and Peachtree City provide their own fire protection functions.

Existing Situation

The Fayette County Department of Fire and Emergency Services provides Fire Protection, Emergency Medical Services, Emergency 911 System and Emergency Management (formerly known as Civil Defense). The county fire department serves the unincorporated areas of the county and cities of Tyrone, Brooks and Woolsey. Peachtree City and Fayetteville have their own fire departments. Mutual aid and automatic aid agreements are maintained between the respective agencies.

There are eight existing fire stations that the county fire department operates in Fayette County with ~~nine more stations planned over the next ten years depending upon population growth and other factors such as average response times.~~ Property has recently been acquired on Seay Road, and Sandy Creek Road and McElroy Road for future fire stations. The fire department also maintains a Bureau of Fire Prevention with engineering, education and investigation responsibilities. Equipment consists of ~~ten~~ eight engines, ~~six~~ four tankers, one heavy duty rescue unit, three brush trucks, one boat and five EMS vehicles. Personnel consists of 69 101 full-time firefighters/EMT's and ~~twenty~~ 60 volunteer firefighters. ~~The fire department recommends the relocation of Station #4 from the corporate limits of Fayetteville to Volunteer Way, which is the site of the department's training facility.~~

The Fayette County Fire Department maintains an average response time of five minutes. The five minute average response time is currently provided to the area that the department serves: the unincorporated county, Tyrone, Brooks and Woolsey. This existing level of and quality of service is considered adequate to meet current needs. Fayette County has an Insurance Services Office (ISO) rating of five (5) in areas served by public water and an ISO rating of nine (9) in areas not served by public water.

Future Needs

According to the standards of the National Fire Protection Association (NFPA) 1.875 firefighters are required for every 1,000 population. Additionally, staffing models recommend a minimum of four firefighters for each apparatus. The Fayette County Fire Department serves an approximate population of 37,561, or 60.1 percent of the total county population, 62,415. This includes the unincorporated county, Tyrone Brooks and Woolsey. An additional thirty-one firefighters are presently needed to adequately staff existing stations and equipment. Additional support staff in Administration, Training and the Bureau of Fire Prevention will also be required as demand for service increases. Fayette County will require 69 firefighters based on NFPA standards. Fayette County will require 165 firefighters based on 60.1 percent of the projected population of 149,000 in 2010.

The Fayette County Fire Department maintains and updates a ten year plan annually for the organization. This plan gives an overview of the present situation, immediate needs and future needs. The report covers the ISO Grading Schedule, fire stations, equipment, personnel, training and communications. There are numerous improvements planned for the Department of Fire and Emergency Services over the next five years. The improvements include construction of four replacement fire stations (with expanded square footage over the existing stations), one new fire station, reconstruction of the fire training facility, and the purchase of

new fire fighting equipment which includes an aerial truck. The relocation of fire fighting equipment from Station 4 located in the corporate limits of Fayetteville will moved to a new station, Station 10, which will be located on Seay Road in the next ten years. Five new stations are planned over the next twenty years depending upon population growth and other factors such as average response times.

**FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN
FIVE YEAR IMPLEMENTATION PLAN**

Goal: Maintain and Improve Level of Service for Public Safety		Plan Element: Community Facilities		
Estimated Cost/ Source	FY 2001	FY 2002	FY 2003	FY 2004
				FY 2005
\$800,000/ Impact Fees & Fire Tax	Construct Station 1: S.R. 314			
\$852,000/ Impact Fees & Fire Tax	Construct Station 10: Seay Road			
\$801,000/ Impact Fees & Fire Tax		Construct Station 5: S.R. 85 South		
\$777,000/ Impact Fees & Fire Tax			Construct Station 7: Woolsey	
\$75,000/ Impact Fees & Fire Tax				Purchase Acreage & Prepare Site for Station 11: McElroy Road
\$1,120,000/ Impact Fees & Fire Tax				Construct Training Center
\$875,000/ Impact Fees				Purchase Aerial
\$25,107,000/ Impacts Fees & Bonds			Construct Two Jail Pods	



POLICE DEPARTMENT

153 Willowbend Road • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512



JAMES V. MURRAY
Chief of Police

TO: MAYOR AND CITY COUNCIL
FROM: JAMES V. MURRAY, CHIEF OF POLICE
DATE: JUNE 19, 2000
REF: RESOLUTION OF WIRELESS 911 CHARGE

Please accept this memo as my endorsement and recommendation for City Council to adopt the resolution to impose a wireless enhanced 911 charge within Peachtree City. This monthly charge of \$1.00 for wireless communication is authorized by state law and has been endorsed unanimously by the Fayette County Communications Board.

