
City Council of Peachtree City
Agenda
June 21, 2018
6:30 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Recognize Employee of the Month – Kelly Duncan, Recreation & Special Events
 - Recognize Battalion Chief Chris Campbell, Fire Department – 25 Years of Service
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - June 7, 2018, Regular Meeting
- VII. Consent Agenda
 - 1. Consider FY 2018 Budget Amendment
 - 2. Consider Stormwater Facility Maintenance Agreements –
CertainTeed and Granite & Marble Warehouse
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 06-18-02 Public Hearing – Consider Variance Request, 414 N. Peachtree Parkway
(Withdrawn by Applicant)
 - 06-18-03 Public Hearing – Consider Transmittal Resolution,
Capital Improvements Element (CIE) Update *(Mike Warrix)*
 - 06-18-04 Consider Step One Annexation, SR 54 (southeast side) *(Mike Warrix)*
 - 06-18-05 Consider Step One Annexation, SR 54 (northwest side) *(Mike Warrix)*
- X. Council/Staff Topics
- XI. Executive Session
- XII. Adjourn

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

City Council of Peachtree City
Meeting Minutes
June 7, 2018
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, June 7, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Mayor Fleisch honored Battalion Chief Ron Mundy for his 35 years of service to the Peachtree City Fire Department.

Minutes

May 1, 2018, Retreat Workshop Minutes

May 17, 2018, Regular Meeting Minutes

King moved to approve the May 1, 2018, retreat workshop minutes and the May 17, 2018, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

1. Consider Alcohol License – Highland Bakery, 238 City Circle, Ste. 1020

2. Consider Request to Extend Time Limit on Alcohol License – Revolution

3. Consider Amendments to Tree Ordinance

4. Consider Ordinance Amendment for Disorderly Conduct

5. Consider Cancellation of July 5 City Council Meeting

Ernst moved to approve Consent Agenda Items 1-5. Prebor seconded. Motion carried unanimously.

New Agenda Items

06-18-01 Public Hearing – Consider Condition of Zoning Approval Modification for LUR-17, 279 Senoia Road

Planning and Development Director Mike Warrix explained this was a housekeeping item to correct an inconsistency in the language of an ordinance Council adopted March 15. This ordinance granted a rezoning to Chadwick Homes from Agricultural Reserve (AR) to Limited Use Residential (LUR-17) for 6.5 acres just north of Saranac to accommodate a 15-home subdivision.

There were several conditions related to the rezoning, and Warrix said there was an inconsistency in transcribing the language related to side setback requirements. Council reviewed and approved an application that called for a side setback of 0 feet, with a 10-foot separation between the dwelling units, Warrix stated. The ordinance Council signed said there would be a separation of 20 feet (10-foot setback and 10 feet between dwelling units). He asked Council to approve the corrected ordinance language.

Fleisch opened the public hearing. Jerry Peterson, representing Chadwick Homes, said this were the same setbacks used in the Saranac subdivision, which had worked well. No one spoke in opposition to the modification. Fleisch closed the public hearing.

King moved to approve New Agenda Item 06-18-01, Condition of Zoning Approval Modification for LUR-17, 279 Senoia Road. Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Road Paving Update

Civil Engineer Jonathan Miller told Council that, as of that week, 3.76 miles of paving had been completed. With 8.78 miles in the original bid, that meant 43% of the total project was finished. Miller said the work should be 61% complete by the end of the week.

The budget was currently tracking to allow paving of additional roads, including Kelly Drive, McIntosh Trail from SR 74 to Peachtree Parkway, Flat Creek Road, Willow Road, Willowbend Road, and MacDuff Parkway, Miller noted. This would add 5.5 miles to the paving project, bringing the total miles of road paved from 14 to 14.5 miles by the end of the paving contract.

Fleisch asked about the situation at Hickory Drive and Cedar Drive. Miller said utility locates done in that area were not accurate, and about three gas lines were hit. The utility company asked the contractor to stop work so new utility relocates could be done. Paving had now resumed, Miller reported, and should be completed by week's end. He pointed out there had been other delays, such as finding roads with dirt underneath, rather than rock, along with curb and gutter issues. However, Miller said money was still available to deal with these problems.

The Mayor also inquired about a timeline for paving Kelly Drive and McIntosh Trail, since those roads were being used by construction traffic for the new spillway. City Manager Jon Rorie stepped in to answer, saying the contractor predicted that it should be feasible to begin paving on August 1. To be on the safe side, Rorie said, he was projecting October 1 as the date when all spillway construction would be finished, and paving could commence. Rorie noted that even after the spillway was completed, there would be some other projects to be finished at the site.

Rorie asked Miller to rank the roads he wished to add in order of priority. Miller said Kelly Drive would be number one, followed by Flat Creek Road, Willow Road, Willowbend Road, then MacDuff Parkway.

Executive Session

King moved to convene in executive session for threatened or pending litigation at 6:41 p.m. Prebor seconded. Motion carried unanimously.

King moved to reconvene in regular session at 6:57 p.m. Ernst seconded. Motion carried unanimously.

There being no further business to discuss, King moved to adjourn the meeting at 6:58 p.m. Ernst seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: Paul J. Salvatore, Financial Services Director P.S.
Kelly Bush, Assistant Finance Director KB

DATE: June 15, 2018

SUBJECT: Budget Amendment FY18
June 21, 2018 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to the Fiscal Year 2018 Budget Resolution.

Discussion:

In an effort to efficiently manage the large number of public works projects going on simultaneously, management would like to continue to utilize current Maintenance Tech staff in an overtime capacity as an alternative to hiring additional staff. This has been working effectively to date. The attached budget amendment is requesting an additional \$15,000 to the Grounds Maintenance overtime salary budget with funding coming from cash reserves. This would allow for 4 Maintenance Techs to work 525 overtime hours to expedite ongoing projects.

Budget Impact:

The proposed budget amendment to the Fiscal Year 2018 Budget Resolution would increase Grounds Maintenance expense 100-1566-511300 - Overtime and increase the revenue 100-0000-389025 - Surplus Carryover \$15,000.

Attachments

kbb/Council Reports/Budget Amendments for FY2018

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 18-020

DATE 10/19/2017

[illegible]

Budget Amendment
To amend FY18 Budget Resolution for increased Maintenance Tech overtime to keep City projects moving.

To amend FY18 Budget Resolution for increased Maintenance Tech overtime to keep City projects moving.

Entered _____

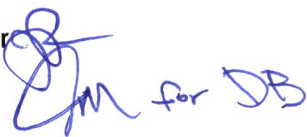
Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager

FROM: Dave Borkowski, City Engineer  for DB

DATE: June 15, 2018

SUBJECT: Stormwater Facility Maintenance Agreements – CertainTeed and
Granite & Marble Warehouse
June 21, 2018, City Council Meeting

Recommendation:

Staff recommends that City Council authorize the Mayor to sign the attached stormwater facility maintenance agreements with CertainTeed and Granite & Marble Warehouse.

Discussion:

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

Budget Impact:

This item should have no budgetary impact.

STATE OF GEORGIA
COUNTY OF FAYETTE

After Recording Return to:
City Manager, City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

Peachtree City STORMWATER FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of January, 2018, by and between
(Insert Full Name of Owner) CertainTeed (GSII, Inc.) hereinafter called
the "Landowner", and the City of Peachtree City, hereinafter called the City. WITNESSETH, that
WHEREAS, the Landowner is the owner of certain real property described as (Tax Map/Parcel
Identification Number) 0613003 & 0613002 as recorded by deed in the land
records of the City of Peachtree City, Georgia, Deed Book 424 Page 409, hereinafter
called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the property: and WHEREAS, the site
Plan/Subdivision Plan known as Site Expansion & Det. Pond. (Name of Plan/Development)
for CertainTeed Roofing Plant

hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the property; and

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

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns.

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

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan dated 4/14/17, titled Site Expansion & Detention Pond for CertainTeed Roofing Plant on file In the office of the City Engineer and incorporated herein by express reference.
2. The Landowner, its successors and assigns, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what good working condition is acceptable to the City.
3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The inspection shall be performed by a registered professional engineer with experience in stormwater facility design, construction, and maintenance. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection finding and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of Such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which schedule must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation of the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This Agreement shall be recorded among the land records of City of Peachtree City, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests.

WITNESS the following signatures and seals:

CertainTeed Roofing

Company/Corporation/Partnership Name (Seal)

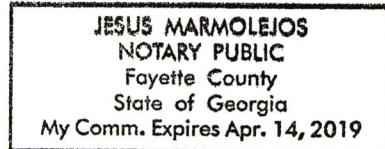
By: DAVE LESIEUR
PLANT MANAGER

(Type Name and Title)

Michael A. Pace
Witness

The foregoing Agreement was acknowledged before me this 24 day of JANUARY, 2018, by

Jesus Marmolejos
NOTARY PUBLIC
My Commission Expires: April 14, 2019
COUNTY OF Fayette, GEORGIA



Mayor of Peachtree City

Witness

The foregoing Agreement was acknowledged before me this _____ day of _____, 20____, by

NOTARY PUBLIC

My Commission Expires: _____

Approved as to Form:

City Attorney

Date

Record and return to:

Law Firm Name/Address

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this **14** day of **May**, 2018, by and between **GRANITE & MARBLE WAREHOUSE**, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as **Parcel ID 061204009 Falcon Field Business Park**, as recorded by deed in the land records of Fayette County, Georgia, Deed Book **4313**, Page **0674** (hereinafter called the "Property");

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

WHEREAS, the Site Plan/Subdivision Plan known as "**Granite & Marble Warehouse**," dated **April 10, 2018**, and approved by the City on 6/14/2018 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

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

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

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

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.
3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be

construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

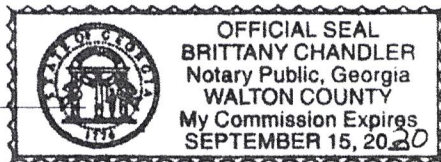
Signed, sealed and delivered
in the presence of:

Karen Kitching
Unofficial Witness

Juan C. Arroyo (Seal)
Juan C. Arroyo (Owner)

Brittany Chandler
Notary Public

My commission expires: _____



Approved as to Form:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Fax Number

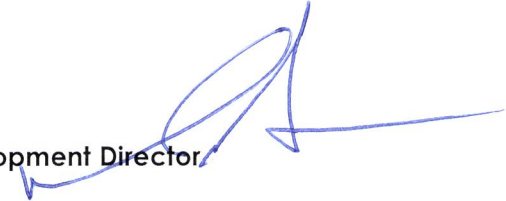
Telephone Number

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP Planning and Development Director 

DATE: June 14, 2018

SUBJECT: Request for Variance, 414 North Peachtree Parkway
June 21, 2018 City Council Meeting

The attorney representing this case has withdrawn this application. A copy of the email notification is attached.