The funds generated by this charge will allow the Fayette County Communications Center to remain state of the art in providing emergency communication for the residents of Peachtree City and Fayette County. Again, it is my recommendation for this resolution to be adopted.

JVM/cms

Cc: City Manager

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Clerk 
VIA: City Manager 
DATE: June 29, 2000
SUBJECT: Discussion regarding Retail Big Boxes

Councilmember McMenamin requested this item be placed on the agenda for discussion.

Big Box Stores

Summary of Findings to Support an Ordinance Limiting the Scope of Development

Should you have any questions, please contact
Steve Brown at 770-487-7790

Note: As we have learned in Peachtree City, bringing a development matter up for discussion works as a catalyst for action. If we want to seriously discuss this matter in an objective fashion without developers sneaking in projects to “grandfather” them into the process, a moratorium needs to be enacted immediately.

Peachtree City’s Land Use and Zoning Ordinances were written in a time when big boxes did not even exist. Unfortunately, our ordinances have not evolved with the changing developmental patterns. Our commercial zoning was never intended for the gigantic superstore format. Our roads and traffic patterns were not developed with big boxes in mind (they did not exist).

Our worry should not be that we have developers of big boxes stating we are “anti-growth” but rather we should focus on avoiding developments that are “anti-community.”

Objections to big boxes:

- 1. Impact on our quality of life.** It is imperative that the city adhere to the Code of Ordinances of the City of Peachtree City, Appendix A - Zoning, Article III; Appendix B - Land Development Ordinance, Article I, Section 102 and Appendix B, Article XI, Section 1101. “Regional” shopping centers promote traffic congestion, crime and detrimentally effect the health safety and welfare of our residents.
- 2. Aesthetic qualities and vacancies.** Big box retailers are turning America into a continuous landscape of one-story, pre-engineered, windowless metal frame buildings sitting on concrete slab foundations. In design circles this is known as “dead architecture.” This type of architecture with its huge expanse of impervious parking surface does not fit into our view of quality, visually inviting development. Much of the character of our community has to do with its visual appeal.

What happens when big box stores leave our community? As of February 1999, Wal-Mart alone had 26 empty stores that they had abandoned in Georgia. The empty eyesore on GA Highway 85 in Fayetteville is one local example. Few businesses will purchase or lease such a large site and in many cases Wal-Mart leaves the stores vacant on purpose to prohibit the competition from taking possession.

- 3. Environmental problems.** Currently, the State of Connecticut is suing Wal-Mart regarding the stores polluting the environment. Fertilizer runoff from garden centers

and automotive pollutant runoff from parking lots is at the heart of the lawsuit. The threat to water quality was sufficient enough for the state to file a lawsuit. Of course, we also lose a lot of green, open space, trees and unique natural areas due to the enormous amount of space needed for the large building and parking surfaces.

4. **Economic devastation.** According to a study from the Wharton School, University of Pennsylvania, big boxes cause job opportunities in small retail establishments to disappear as small retailers, wholesalers and service activities begin to suffer and eventually close for not being able to compete. A local example is the Belk's department store having to abandon the Bank's Station shopping center for a better location in a "power center" comprised of several big box stores. Not only do the smaller stores feel the sting of losing an anchor store, but also commercial traffic then drastically shifts to the new power center and away from the smaller, traditional stores causing them to fail. Disinvestment usually causes deterioration of the smaller shopping centers making them targets for graffiti and property crime.

The profits from big box stores are dispatched to the corporate office while the profits from our small businesses are reinvested into our community.

5. **Retail redundancy.** In a majority of the cases, products carried by the big boxes can already be found in the community. Since the big boxes are usually not distributed in a uniform manner throughout the city like the smaller businesses, traffic bogs down on roads near the big box stores. The concentrated traffic compels the community to increase infrastructure expenses to alleviate the burden. The intersection of GA Highways 54 and 74 is already the most dangerous in all of Fayette County. The additional traffic will only exacerbate our current health and safety concerns.
6. **Saturation and cannibalization.** Many of the big box retailers saturate the markets by building stores in close proximity to one another. This is done in an effort to eliminate and intimidate the competition. Some of the stores are so close to one another that they actually steal profits from each other. If a purchase is absolutely required at a big box store, the consumer can usually find one within a short driving distance.
7. **Crime and property values.** In many cases big boxes lower the value of other zonings such as residential and commercial which in turn could reduce public revenues. 24 hours of operation at a "regional" big box store could attract certain crime elements at night. Some big boxes experience a great deal of crime in the parking lots and that accounts for surveillance cameras and security guards in the parking areas. In 1998 there were a total of 434 police calls to the Chandler, Arizona Wal-Mart. Rohnert Park, California had 614 police calls in a 17-month period at a local Wal-Mart Plaza. The Wal-Mart in West Boylston, Massachusetts generates more police calls than any other retail establishment in the town. Some communities have had to hire more police officers to cope with the additional demand. It goes on and on.
8. **Big box retailers have other concepts.** In 1998, Wal-Mart announced that it was

planning to roll out a new 40,500 square foot store plan. Wal-Mart acknowledged "that the giant stores require a time commitment and energy that shoppers don't always have." Home Depot also has a smaller plan called Villager's Hardware.

1999 FAYETTE COUNTY'S 23 HIGHEST TAX PAYERS
(Ad Valorem Property Tax)

1.	NCR	\$813,003
2.	Photocircuits	737,833
3.	The Pavillion	601,072
4.	Panasonic	548,966
5.	TDK	465,206
6.	Coweta-Fayette EMC	438,067
7.	Avery Dennison	411,227
8.	Bell South	404,020
9.	Siemens	388,626
10.	Lawson Mardon	372,113
11.	Hoshizaki	363,949
12.	Atlanta Gas Light	344,481
13.	Oglethorpe Power/GA Transmission	304,207
14.	Aberdeen Woods Conference Center	286,594
15.	Georgia Power	247,856
16.	AT Plastics	233,251
17.	Wyndham Conference Center	222,562
18.	AMLI Apartments	221,592
19.	Balmoral Apartments	220,772
20.	Cooper Lighting	197,996
21.	JDN Properties	156,338
22.	Piedmont Hospital	140,192
23.	Evander Holyfield	<u>135,397</u>
		\$8,255,370

Source: Fayette County

CRIME REPORT - MAY 2000

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2000	YTD 1999
MURDER	0	0	0	0	0								0	0
RAPE	0	0	0	0	1								1	1
ROBBERY	0	1	0	0	0								1	1
AGGRAVATED ASSAULT	0	3	1	0	1								5	4
ARSON	0	0	0	0	0								0	0
AUTO THEFT	2	0	1	7	10								20	14
THEFT	11	18	16	18	29								92	108
BURGLARY	0	2	1	1	2								6	4
TOTAL PART I CRIMES	13	24	19	26	43								125	132
ALCOHOL/DRUG ARRESTS														
DUI - TOTAL	19	16	14	6	13								68	50
DUI - ADULT	14	14	13	4	10								55	46
DUI - UNDERAGE	5	2	1	2	3								13	4
OTHER UNDERAGE														
ALCOHOL ARRESTS	7	25	24	8	7								71	58
DRUG ARRESTS	10	12	14	8	16								60	30
ARRESTS														
PROPERTY CRIMES	7	5	4	4	8								28	31
PERSON CRIMES	4	7	8	5	6								30	16
CITY ORDINANCES	41	48	51	44	59								243	168
*OTHER	126	145	127	89	135								622	556
ADMINISTRATIVE AVERAGE RESPONSE TIME	5.15	5.35	5.31	5.45	5.49								5.35	3.76
CALLS ANSWERED	3595	3637	5133	4965	5134								22,464	13,328
TRAFFIC CITATIONS ISSUED	673	604	576	441	634								2928	2649
WARNINGS ISSUED	611	443	403	256	558								2271	2138
ACCIDENTS - TOTAL	60	63	85	69	71								348	440

TOP 5 ACCIDENT LOCATIONS - MONTH TOTAL #

1. HWY 54/HWY 74
2. HWY 54/WALTBANKS ROAD
3. HWY 54/WILLOWBEND RD.
4. CROSTOWN DR/PEACHTREE PARKWAY
5. HWY 54/PEACHTREE PARKWAY