Mike Warrix

From: Rick Lindsey <rick@llptc.com>
Sent: Thursday, June 14, 2018 4:05 PM
To: Robin Cailloux; Mike Warrix
Subject: Stoehr Variance Application

Robin and Mike – My clients have decided to withdraw their application for a variance to the shared driveway ordinance. If they decide to refile and they choose to have me assist them, I will contact you prior to such refiling.

Thanks for all of your help.

Rick

Richard P. Lindsey
Attorney



LINDSEY & LACY, PC

2002 Commerce Drive, N. Suite 300
Peachtree City, Georgia 30269
770.486.8445 - phone
770.486.8889 - fax
www.lindseylacy.com

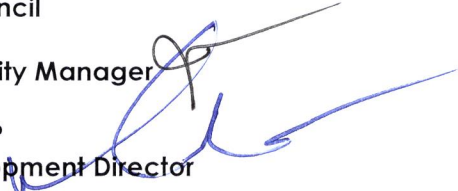
Please update our firm contact information.

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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: June 14, 2018

SUBJECT: Consider Transmittal Resolution - 2018 Capital Improvements Element (CIE) Annual Update
June 21, 2018 City Council Meeting

Recommendation:

Staff recommends that Council approve the attached Transmittal Resolution and authorize staff to submit the 2018 Capital Improvements Element Annual Update draft report to the Atlanta Regional Commission and Georgia Department of Community Affairs for review and approval.

Discussion:

Staff has completed preparation of a draft 2018 Capital Improvements Element (CIE) Annual Update. The update consists of a Financial Report and an addendum to the city's recently adopted Community Work Program component of the Comprehensive Plan. This update is required by the Georgia Development Impact Fee Act and the Georgia Planning Act.

Budget Impact:

There are no budget impacts associated with this request.

ATTACHMENT

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
AUTHORIZING THE TRANSMITTAL OF THE
2018 CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE
OF THE PEACHTREE CITY COMPREHENSIVE PLAN
TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.**

WHEREAS, the City of Peachtree City has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs (DCA), and a Public Hearing was held on June 21, 2018 at 6:30 P.M. in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City; and

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Peachtree City does hereby submit the annual update of the Capital Improvements Element (CIE) covering the five-year period 2018 – 2022 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this ____ day of _____, 2018.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

Capital Improvements Element

2018 Annual Update

Financial Report &
Community Work Program

Draft

Peachtree City, Georgia

June 21, 2018

Introduction

This Capital Improvements Element (CIE) Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the *Compliance Requirements*, the Annual Update:

"...must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Peachtree City Capital Improvements Element, as adopted by the City on April 9, 2017.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))

The City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2017. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in tables 3 through 5.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements (Community Work Program (CWP), as specified in the *Compliance Requirements* (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term Work Program (Community Work Program) annually." The required annual CWP update addendum is presented as Table 6.

TABLE 1 SUMMARY

City of Peachtree City

Annual Impact Fee Financial Report FY 2017

Public Facility	Parks/Recreation	Libraries	Police	Fire	Administrative Fees	TOTAL
Service Area						
Impact Fee Fund Balance at September 30, 2016	\$ 417,448	\$ 37,882	\$ 121,806	\$ 796,584	\$ -	\$ 1,373,720
Impact Fees Collected in Fiscal Year 2017	474,252	14,638	42,799	227,972	22,915	782,576
Accrued Interest	281	17	52	323		672
FY 2017 (Administrative/Other Costs)	-	-	-	-	(22,743)	(22,743)
(Impact Fee Refunds)	-	-	-	-	(172)	(172)
(Project Expenditures)	-	(6,053)	-	(8,843)	-	(14,896)
Impact Fee Fund Balance at September 30, 2017	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ (0)	\$ 2,119,156
Impact Fees Encumbered	\$ 891,981	\$ 46,483	\$ 164,657	\$ 1,016,035	\$ -	\$ 2,119,156

TABLE 2 PARKS & RECREATION

City of Peachtree City

Annual Impact Fee Financial Report

Project Description	Public Facility: Service Area:		Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
	Project Start Date	Project End Date						
Parks & Recreation	FY 2010	FY 2027	\$ 3,021,612	98.44%	Property Taxes	\$ 14,224	\$ 891,981	
						-	-	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,021,612			\$ 14,224	\$ 891,981	

TABLE 3 LIBRARIES

City of Peachtree City

Annual Impact Fee Financial Report

Project Description	Public Facility:	Libraries						
	Service Area:							
		Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017
Libraries		FY 2010	FY 2027	\$ 318,766	99.84%	Property Taxes	\$ 7,637	\$ 46,483
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 318,766			\$ 7,637	\$ 46,483

City of Peachtree City TABLE 4 POLICE Annual Impact Fee Financial Report								
Project Description	Public Facility: Service Area:	Police						
		Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017
Police		FY 2010	FY 2027	\$ 450,910	100.00%	N/A	\$ -	\$ 164,657
							-	-
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED				\$ 450,910			\$ -	\$ 164,657

City of Peachtree City TABLE 5 FIRE PROTECTION Annual Impact Fee Financial Report								
Project Description	Public Facility:	Fire						
	Service Area:							
	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Expenditures for FY 2016	Impact Fees Encumbered through FY 2017	Status/ Remarks
Fire Protection	FY 2010	FY 2027	\$ 3,166,507	96.82%	Property Taxes	\$ -	\$ 1,016,035	
						-	-	
TOTAL OF COSTS, EXPENDITURES & IMPACT FEES ENCUMBERED			\$ 3,166,507			\$ -	\$ 1,016,035	

TABLE 6
COMMUNITY WORK PROGRAM
SCHEDULE OF IMPROVEMENTS/CWP ADDENDUM
2018 - 2022

THIS IS FROM
 LAST YEAR'S
 UPDATE.

PROJECT DESCRIPTION	SERVICE AREA	2018	2019	2020	2021	2022	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>										
Purchase Heavy Vehicle Fire Apparatus	City-wide	X					\$526,503	100%	100% Impact Fees On-Hand	City Council/Fire Department
Construct Fire Station 85	City-wide	X	X	X			\$1,810,070	100%	86.3% New Impact Fees/13.7% Impact Fees On-Hand	City Council/Fire Department
<i>Police Services</i>										
Building Expansion	City-wide					X	691,738	100%	100% Impact Fees	City Council/Police Department
<i>Recreation Facilities</i>										
Annual Expansion of Multi-Use Path System	City-wide	X	X	X	X	X	\$609,156 Average Per Year	58.8%	55.7% New Impact Fees/3.4% Impact Fees on-Hand/40.9% General Fund	Recreation & Special Events Department & Public Works

Notes:

- All figures are Net Present Value.
- For projects that are not 100% impact fee funded, funding may be provided from the General Fund, the Capital Projects Fund, or other local taxation sources, as determined during the annual budget adoption process.
- Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

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

FROM: Robin Cailloux, AICP Senior Planner

DATE: June 14, 2018

SUBJECT: Consider Step One Annexation Application from Jerry Peterson for 28.3 acres (2 parcels) along State Route 54 East using the 100% Methodology of the Georgia Annexation Law
June 21, 2018 City Council Meeting

Request:

Jerry Peterson, on behalf of the Bradshaw Family LLP, has submitted a Step One Annexation application for 28.3 acres (2 parcels) located along State Route 54 east and Sumner Road. A copy of the completed application is attached.

Overview:

The City has adopted a two-step annexation process. Step One is intended to allow an applicant to provide a general overview of the proposed annexation and identify how the annexation complies with the established goals of the City's Comprehensive Plan. Approval of a Step One application does not indicate City Council support of the proposed annexation; it simply allows an applicant to proceed with a Step Two application.

The applicant has provided a narrative identifying how the annexation petition supports the goals and policies of the City's Comprehensive Plan (attached). Staff conducted a review of the application to ensure that it complies with the Georgia Annexation Law requirements. The application was found to be in compliance with the Georgia Annexation Law 100% method and the following two requirements:

- The annexation territory must meet the definition of *contiguous*.
- The annexation petition must be signed by owners of 100% of the land area.

The 28-acres annexation territory is immediately east of and adjoining the City limits along Sumner Road. The property is zoned A-R Agricultural Residential by Fayette County and designated as Low-Density Residential (1 to 2 units per acre) by Fayette County's Future Land Use map.

The applicant desires to annex the property into the City and zone the property for a mix of commercial, office, and residential. The proposed uses are not consistent with the County's future land use designation. The commercial and office uses would be served by a full access drive directly aligned with Genevieve Court across State Route 54 East and a right-in-right-out drive located further northeast on State Route 54. The residential use would be accessed from Sumner Road.