7
3
3
3
2

TOP 5 ACCIDENT LOCATIONS - YEAR TOTAL #

1. HWY 54/HWY 74
2. HWY 54/WALTBANKS ROAD
3. HWY 54/PEACHTREE PARKWAY
4. HWY 74/CROSTOWN DR.
5. HWY 54/HUDDLESTON DR.

21
18
17
10
9

14. NOTICES- COUNTY OF FAYETTE

Legal 5855

FAYETTE COUNTY SCHOOL SYSTEM ADVERTISEMENT FOR BIDS

Sealed bids for FSLC-062900, Lawn Care Service will be received by Fayette County School System Purchasing Department 210 Stonewall Avenue, P.O. Box 879, Fayetteville, Georgia 30214-0879. Bids will be received at 11:00 a.m., Thursday, June 29, 2000. No bids will be accepted after that time.

A Pre-Bid Conference will be held on Thursday, June 15, 2000 at 10:00 a.m. in Conference Room #2 at Fayette County Board of Education, 210 Stonewall Avenue, Fayetteville, Georgia. All bidders are urged to attend the Pre-Bid Conference in order to clarify questions regarding the bidding documents and to pick up bid packages.

If you have any questions/concerns, please contact Gerline Evans, Purchasing Department at (770) 460-3522.

Fayette County School System reserves the right to reject and/or all bids and to waive any technicalities.

May 31, June 7, 14 2000

Legal 5880

ADVERTISEMENT OF TAX SALE

To be sold on the first Wednesday in July 2000, during legal hours of sale at the Courthouse door being 145 Johnson Avenue, Fayetteville, Georgia.

Being in Land Lots 255 and 256 of the Fifth District, Fayette County, Georgia.

All that tract or parcel of land lying and being in Land Lots 255 and 256 of the 5th Land District of Fayette County, Georgia, and being more particularly described as follows: Being Lots 23, 24, 25, and 26 of Breckenridge Subdivision.

This property described in deed from: Talmadge L. Williams and Douglas O. Williams

To: Dan Stinchcomb
Address: 218 Ebenezer Road
Fayetteville, GA 30214
Dated: October 12, 1988

Said deed being recorded in deed book 524, page 273, in the office of the Clerk of Superior Court of Fayette County, Georgia.

Said property levied on as the property of same to satisfy a FIFA in favor of George Wingo, Fayette County Tax Commissioner against said property for County Taxes for the year (s) 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999.

Sold for the benefit of the County of Fayette.

Sharon M. Stephens
Ex-Officio Sheriff
Fayette County Tax Office

June 7, 14, 21, 28, 2000

Legal 5918

erally includes installing fiber optic cable, controllers and other equipment furnished by D.O.T. to interconnect fourteen traffic signals.

June 7, 14, 2000

Legal 5898

ADVERTISEMENT FOR BIDS

Bids will be received by the City of Fayetteville from General Contractors for all labor and materials to complete the work for the construction of the Grady Avenue Intersection Improvement. Bids will be received at the City of Fayetteville, 240 S. Glynn Street, Fayetteville, Georgia 30214, at 2:00 p.m. legal local time, Thursday, June 22, 2000. Bidding documents may be obtained from Don Easterbrook, City Engineer, (770) 461-6029. The work generally includes removal, reconstruction, and widening of Grady Avenue between SR 54 and Fayette Middle School.

June 7, 14, 2000

Legal 5914

NOTICE OF PUBLIC HEARING

Application has been made by the undersigned requesting the issuance of a license to sell Malt Beverages and Wine Beverages for On/Off Premise Consumption at the following location:

Name: Tanner's Corner Grill
Address: 94 Pavilion Pkwy
Fayetteville, GA 30214

Applicant: Kathleen Karyl Heath

The application will be heard by the Mayor and Council of the City of Fayetteville, Georgia, at City Hall during a public hearing to be held on July 10, 2000, at 7:00 p.m.

June 14, 21, 2000

Legal 5930

ADVERTISEMENT FOR BIDS

Bids will be received by the City of Fayetteville (also referred to as the City and the Owner) from General Contractors, including work for all labor and materials to complete the work for the S.R. 92 South Lift Station.