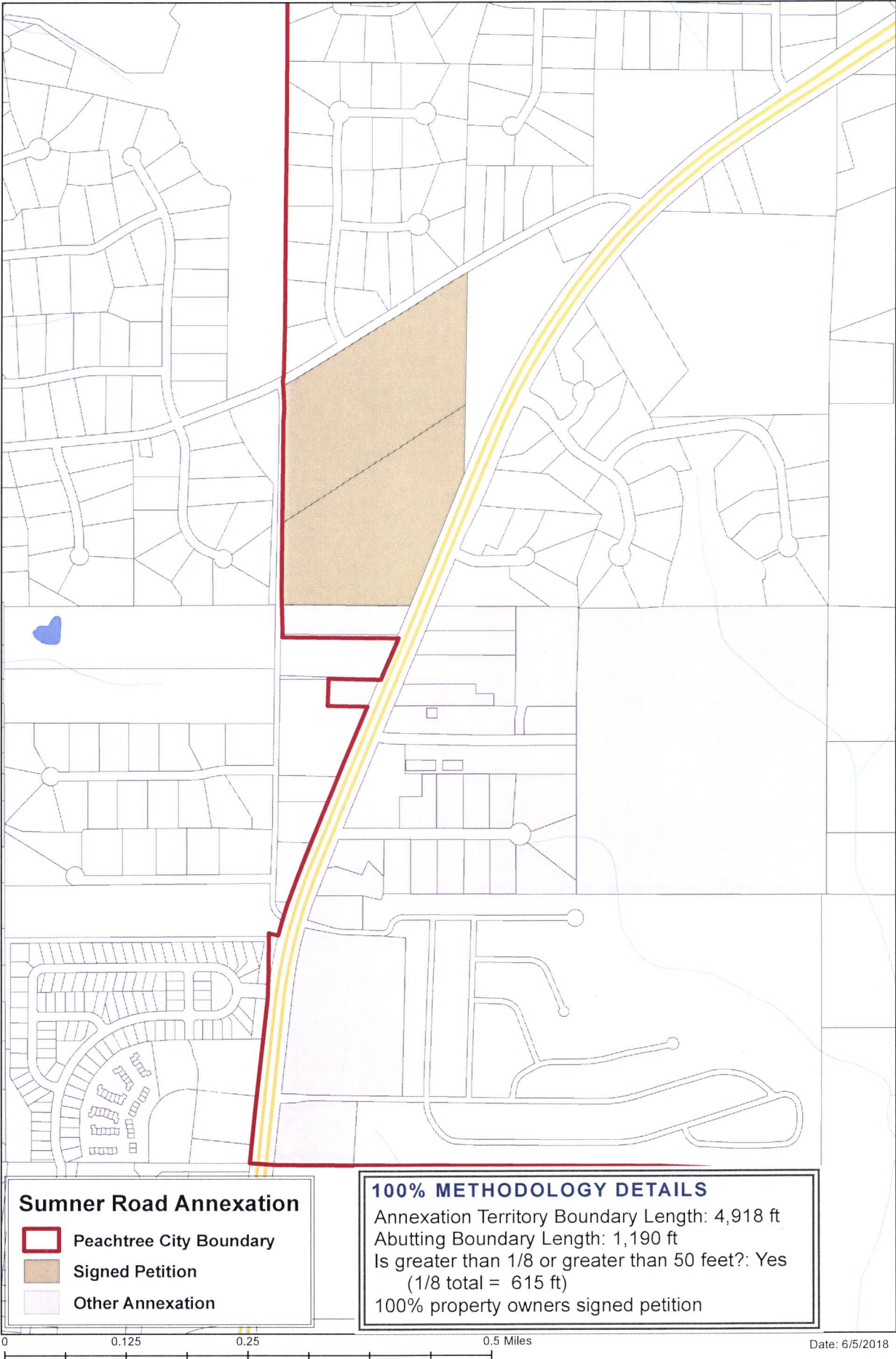
Step One Annexation Application – State Route 54 East

Page 2

Budget Impacts:

There are no budget impacts associated with the Step One application. Budget impacts associated with the proposed annexation would be analyzed as part of the Step Two annexation application review process.

SR 54: EAST VILLAGE SUMNER ROAD PARCELS



STEP ONE
Request for
ANNEXATION & ZONING
BRADSHAW 28.3 ACRES
Highway 54 East, Peachtree City





STEP ONE ANNEXATION APPLICATION

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

Fee: \$250

Date Filed ____ / ____ / ____

Date Accepted ____ / ____ / ____

Notification Sent ____ / ____ / ____

Office Use Only

Overview: The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Peachtree City. Step One is a review of how the existing and/ or proposed development may or may not be compatible with the established goals within the Peachtree City Comprehensive Plan. City Council shall evaluate the application and determine if the city would consider the annexation. If a favorable recommendation be received, the applicant may begin Step Two of the process. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law. The recommendation that the annexation request continue to Step Two in no way implies that the City Council will ultimately approve the rezoning and/ or the annexation application.

Instructions: All items identified below must be provided before a Step One application is deemed complete. If the answer to any question is "No," a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the request shall be considered in a Public Hearing at the next available City Council meeting.

SUBMITTAL REQUIREMENTS:

		YES	NO
1	A completed and signed Step One application	☒	☐
2	Application fee paid	☒	☐
3	Legal Description: A paper copy and an electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation	☒	☐
4	Boundary Survey: One electronic (.pdf) copy and five (5) paper copies of a survey prepared by a licensed and registered land surveyor that shall identity the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include:	☒	☐
(a)	Parcel Tax ID number and owner name for each annexation parcel	☒	☐
(b)	Existing lot lines, easements, rights-of-way, including the area in acres or square feet, and abutting land uses or zoning district categories	☒	☐
(c)	A clear delineation of the existing and proposed city limits boundary	☒	☐
5	Property Deeds: One (1) copy of the property deed(s) for each parcel	☒	☐
6	Nearby Properties List: One (1) paper and one (1) electronic version (.doc) of a list of all parcels within 200' of the annexation property, including ownership and property addresses.	☒	☐
7	Nearby Properties Map: One (1) paper and one (1) electronic version (.pdf) showing the proposed annexation property and all properties within 200' of annexation property.	☒	☐
8	Supporting Narrative: One (1) paper and one (1) electronic version (.pdf) document stating how the proposed annexation meets the vision, goals and policies of the City's adopted Comprehensive Plan	☒	☐

With the signing and submittal of this application, the applicant authorizes the Peachtree City Staff to enter onto the subject property to collect data in order to prepare reports for review by the City Council. By signing below, I hereby certify that the listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____

Date: 5/11/2018



STEP ONE ANNEXATION APPLICATION

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

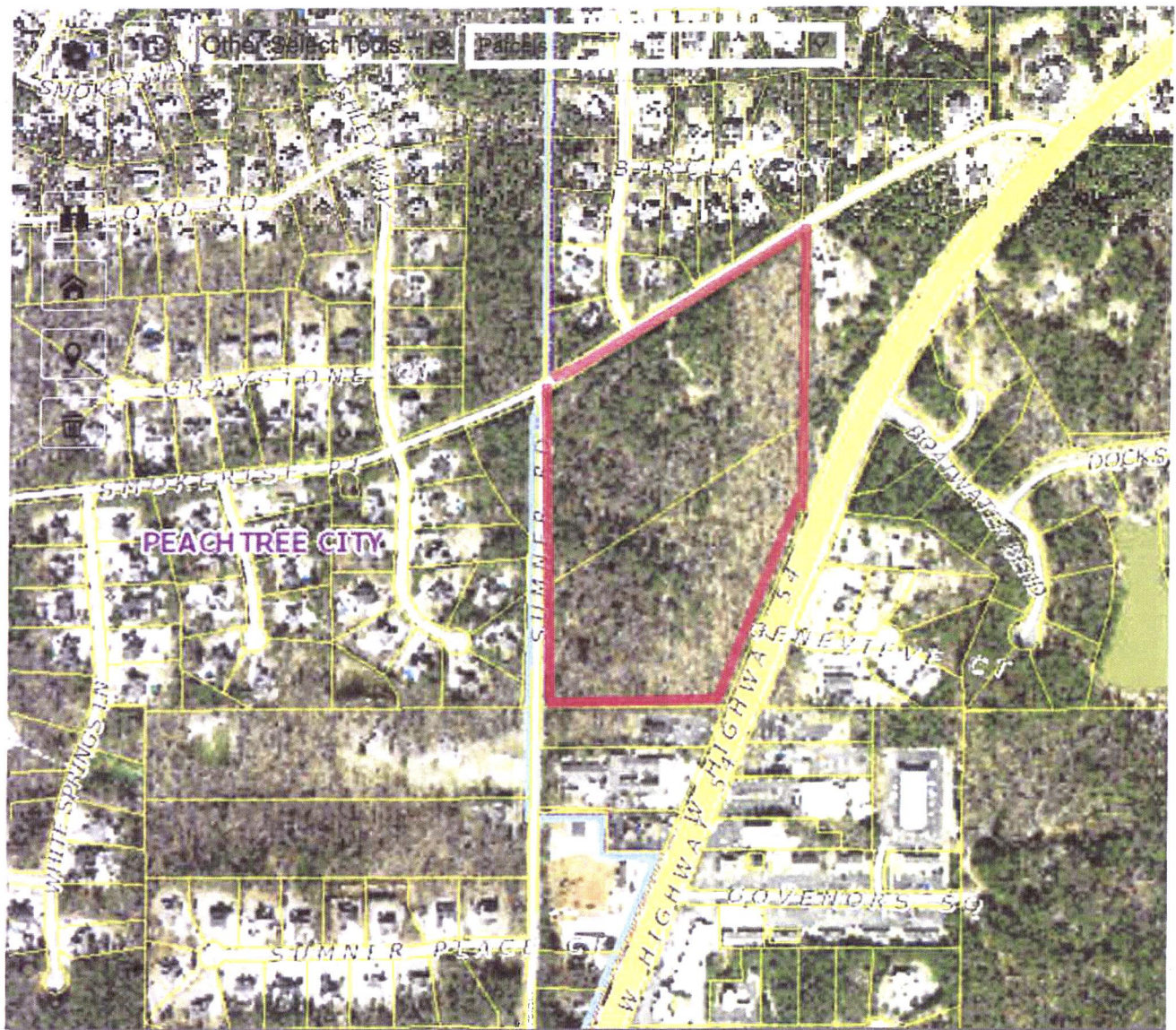
ANNEXATION METHOD	☒ 100% Methodology Application requires signatures or signed letters of approval of all current property owners.		☐ 60% Methodology - Required signatures or signed letters of approval of 60% of current property owners. - Requires signed petition by 60% of registered voters on the property. Signatures must be dated and be within one (1) year of the approved annexation motion for Step Two.																	
	<table border="1"> <tr> <td rowspan="4">ANNEXATION PARCEL(S)</td> <td>ID #:</td> <td>0719003A</td> <td>Address:</td> <td>SUMNER RD. PTL</td> </tr> <tr> <td>ID #:</td> <td>0719061</td> <td>Address:</td> <td>HIGHWAY 54 EAST PTL</td> </tr> <tr> <td>ID #:</td> <td></td> <td>Address:</td> <td></td> </tr> <tr> <td>ID #:</td> <td></td> <td>Address:</td> <td></td> </tr> </table> <i>Attach list of additional parcels if needed</i>				ANNEXATION PARCEL(S)	ID #:	0719003A	Address:	SUMNER RD. PTL	ID #:	0719061	Address:	HIGHWAY 54 EAST PTL	ID #:		Address:		ID #:		Address:
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	ID #:	0719061	Address:	HIGHWAY 54 EAST PTL																
	ID #:		Address:																	
	ID #:		Address:																	
ADJOINING PARCELS		ID #	Current Use	Zoning	Future Land Use															
	North	SEE ATTACHED																		
	South																			
	East																			
	West																			
APPLICANT	Name <u>JERRY PETERSON</u> Address <u>616 WINGSPREAD, PTL</u> Phone # <u>770 487-9124</u> Email <u>jpeteresonplan@aol.com</u>		OWNER (S)	Name <u>BRAD SHAW FAMILY LLP</u> Address <u>251 SMOKEHOUSE TRACE PTL</u> Phone # <u>770 486-1358</u> Email <u>RSB1700@bellsouth.net</u> <i>Attach list of additional property owners if needed</i>																
PROPOSED DEVELOPMENT	Zoning Category Request: <u>LUC — LIMITED USE COMMERCIAL —</u> Brief Description: <u>LAND USE AS CONCEPT PLAN</u> 4.2 AC COMMERCIAL / OFFICE 3.3 AC OFFICE 10.5 AC. S.F. RESIDENTIAL 8.9 AC. OPEN SPACE / BUFFERS 1.4 AC STREET (COMM/OFF LOOP) <u>28.3 AC TOTAL</u>																			