Bids will be received at the City of Fayetteville, 240 S. Glynn Street, Fayetteville, Georgia 30214, at 3:00 p.m. legal local time, Wednesday, June 28, 2000.

Bidding documents may be obtained from the City of Fayetteville Water Department Office located at 240 S. Glynn Street, Fayetteville, Georgia, 30214, Telephone 770-460-4237.

The project requires that the Contractor substantially complete the work within 30 days from Notice to Proceed (NTP) and final completion be accomplished within 45 days of NTP.

No bid may be modified, withdrawn, or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is earlier.

Legal 5929

CITY OF PEACHTREE CITY NOTICE OF PUBLIC HEARING JAIL IMPACT FEE ORDINANCE

The City Council of Peachtree City will hold a public hearing on Thursday, July 6, 2000, at 7:00 p.m. It will be held in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City. All interested parties are invited to attend and be heard.

The purpose of the hearing is to allow for public discussion of a proposed Ordinance that would establish a Development Impact Fee to help offset the construction cost of a new Fayette County Jail that will also serve all municipalities in Fayette County.

Information pertaining to this public hearing is available at City Hall, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

June 14, 2000

Legal 5930

CITY OF PEACHTREE CITY NOTICE OF PUBLIC HEARING 911 WIRELESS TELEPHONE CHARGE

The City Council of Peachtree City will hold a public hearing on Thursday, July 6, 2000, at 7:00 p.m. It will be held in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City. All interested parties are invited to attend and be heard.

The purpose of the hearing is to allow for public discussion of a proposed 911 Wireless Telephone charge of \$1.00 per month for every wireless telephone number subscribed to by wireless telephone subscribers who reside within the city limits of Peachtree City. This proposed charge would be imposed to offset the costs associated with the maintenance and operation of the Wireless Enhanced "911" System.

Information pertaining to this public hearing is available at City Hall, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

June 14, 2000

17. NOTICES- TOWN OF TYRONE

Legal 5899

NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the Tyrone Planning Commission on June 29, 2000, at 7:00 p.m. in the Council Chambers at Town Hall, 881 Senoia Road, Tyrone, Georgia 30290 to consider an Ordinance to amend the land use classification and zoning of property located in Land Lot 139 and 117 of the 7th District of Fayette County, Georgia, said property consisting of approximately 22 acres and being bordered by Tyrone Road and Highway 74, in the Town of Tyrone, Georgia, said property being part of the estate of Ferrell Louise Adams from

of the setback requirement and reduction of the subject property located at 1918 Highway 117. Information per request is available during the hours of 8:00 AM through Friday, June 23, 2000. All interested parties are invited to attend.

June 14, 21, 2000

19. PUBLIC

Legal 5925

NOTICE C

IN THE MAGI OF FAYET STATE OF

Fayette Wrecker, Inc.

It appearing that the following interested parties as

Foreclosure proceeding

1985 PONTIAC BONNET

2G2GR69AXF22444

1986 OLDSMOBILE

1G3GM47YXGP3082

EZ-GO GOLF CART

794F24175738

1979 MERCURY CO

9H93F737255

1986 FORD THUNDERBOLT

1FABP4630GH21584

1988 BUICK REGAL

2G4WD14W1J14364

1989 PONTIAC SUN

1G2JD11M9K7500138

1984 DODGE VAN

2B4HB21TXEK27136

1984 CHEVROLET C

1G1AS87H3EN141821

1989 FORD THUNDERBOLT

1FAPP6241KH102088

1984 FORD VAN

1FTDE14Y6EHA0184

1981 HONDA CIVIC

JHMWD5524BS02445

1977 FORD F-100

F10HN061721

1989 MERCURY TOPAZ

1MEPM38S2KK62602

1985 HONDA ACCORD

JHMAD5328FC09310

OTHER GOLF CART

1986 TOYOTA CELIC

JT2ST63CIG7062848

1989 FORD RANGER

1FTCR10A9KUC5869

1985 FORD LIMITED

1FABP3931FG196118

1989 PONTIAC GRAND PRIX

1G2NE54U6KC774391

1978 TOYOTA COROLLA

TE51665015

1989 PONTIAC SUNBELT

1G2JB11K2K7558161

1982 PLYMOUTH SA

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Sold for the benefit of the County of Fayette.