INTRODUCTION

This is a request to annex 28.3 acres of land on the eastern border of Peachtree City and zone it as a mixed use development consisting of single family residential along with small scale office and retail. The office and retail would share a loop street with entry from the existing median cut on Highway 54, while the residential which in on the north and west sides of the property is entered from from Sumner Road on the west.

The property is bordered by Highway 54 on one side, Sumner Road on two sides, and undeveloped wooded property on the fourth side. There is existing small scale retail and office across Highway 54, and on both sides of the Highway to the south. Residential neighborhoods are across Sumner Road to the north and west. There is also small scale retail/office north at the corner of Sumner Road and Highway 54. Sumner Road is the existing City limits.

The site topography is high along the eastern edge with drainage towards Sumner Road on the west where the storm water controls will be located.



BRADSHAW ANNEXATION & ZONING

Aerial Photo

HIGHWAY 54
28.3 ACRES
PROPOSED ANNEXATION AND ZONING

CONTACT INFORMATION:

Owner:

Bradshaw Family LLLP
251 Smokerise Trace
Peachtree City
Georgia 30269
770 486-1358

Agent:

Jerry Peterson
Peterson Planning
616 Wingspread
Peachtree City
Georgia 30269
770 487-9124

PROJECT INFORMATION:

Acreage:

Lakes:	0 Acres (There are no lakes on property)
Floodplain:	0 Acres (According to FEMA maps)
Wetland:	0 Acres (According to National Wetlands database)
Stream Buffer:	0 Acres (There are no streams on the property)
Net Developable:	28.3 Acres

Current zoning:

Agricultural/Residential, AR Fayette County

Current land Use:

Low Density Residential, Fayette County Land Use

Location of Property:

This 28.3 acres is located on the eastern edge of Peachtree City bounded by 750' of frontage on Ga. Hwy 54, Sumner Road on the west and north, and an undeveloped tract to the east. Adjoining the parcel to the south is the existing Flat Creek Vet and Heritage Senior Housing. The parcel is contiguous to the existing City Limits along the 1,163.43' length of Sumner Road. This is an undeveloped tract of land with natural storm drainage back to the west. The land directly across Highway 54 is an office park, while the land to the south along both sides of Highway 54 is currently commercial. There are existing residential neighborhoods across Sumner Road to the north and west.

Reasons to annex and zone 28.3 acres into Peachtree City

This is a request for annexation and zoning of 28.3 acres located on the eastern edge of Peachtree City bounded by 750' of frontage on Ga. Hwy 54, Sumner Road on the west and north, and an undeveloped tract to the east. Adjoining the parcel to the south is the existing Flat Creek Vet and Heritage Senior Housing. The parcel is contiguous to the existing City Limits along the 1,163.43' length of Sumner Road. This is an undeveloped tract of land with natural storm drainage back to the west. The land directly across Highway 54 is an office park, while the land to the south along both sides of Highway 54 is currently commercial.

The proposed land plan illustrates single family Residential along two sides of the property with access from Sumner road, and small scale Office and Commercial with access from Highway 54.

The following are the main reasons the City should annex this property at this time.

- 1) There are a considerable number of existing residents in the Smoke Rise neighborhoods that are ready to move out of their large homes on large one to two acre lots and simplify their lives, but want very much to stay in the neighborhood. This is the last vacant parcel in the area that could be developed much like other desirable neighborhoods in the City such as Saranac, North Cove, Honeysuckle, Blueberry Hill, Cottage Grove and others with smaller lots but high quality design and materials.
- 2) The plan for this tract can complete the connections for pedestrian/cart paths on the east side of the City connecting the Smoke Rise neighborhoods to this new development as well as other existing commercial uses along Highway 54 and to the Lexington Park activities and the High School.
- 3) There is an existing median cut on Highway 54 in the center of this property, and DOT permit for access points.
- 4) Without annexation the property will develop in the County. This would mean more septic tanks with the natural drainage back to the west and existing City neighborhoods. There have already been problems with individual treatment systems along this area, which the City is now in the process of solving.
- 5) With annexation the City will be able to manage the design and development of this parcel at the east entry to the City, and protect the drainage downstream into Peachtree City. The City can also be assured with this plan that there will not be a large big box or shopping center built on the property that would compete with existing centers in the area. But small retail only on the frontage of Highway 54 where housing would not be the best use.
- 6) The City would be assured of appropriate buffers relating to existing Sumner Road to west and north as well as buffers between proposed uses within the 28.3 acres.
- 7) The City will receive additional new tax base as the parcel is developed.
- 8) There are existing commercial and office uses across the Highway and both sides of the Highway to the south.

BRADSHAW ANNEXATION & ZONING

Site Topography

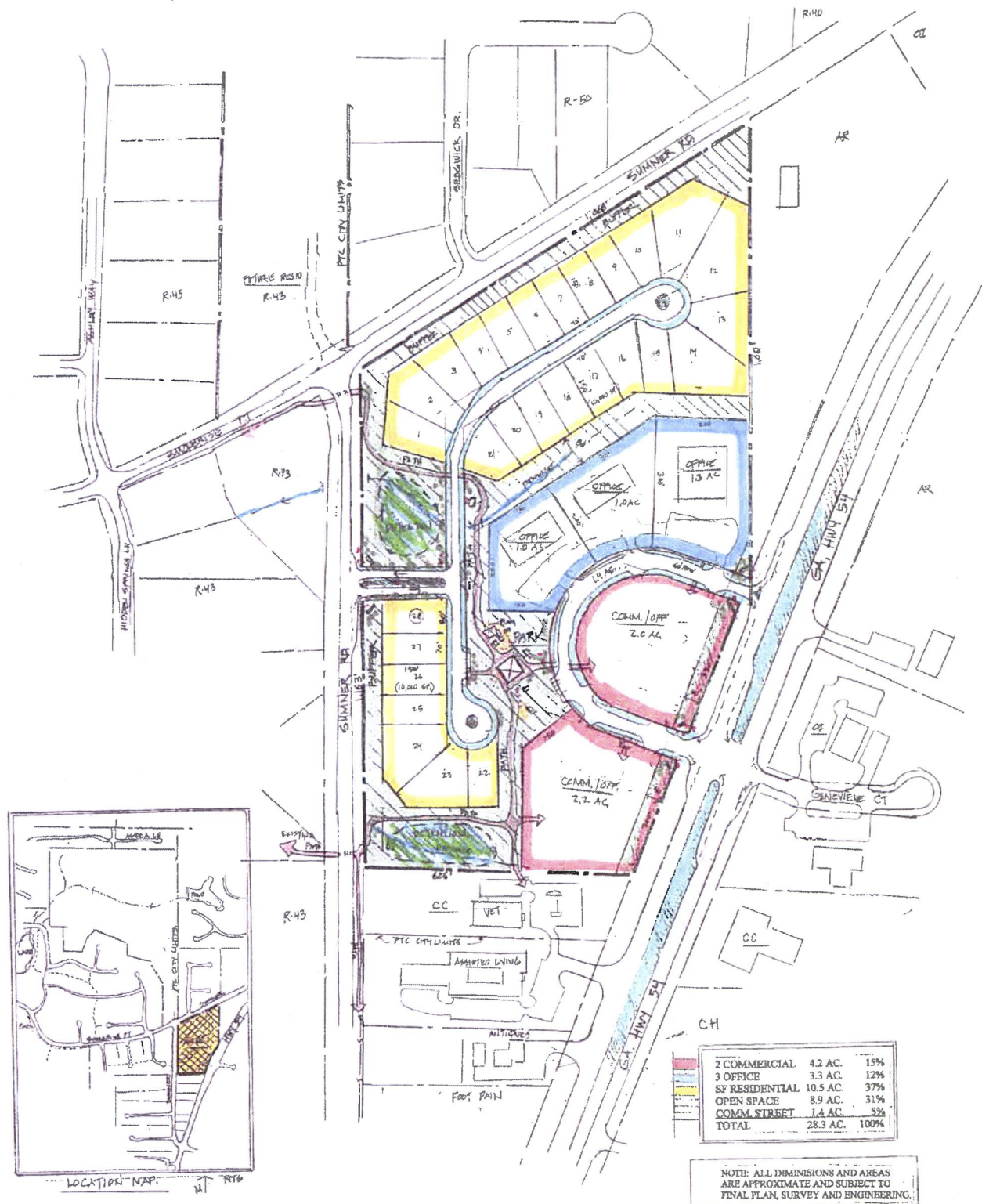
DRAINAGE

RIDGE

ACCESS

BOUNDARY





0 100' 200'