Sharon M. Stephens
Ex-Officio Sheriff
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June 7, 14, 21, 28, 2000

Legal 5918

BID NOTICE

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June 7, 14, 2000

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June 14, 2000

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June 14, 21, 2000

19. PUBL

Legal 5925

NOTICE

IN THE MAG OF FAYE STATE C

Fayette Wrecker, Inc

It appearing the ov

interested parties at

Foreclosure precedi

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2G2GR69AXF2244

1986 OLDSMOBIL

IG3GM47YXGP308

EZ-GO GOLF CAR

794F24175738

1979 MERCURY C

9H93F737255

1986 FORD THUN

1FABP4630GH2158

1988 BUICK REGA

2G4WD14W1J14364

1989 PONTIAC SUN

IG2JD11M9K750013

1984 DODGE VAN

2B4HB21TXEK2713

1984 CHEVROLET

IGIAS87H3EN14182

1989 FORD THUN

1FAPP6241KH10208

1984 FORD VAN

1FTDE14Y6EHA018

1981 HONDA CIVIC

JHMWD5524BS0244

1977 FORD F-1 00

F10HN061721

1989 MERCURY TO

IMEPM38S2KK62602

1985 HONDA ACCO

JHMD45328FC09310

OTHER GOLF CART

1986 TOYOTA CELIC

JT2ST63CIG7062848

1989 FORD RANG

1FTCR10A9KUC586

1985 FORD LIMITED

1FABP3931FG196118

1989 PONTIAC GRA

1G2NE54U6KC77439

1978 TOYOTA CORO

TE51665015

1989 PONTIAC SUNE

1G2JB11K2K7558161

1982 PLYMOUTH SA

LEISURE SERVICES MONTHLY REPORT 2000

ACTIVITY DESCRIPTION	UNIT	January	February	March	April	May	June	July	August	September	October	November	December	2000 Year to Date	1999 Year to Date
LIBRARY															
1. Books Circulated	Num.	10,975	11,907	12,531	11,396	13,091	0	0	0	0	0	0	0	60,200	108,401*
2. Average Daily Traffic	Num.	539	623	565	520	507	0	0	0	0	0	0	0	539	545
a. Monday - Saturday	Num.	288	385	423	289	222	0	0	0	0	0	0	0	288	307
b. Sunday	Num.	85	150	182	185	174	0	0	0	0	0	0	0	776	721
3. Story Time Participants	Dis.	313	1,128	1,450	1,450	1,747	0	0	0	0	0	0	0	6,094	8,381
4. Revenue from Overdue Books	Dis.	465	1,105	1,482	540	564	0	0	0	0	0	0	0	4,542	4,542
5. Revenue from Copy Machine	Num.	842	976	958	1,015	987	0	0	0	0	0	0	0	3,183	3,183
6. Reference Assistance	Num.	754	837	833	867	978	0	0	0	0	0	0	0	4,269	542
7. Internet Usage	Num.	756	812	832	918	902	0	0	0	0	0	0	0	4,220	3,380
8. Renewals by Phone	Num.						0	0	0	0	0	0	0		
*FY98 Circulation totals skewed due to glitch in old AS400 system.															
RECREATION															
Leisure Programs															
1. Adult Athletics	Num.	1	1	2	2	2	0	0	0	0	0	0	0	8	7
a. Ongoing Programs	Num.	0	0	0	0	1	0	0	0	0	0	0	0	1	0
b. New Programs	Num.	285	285	1,215	1,122	1,217	0	0	0	0	0	0	0	4,124	2,803
c. Participants	Dis.	0	0	28,065	0	35	0	0	0	0	0	0	0	28,100	30,301
d. Revenues	Dis.	146	32	6,979	4,225	3,939	0	0	0	0	0	0	0	15,321	13,421
e. Expenses	Dis.	0	0	0	657	0	0	0	0	0	0	0	0	657	656
f. Refunds	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
g. Balance (+ or -)	Dis.	-146	-32	21,086	-4,982	-3,904	0	0	0	0	0	0	0	12,122	\$16,221.00
* Some figures for Jan/Feb were erroneously reported as Adult Athletics as well as Classes															
RECREATION															
Leisure Programs															
1. Classes/Programs	Num.	99	98	96	102	103	0	0	0	0	0	0	0	498	537
a. Classes/Programs	Num.	2,055	2,139	3,794	2,143	2,562	0	0	0	0	0	0	0	12,683	9,442
b. Participants	Num.	18,503	17,753	24,016	18,520	17,217	0	0	0	0	0	0	0	94,007	85,774
c. Revenues	Dis.	12,908	13,460	19,088	14,628	13,395	0	0	0	0	0	0	0	73,480	67,166
d. Expenses	Dis.	180	777	64	11	0	0	0	0	0	0	0	0	1,032	305
e. Refunds	Dis.	3,415	3,516	4,853	3,880	3,822	0	0	0	0	0	0	0	\$19,495.20	\$18,302.73
f. balance (+ or -)	Dis.	0	0	3	7	6	0	0	0	0	0	0	0	16	18
2. Special Events	Num.	0	0	493	1,045	76	0	0	0	0	0	0	0	1,614	2,531
a. Events	Num.	0	0	0	0	0	0	0	0	0	0	0	0	25	35
b. Participants	Dis.	0	0	25	0	0	0	0	0	0	0	0	0	2,128	1,463
c. Revenues	Dis.	0	0	220	1,541	365	0	0	0	0	0	0	0	25	35
d. Expenses	Dis.	0	0	25	0	0	0	0	0	0	0	0	0	(\$2,128.00)	(\$1,462.95)
e. Refunds	Dis.	0	0	-220	-1,541	-365	0	0	0	0	0	0	0		
f. balance (+ or -)	Dis.	0	0				0	0	0	0	0	0	0		
Sports and Facilities															
1. Playing Surface Mowing	Hrs.	0	112	239	315	280	0	0	0	0	0	0	0	926	604
2. Playing Field Preparation	Hrs.	339	690	697	518	552	0	0	0	0	0	0	0	2,796	2,663
3. Building Maintenance	Hrs.	240	199	168	32	80	0	0	0	0	0	0	0	719	874
4. Parks/Pools/Tennis Courts	Num.	0	0	0	0	40	0	0	0	0	0	0	0	40	20
a. Safety Inspections	Hrs.	292	210	100	48	64	0	0	0	0	0	0	0	714	928
b. General Repairs/Maint.	Hrs.	308	176	96	48	48	0	0	0	0	0	0	0	628	839
c. Grounds/Landscape Maint.	Num.	128	128	128	88	88	0	0	0	0	0	0	0	600	626
5. Litter Removal	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	88
6. Vandalism Repairs	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Complaints Answered	Num.	0	0	0	0	0	0	0	0	0	0	0	0	0	0

5/4/00

1999

Activity Description

Unit

January

February

March

April

May

June

July

August

September

October

November

December

YEAR-TO-DATE

YEAR-TO-DATE

CART PATHS

1. Const./Reconst./Overlay

Ft.

50

0

2,086

560

2,696

7,035

2. Drainage Maintenance

Hrs.

83

105

113

114

415

476

3. General Maintenance

Hrs.

180

414

361

114

1,069

862

4. Mowing

Hrs.

0

0

0

135

135

143

5. Litter Removal

Hrs.

68

45

90

53

256

316

FLEET MANAGEMENT

1. Equipment Maintenance

Hrs.

43

39

43

12

137

56

2. Equipment Repairs

Hrs.

121

171

154

167

613

636

3. Vehicle Maintenance

Hrs.

76

118

133

104

431

247

4. Vehicle Repairs

Hrs.

237

256

283

229

1,005

1,103

5. Fleet Down Time

Hrs.

482

542

620

521

2,165

5,151

GROUNDS

1. Litter Removal

Hrs.

321

257

464

380

1,422

2,085

2. Right-of-Way Mowing

Hrs.

0

0

331

653

984

812

3. General Maintenance

Hrs.

874

752

797

431

2,854

2,520

LANDSCAPE

1. Litter Removal

Hrs.

20

32

70

68

190

200

2. Mowing (Sub. Entrances)

Hrs.

0

0

226

625

851

942

3. General Maintenance

Hrs.

657

689

544

264

2,154

1,188

4. Planting

Hrs.

100

0

0

23

123

251

RECYCLING SITE

1. City Employees Hours

Hrs.

151

110

69

142

472

636

2. City Employees Salaries

Dis.