MAY 2018

REV. 5/11/2018
REV. 5/16/2018



PETERSON
PLANNING

SMOKERISE CORNERS
(COMMERCIAL & OFFICE)
PARKRISE CORNERS
(RESIDENTIAL)

**POTENTIAL
CONCEPT PLAN 28.3 ACRES**
LL 70 DISTRICT 7

OWNER:
BRADSHAW FAMILY LLP
251 SMOKERISE TRACE
PEACHTREE CITY, GA 30269

ELIGIBLE FOR ANNEXATION

The 28.3 acres is contiguous with existing Peachtree City limits for 1,163.4' along Sumner Road. Even without other properties in the area this would qualify for annexation.

APPLICANT IS FAMILIAR WITH CITY CODES AND ORDINANCES

Mr. Scott Bradshaw the owner and Mr. Jerry Peterson the agent are both familiar with Peachtree City codes and ordinances, and especially those pertaining to zoning, land development and site development issues.

PUBLIC SERVICES AVAILABLE TO THE PROPERTY

Sewer and paths have been recently built to the neighboring properties and can be linked to this property.

Water is available form Fayette County Water System and is in the immediate area.

Electric power provided by Coweta/Fayette EMC

Gas provided by Atlanta Gas

Telephone by AT&T and other choices

Cable television by Comcast and others

Sanitation by Waste Management and others

Fire and EMS by Peachtree City with annexation

Police by Peachtree City with annexation

ACREAGE, DENSITY AND POPULATION

The site is a gross total of 28.3 acres. The following is proposed land uses for the site.

Single family LUR Residential	10.5 acres	37%	24 lots (typ. 70'x150') 10,500 sf
Open Space/Buffers	8.9 acres	31%	
Office	3.3 acres	12%	1 to 3 sites
Commercial	4.2 acres	15%	2 sites
Street	1.4 acres	5%	comm. & off. loop
TOTALS	28.3 acres	100%	

28 Residential lots are proposed to have a population of about 80 adults and children.

PROPERTY WILL TIE INTO THOROUGHFARE AND PATH SYSTEM

The Concept Plan illustrates the commercial and office sites access from a loop street at the existing median cut and a right in- right in from Highway 54. This will match the existing cul du sac on the other side of the highway. The residential neighborhood will access from Sumner Road on the west.

The existing paths connect from the end of Hidden Springs to Sumner Road, and along Highway 54 to its intersection with Sumner Road. There is an existing plan to extend the Highway 54 path to serve the newly annexed property just south of this 28.3 acres. These paths can be extended to connect the uses on the proposed property to the rest of Peachtree City.

THE PROPERTY WILL COMPLEMENT THE LAND USE PLAN

With annexation the City will have influence on how the property at its eastern entry is developed. The highway frontage is limited to two commercial sites totaling about 4.2 acres with small scale retail buildings. This scale will relate to the existing buildings along the highway rather than the potential of a large box type or strip of commercial. The setbacks along the highway, landscaping, signage and design will indicate the eastern entry to the City. The existing topography of the site will be respected with drainage in the open spaces leading to on-site neighborhood storm water control. The open space will also provide a buffer separation between the residential and office sites. The office sites provide a transition buffer from the commercial frontage on the highway to the residential neighborhood.

The single family residential lots are along both the north and west sides of the property providing a transition to the existing residential across the streets on both directions. The residential neighborhood is intended to capture requests for a high quality home with common amenities and home features, yet on smaller more manageable lots. The sense of place and identity is very important. This is the only site in the area of Smokerise that this can be built.

A mix of land uses within walking distance to reduce the dependence on the auto is a good direction the City has been taking in other areas, and will continue on a small scale here. There is a proposed small park in the center of the property which will be used by both the residential and the office commercial users.

CONSISTENT WITH CITY ANNEXATION POLICY

In 2014 the City Council identified 4 areas they were interested and felt had potential for annexation into the City. This 28.3 acres is a part on the identified area on the east side of the City, and can be the beginnings of that larger area. The property is contiguous to existing City limits with 1,163.4' of frontage along Sumner Road thus allowing for annexation.

HOW THE ANNEXATION WILL AFFECT THE CITY

Tax base:

Current County property tax is \$4,289

Fair Market value when completed		
Single family homes	28 x \$450,000	\$12,600,000
Retail	25,000 sq ft. x \$146	\$3,650,000
Office	38,000 sq ft. x \$160	\$6,080,000
Total Fair Market Value		\$22,330,000 x 40% assessed = \$8,932,000

Peachtree City: \$8,932,000 x 6.505 mills		\$58,102
Fayette County Schools:	21.450 mills	\$191,591
Fayette County:	5.812 mills	<u>\$51,912</u>
Total:		\$301,605

Public Education:

28 Homes will provide about 14 high school/middle school students and 14 elementary school students for a total of 28 students. The taxes collected by the school system are above.

Police and Fire Protection:

The proposed annexation will require basic police protection for residential, office and retail. Response time should be about the same as that to surrounding areas already in the City. The site is about 1.7 miles east of Neely Fire/EMS Station 82, about 3.5 miles from Leach Station 81 on Highway 74, and about 4 miles from Weber Station 83 on South Peachtree Parkway. Response times should be similar to other properties in the area.

Emergency Medical Services:

The property is 1.7 miles east from Neely EMS station 82, and 3.5 miles west from Piedmont Fayette Hospital for the event more medical services are required.

Transportation Facilities:

The current traffic count on Highway 54 is about 24,000 vehicles. The retail and office portion of the site will have direct access to the existing median cut on the highway which already serves the small office area directly across the highway. Right turn lanes and acceleration lanes will be provided as required by Georgia DOT.

The 28 residential homes will have a single access from Sumner Road on the west side of the property. 28 homes will produce about 140 week day trips with 11 trips at AM peak and 14 trips at the PM peak hour.

The Concept Plan illustrates internal cart paths connecting the proposed uses, along with the ability to link to the existing business along Highway 54 and connect to other existing paths along Sumner Road. The cart paths are currently planned to be extended by others north along Sumner Road to the Foot Pain building.

With the retail and office elements having access from Highway 54 Sumner Road remains a residential street as will the extension to the northeast residential area of Peachtree City.

Utilities:

All utilities are in areas surrounding the site and are available. Sewer service has been extended to the new Foot Pain building and Heritage Senior Living both just to the south of this site.

Environmental Protection

The Concept Plan respects the existing topography with the streets on ridge lines and natural drainage in greenbelts along the low areas. There are two low areas at the western edge of the site where storm water quality and detention will be constructed to protect the downstream areas. These detention areas will be landscaped as City requirements to stabilize the ground and will provide "master detention" so that some individual buildings will not require their own detention areas.

Recreation Program:

The commercial and office areas will have no impact on the recreation programs other than provide an increase in the tax base which can provide additional financial support for recreation programs.

The 28 residential homes will have a minor impact on City programs. The Concept Plan illustrates a small park which could contain play area for children as well as a community space for adults to gather for neighborhood events.

Implementation of Development plan:

The plan will most likely be developed in phases with the frontage commercial and office built first and the residential later. The residential may also be developed in two phases. The water quality features and most of the paths will be built along with the first phases. Annexation gives the City input to the appearance of the buildings.