1,188

866

544

1,120

3,718

6,050

3. Revenues

Dis.

731

515

740

654

2,640

2,188

4. Participants

Num.

546

659

570

680

2,455

2,540

a. Recycling

Num.

1,296

1,084

1,159

1,446

4,985

5,088

b. Composting

Num.

68

112

187

261

628

359

c. Mulch (Pick Up)

Num.

SIGN MAINTENANCE

1. Building Maintenance

Hrs.

20

21

23

20

84

83

2. Subdivision Sign Maintenance

Hrs.

81

102

172

93

448

368

3. Traffic Sign Maintenance

Hrs.

148

143

82

287

660

519

STREETS

1. Street Sweeping

Hrs.

8

40

16

70

134

124

2. Pavement Patching

Hrs.

0

213

147

154

514

342

3. Drainage Maintenance

Hrs.

0

102

210

117

429

521

4. General Maintenance

Hrs.

576

356

399

258

1,589

1,508

MISCELLANEOUS

1. Vandalism

Dis.

139

79

161

89

468

234

2. Complaints Answered

Num.

90

38

24

34

186

156

3. Wash Police Cars

Hrs.

8

83

68

15

174

150

COORDINATION LIST

Due Date: _____

ROUTING ORDER

TITLE

APPROVED

DATE

INITIALS

3

DNS

1

OPS

5/14

WDA

PG

PG

2

CC

4

CM

2000 MONTHLY REPORT
PUBLIC SERVICES DIVISION

2000mont1
5/4/00

2000 1999

Activity Description	Unit	January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE	YEAR-TO-DATE
CART PATHS															
1. Const./Reconst./Overlay	Ft.	50	0	2,086	560									2,696	7,035
2. Drainage Maintenance	Hrs.	83	105	113	114									415	476
3. General Maintenance	Hrs.	180	414	361	114									1,069	862
4. Mowing	Hrs.	0	0	0	135									135	143
5. Litter Removal	Hrs.	68	45	90	53									256	316
FLEET MANAGEMENT															
1. Equipment Maintenance	Hrs.	43	39	43	12									137	56
2. Equipment Repairs	Hrs.	121	171	154	167									613	636
3. Vehicle Maintenance	Hrs.	76	118	133	104									431	247
4. Vehicle Repairs	Hrs.	237	256	283	229									1,005	1,103
5. Fleet Down Time	Hrs.	482	542	620	521									2,165	5,151
GROUNDS															
1. Litter Removal	Hrs.	321	257	464	380									1,422	2,085
2. Right-of-Way Mowing	Hrs.	0	0	331	653									984	812
3. General Maintenance	Hrs.	874	752	797	431									2,854	2,520
LANDSCAPE															
1. Litter Removal	Hrs.	20	32	70	68									190	200
2. Mowing (Sub. Entrances)	Hrs.	0	0	226	625									851	942
3. General Maintenance	Hrs.	657	689	544	264									2,154	1,188
4. Planting	Hrs.	100	0	0	23									123	251
RECYCLING SITE															
1. City Employees Hours	Hrs.	151	110	69	142									472	636
2. City Employees Salaries	Dis.	1,188	866	544	1,120									3,718	6,050
3. Revenues	Dis.	731	515	740	654									2,640	2,188
4. Participants															
a. Recycling	Num.	546	659	570	680									2,455	2,540
b. Composting	Num.	1,296	1,084	1,159	1,446									4,985	5,088
c. Mulch (Pick Up)	Num.	68	112	187	261									628	359
SIGN MAINTENANCE															
1. Building Maintenance	Hrs.	20	21	23	20									84	83
2. Subdivision Sign Maintenance	Hrs.	81	102	172	93									448	368
3. Traffic Sign Maintenance	Hrs.	148	143	82	287									660	519
STREETS															
1. Street Sweeping	Hrs.	8	40	16	70									134	124
2. Pavement Patching	Hrs.	0	213	147	154									514	342
3. Drainage Maintenance	Hrs.	0	102	210	117									429	521
4. General Maintenance	Hrs.	576	356	399	258									1,589	1,508
MISCELLANEOUS															
1. Vandalism	Dis.	139	79	161	89									468	234
2. Complaints Answered	Num.	90	38	24	34									186	156
3. Wash Police Cars	Hrs.	8	83	68	15									174	150

April