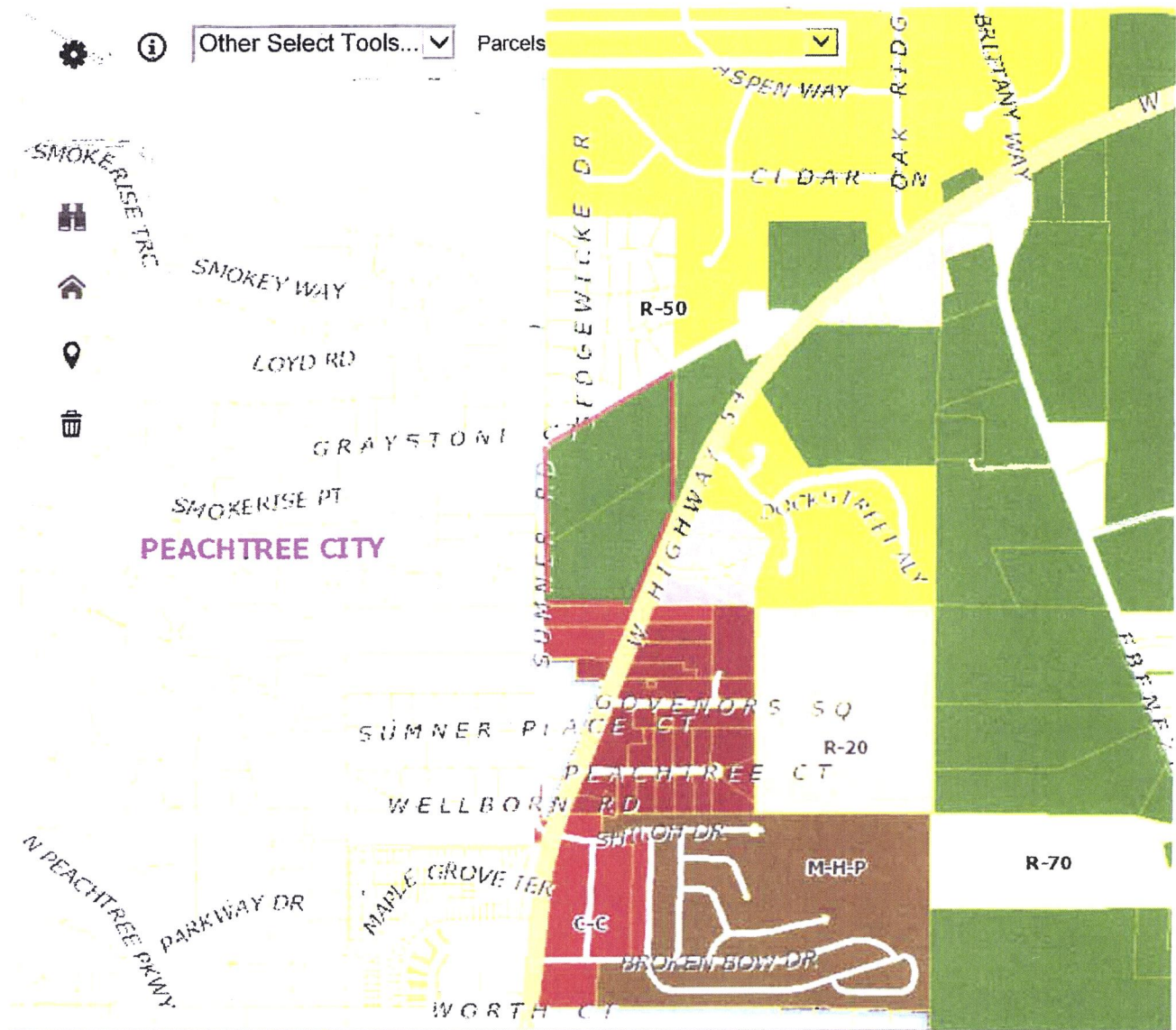
NATURAL RESOURCES

The east side of the property including Highway 54 are the high topography and so all the surface drainage flows to the west towards Sumner Road by two small drainage areas. These drainage areas are proposed to be preserved in open space. Before this drainage leaves the property on the west there will be detention and water quality elements. We anticipate these parks and buffers being donated to the City as greenbelt.



BRADSHAW ANNEXATION & ZONING

Peachtree City Zoning



BRADSHAW ANNEXATION & ZONING

Adjacent Zoning

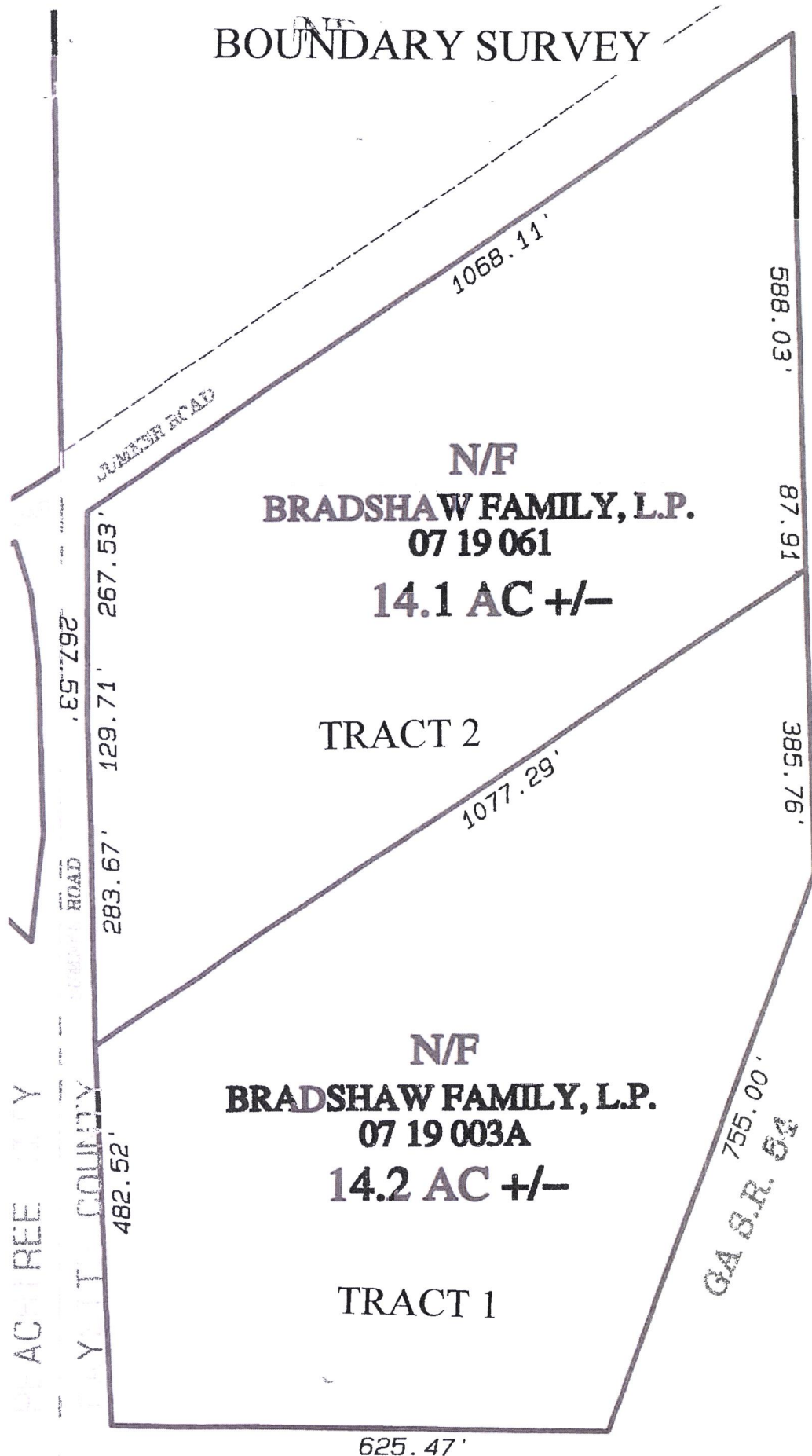


Low-Density Residential (1 to 2 units per acre)



A-R – Agricultural Residential

BOUNDARY SURVEY



LEGAL DESCRIPTION

Tract 1

BOOK 1315 PAGE 574

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70 of the 7th Land District of Fayette County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the Land Lot corner common to Land Lots 91, 70, 69 and 92, said pin being on the eastern right of way of Sumner Road and being the TRUE POINT OF BEGINNING.

Thence along said right of way of Sumner Road North 01 degrees 50 minutes 58 seconds West a distance of 458.97 feet to an iron pin found;

Thence leaving said right of way North 56 degrees 13 minutes 49 seconds East a distance of 1117.70 feet to an iron pin found;

Thence South 01 degrees 42 minutes 27 seconds East a distance of 385.76 feet to an iron pin found on the western variable right of way of Ga. Hwy. 54;

Thence along said right of way South 20 degrees 09 minutes 28 seconds West a distance of 755.00 feet to an iron pin found;

Thence leaving said right of way North 88 degrees 45 minutes 51 seconds West a distance of 665.88 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, restrictions and easements of record.

Said property contains 14.65 acres, more or less.

A.L.B., 10/27/98

LEGAL DESCRIPTION

Tract 2

BOOK 1315 PAGE 576

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70, 7th District, Fayette County, Georgia and being more particularly described as follows:

Beginning at the intersection of the common corners of Land Lots 69, 70, 91 and 92; thence proceeding Southeasterly along the Southerly line of Land Lot 70, 20.02 feet to an iron pin set on the Easterly side of a 40 foot prescriptive easement for Sumner Road; thence proceed Northerly along Easterly side of said easement a distance of 458.97 feet to the TRUE POINT OF BEGINNING.

Thence North 01 degrees 51 minutes 03 seconds West for a distance of 56.55 feet to a point.

Thence North 01 degrees 18 minutes 06 seconds West for a distance of 123.44 feet to a point.

Thence North 03 degrees 06 minutes 16 seconds West for a distance of 88.79 feet to a point.

Thence North 03 degrees 11 minutes 10 seconds West for a distance of 364.59 feet to a point.

Thence North 00 degrees 01 minutes 00 seconds East for a distance of 24.30 feet to a point.

Thence along a curve to the right having a radius of 100.00 feet and an arc length of 44.86 feet, being subtended by a chord of North 27 degrees 41 minutes 22 seconds East for a distance of 44.48 feet to a point; thence along a curve to the right having a radius of 973.08 feet and an arc length of 13.35 feet, being subtended by a chord of North 56 degrees, 37 minutes, 24 seconds East for a distance of 13.35 feet to a point on the Southerly right of way of Sumner Road.

Thence North 56 degrees 13 minutes 49 seconds East for a distance of 1091.74 feet to a point on the Southerly right of way of Sumner Road.

Thence South 01 degrees 36 minutes 07 seconds East for a distance of 601.78 feet to an iron pin found.

Thence South 01 degrees 43 minutes 27 seconds East for a distance of 87.91 feet to an iron pin set.

Thence South 56 degrees 13 minutes 49 seconds West for a distance of 1117.70 feet to a point, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 15.04 acres more or less, being more particularly described on a plat of survey prepared by Southeastern Engineers dated December 28, 1994.

RAB
10-28-98

FILED & RECORDED
FAYETTE COUNTY, GA.

'98 NOV 6 PM 12 40 BOOK 1315 PAGE 572

W.A. BALLARD, CLERK

FAYETTE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX 1.00
DATE 11-6-98
W.A. Ballard
CLERK OF SUPERIOR COURT

STATE OF GEORGIA

COUNTY OF Irwin

Please return to:
E. Dale Dewberry
P.O. Box 1445
Alpharetta, GA 30009-1445

WARRANTY DEED

THIS INDENTURE is made as of October 27, 1998 between
ARDATH LOYD BRADSHAW (hereinafter referred to as "Grantor") and BRADSHAW
FAMILY, L.P., a Georgia Limited Partnership, 152 Lakewood Drive, Ocilla, GA 31774
(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective
heirs, successors, executors, administrators, legal representatives and assigns where the
context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other
valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has
granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain,
sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in
Land Lots 90 and 70, 7th District, Fayette County, Georgia (hereinafter referred to as the
"Land") as more particularly described in the attached Exhibit "A" & Exhibit "B", which
Exhibits are incorporated herein.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and
appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only
proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land
unto Grantee against the claims of all persons whomsoever, except for claims arising under
or by virtue of the above exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Shirley Y. Dill
Unofficial Witness

L. H. Jones
Notary Public
Commission Expiration Date: 5/4/02

GRANTOR:

Ardat Lloyd Bradshaw (SEAL)
ARDATH LOYD BRADSHAW

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 90 of the 7th Land District, City of Peachtree City, Fayette County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar found at the Land Lot corner common the Land Lots 90, 71, 70 and 91, aforesaid District and County; said rebar being the TRUE POINT OF BEGINNING.

Thence South 89 degrees 37 minutes 05 seconds West a distance of 1029.69 feet to an iron pin found at the centerline of a ditch;

Thence following along said centerline of ditch in a northwesterly direction a distance of 1661 +/- feet to a ½ inch rebar found;

Thence leaving said ditch North 06 degrees 06 minutes 15 seconds East a distance of 278.07 feet to a ½ inch rebar found;

Thence South 89 degrees 34 minutes 35 seconds West a distance of 1002.44 feet to a point;

Thence North 01 degrees 01 minutes 42 seconds West a distance of 1559.99 feet to a ½ inch rebar found;

Thence North 88 degrees 35 minutes 54 seconds East a distance of 6.54 feet to a 5/8 inch rebar found;

Thence North 88 degrees 34 minutes 14 seconds East a distance of 2993.94 feet to a ½ inch rebar found;

Thence South 02 degrees 32 minutes 48 seconds East a distance of 2330.81 feet to a ½ inch rebar found;

Thence South 01 degrees 05 minutes 43 seconds East a distance of 118.76 feet to a ½ inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, restrictions and easements of record.

Said property contains 141.97 acres, more or less.

a.l.b., 10/27/98

BOOK 1315 PAGE 573

FILED & RECORDED
FAYETTE COUNTY, GA.

'98 NOV 6 PM 12 41

W.A. BALLARD, CLERK

FAYETTE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX 1.00
PAID 11-6-98
DATE
CLERK OF SUPERIOR COURT

STATE OF GEORGIA

COUNTY OF Fayette

Please return to:
E. Dale Dewberry
P.O. Box 1445
Alpharetta, GA 30009-1445

WARRANTY DEED

THIS INDENTURE is made as of October 27, 1998 between R. SCOTT BRADSHAW (hereinafter referred to as "Grantor") and BRADSHAW FAMILY, L.P., a Georgia Limited Partnership, 152 Lakewood Drive, Ocilla, GA 31774 (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Land Lot 70, 7th Land District, Fayette County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever, except for claims arising under or by virtue of the above exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Shirley Y. Dull
Unofficial Witness

Carol J. Hearn
Notary Public
Commission Expiration Date 5/4/02

GRANTOR:

R. Scott Bradshaw (SEAL)
R. SCOTT BRADSHAW

BOOK 1315 PAGE 575

BOOK 1315 PAGE 576

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70, 7th District, Fayette County, Georgia and being more particularly described as follows:

Beginning at the intersection of the common corners of Land Lots 69, 70, 91 and 92; thence proceeding Southeasterly along the Southerly line of Land Lot 70, 20.02 feet to an iron pin set on the Easterly side of a 40 foot prescriptive easement for Sumner Road; thence proceed Northerly along Easterly side of said easement a distance of 458.97 feet to the TRUE POINT OF BEGINNING.

Thence North 01 degrees 51 minutes 03 seconds West for a distance of 56.55 feet to a point.

Thence North 01 degrees 18 minutes 06 seconds West for a distance of 123.44 feet to a point.

Thence North 03 degrees 06 minutes 16 seconds West for a distance of 88.79 feet to a point.

Thence North 03 degrees 11 minutes 10 seconds West for a distance of 364.59 feet to a point.

Thence North 00 degrees 01 minutes 00 seconds East for a distance of 24.30 feet to a point.

Thence along a curve to the right having a radius of 100.00 feet and an arc length of 44.86 feet, being subtended by a chord of North 27 degrees 41 minutes 22 seconds East for a distance of 44.48 feet to a point; thence along a curve to the right having a radius of 973.08 feet and an arc length of 13.35 feet, being subtended by a chord of North 56 degrees, 37 minutes, 24 seconds East for a distance of 13.35 feet to a point on the Southerly right of way of Sumner Road.

Thence North 56 degrees 13 minutes 49 seconds East for a distance of 1091.74 feet to a point on the Southerly right of way of Sumner Road.

Thence South 01 degrees 36 minutes 07 seconds East for a distance of 601.78 feet to an iron pin found.

Thence South 01 degrees 43 minutes 27 seconds East for a distance of 87.91 feet to an iron pin set.

Thence South 56 degrees 13 minutes 49 seconds West for a distance of 1117.70 feet to a point, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 15.04 acres more or less, being more particularly described on a plat of survey prepared by Southeastern Engineers dated December 28, 1994.

RIB
10-28-98

EXHIBIT "B"

BOOK 1315 PAGE 574

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 70 of the 7th Land District of Fayette County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the Land Lot corner common to Land Lots 91, 70, 69 and 92, said pin being on the eastern right of way of Sumner Road and being the TRUE POINT OF BEGINNING.

Thence along said right of way of Sumner Road North 01 degrees 50 minutes 58 seconds West a distance of 458.97 feet to an iron pin found;

Thence leaving said right of way North 56 degrees 13 minutes 49 seconds East a distance of 1117.70 feet to an iron pin found;

Thence South 01 degrees 42 minutes 27 seconds East a distance of 385.76 feet to an iron pin found on the western variable right of way of Ga. Hwy. 54;

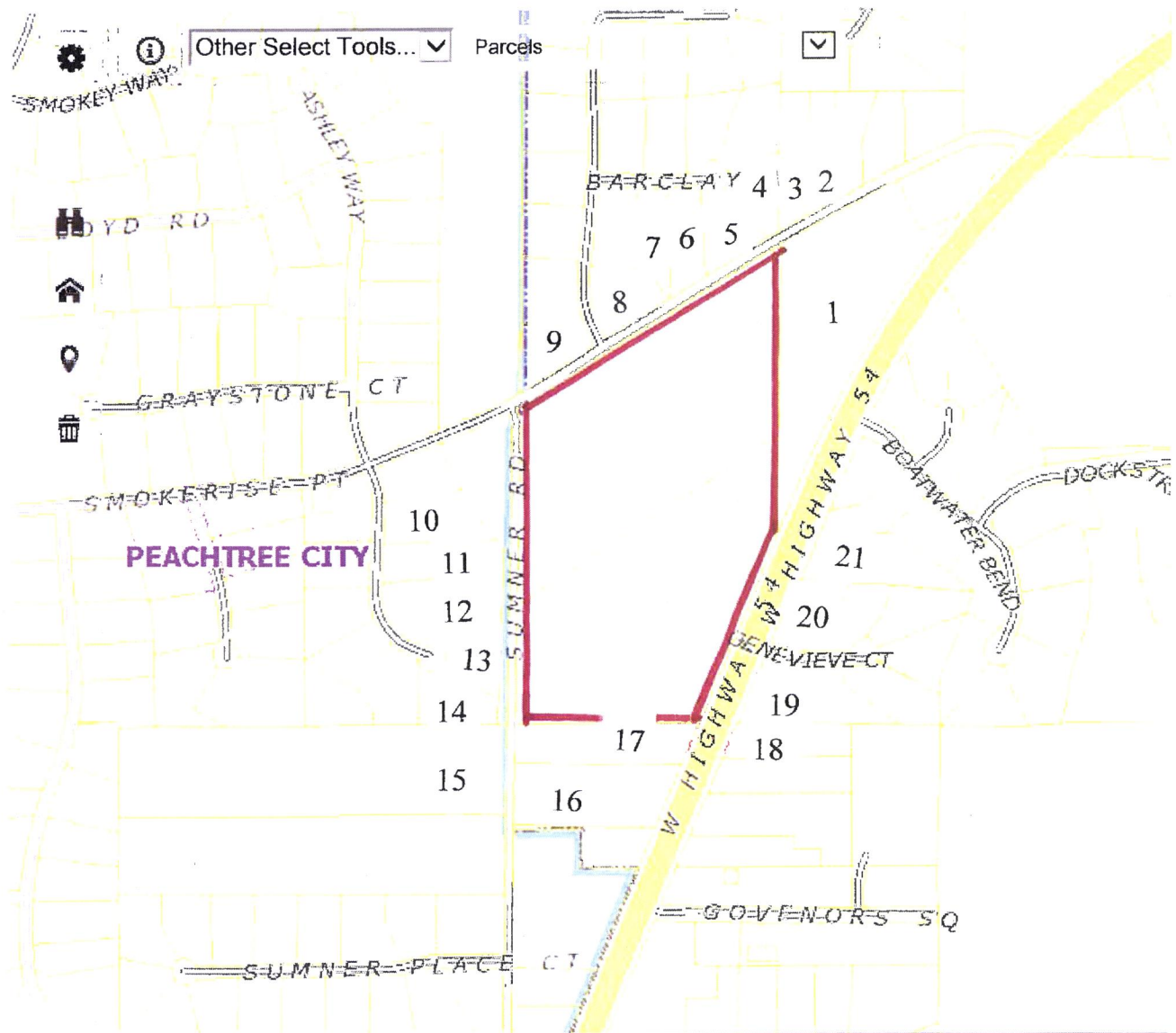
Thence along said right of way South 20 degrees 09 minutes 28 seconds West a distance of 755.00 feet to an iron pin found;

Thence leaving said right of way North 88 degrees 45 minutes 51 seconds West a distance of 665.88 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, restrictions and easements of record.

Said property contains 14.65 acres, more or less.

A.L.B., 10/27/98



PROPERTY OWNERS WITHIN 200'
BRADSHAW ANNEXATION & ZONING

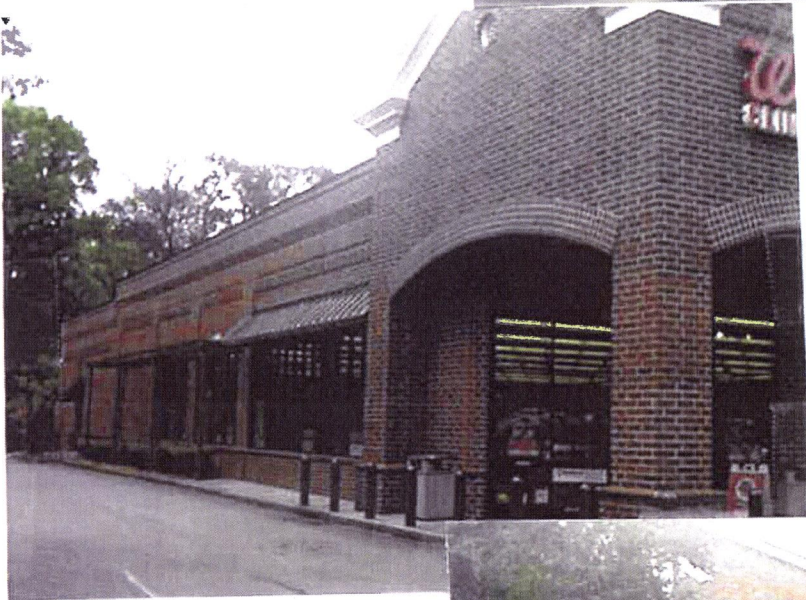
PROPERTY OWNERS WITHIN 200'

BRADSHAW ANNEXATION

May 11, 2018

1. Parcel ID 0719021
Mary Frances Black, 380 Gulf of Mexico Dr. #515B, Longboat Key, Florida 34228
2. Parcel ID 0719067
Scott Zimmerman, 145 Sumner Rd. Fayetteville, GA 30214
3. Parcel ID 0719066
James Moody, 315 White Springs Lane, Peachtree City, GA 30269
4. Parcel ID 071909006
Paul Chan, 140 Barclay Court, Peachtree City, GA 30269
5. Parcel ID 071909005
Dave Foster, 135 Barclay Court, Peachtree City, GA 30269
6. Parcel ID 071909004
Susan Lynch, 125 Barclay Court, Peachtree City, GA 30269
7. Parcel ID 071909003
Taylor Matheson, 2118 Wilshire Blvd., #522, Santa Monica, CA 90403
8. Parcel ID 071909001
Thomas Gordan Carter, 105 Sedgewicke Dr. Peachtree City, GA 30269
9. Parcel ID 071909026
Jeffery Weronick, 100 Sedgewicke Dr. Peachtree City, GA 30269
10. Parcel ID 071912002
James Clark, 103 Hidden Springs Lane, Peachtree City, GA 30269
11. Parcel ID 071912003
Jacob Groh, 105 Hidden Springs Lane, Peachtree City, GA 30269
12. Parcel ID 071912005
Ronald R. Cisko, 109 Hidden Springs Lane, Peachtree City, GA 30269
13. Parcel ID 071912006
Gale A. Botwick, 1029 Peachtree Pkwy. #351, Peachtree City, GA 30269
14. Parcel ID 071912007
Ronald W. Eifert, 110 Hidden Springs Lane, Peachtree City, GA 30269

15. Parcel ID 0719002
James John C. Snedeker Family Trust
273 Sumner Road, Peachtree City, GA 30269
16. Parcel ID 0719056
BRE Rook SH Heritage at Peachtree LLC, 345 Park Ave, New York, NY 10154
17. Parcel ID 0719041
Reichman Ransom LLC, 1963 Highway 54 West, Fayetteville, GA 30269
18. Parcel ID 0719031
Autera Properties, LLC 1952 Highway 54 West, Fayetteville, GA 30214
19. Parcel ID 071916001
EIB Holdings LLC, 263 Highway 74 N. Peachtree City, GA 30269
20. Parcel ID 071916002
Family Medical Holdings LLC, 100 Genevieve Court, Fayetteville, GA 30214
21. Parcel ID 0719006
Paula Abrams, 2427 Centennial Hill Way NW, Acworth, GA 30102



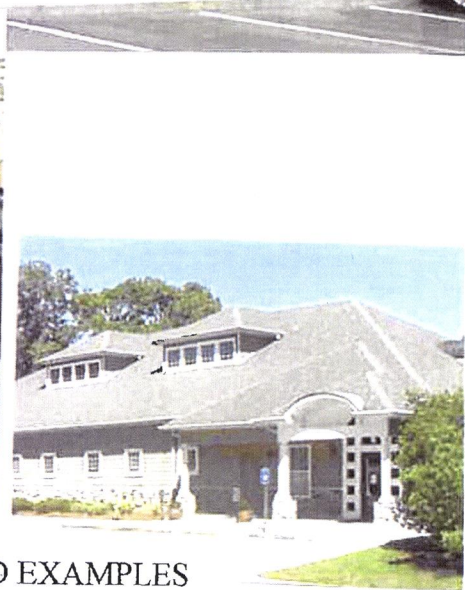
MATERIALS AND COLOR
SUGGESTED EXAMPLES



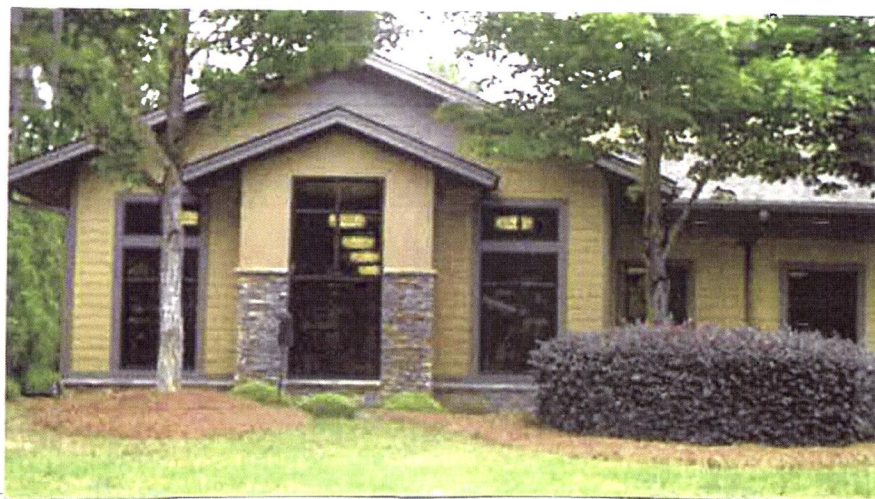


MATERIALS AND COLOR, SUGGESTED EXAMPLES





MATERIALS AND COLOR, SUGGESTED EXAMPLES



Community Goals & Policies

Peachtree City is a master planned community. The Land Use Plan adopted by the City in 1985 still creates the framework for much of the planning policy that guides growth in the City. The following Goals and Policies have their roots in the 1985 document, with only modest revisions during subsequent plans updated in 1992, 2008 and 2013. The community was presented with the most recent iteration of the City's goals and policies at the community public meeting during the Comprehensive Plan Update. Feedback received during this process has led to some minor revisions- generally to reflect the accomplishments that have been achieved or policies that have become less relevant with the passage of time. Overall, citizens indicated that many of these Goals and Policies were still relevant for guiding growth in their community through the next 5 years of this Comprehensive Plan Update.

Natural Resources

- Protect lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of water in the lakes and streams and prevent periodic flooding by developing storm water management ordinances that reduce runoff by the least environmentally damaging method.
- Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.
- Continue to support the efforts of Keep Peachtree City Beautiful and encourage waste reduction at government offices and private businesses.
- Continue to enforce all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management. Continue to update city ordinances as new regulations are put in place.

Natural Resources Goal

...

*Protect environmentally
sensitive land and
enhance the City's
greenbelts and open
space areas.*

Land Use and Development Patterns Policies

- Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks.
- Promote the location of industrial uses in the industrial park, commercial uses in the village centers, and step down residential densities the further they are from village centers.
- Promote the compatibility of commercial areas to the surrounding environment by requiring landscaping, signage, lighting, and design that minimizes the effects of large commercial centers and parking lots on surrounding land uses.
- Discourage any "strip-type" commercial development.
- New major commercial developments should evaluate and minimize impacts on infrastructure, traffic, the environment, and surrounding land uses.
- Continue development of the industrial park such that it is as aesthetically pleasing and reduces the impacts on the natural environment.
- Utilize natural features such as lakes, streams and ridges to provide buffers and screening between different land uses.
- Work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- Enforce and strengthen existing ordinances and develop new ordinances that help to preserve environmentally sensitive areas and reduce stormwater runoff.
- Continue to enhance the use of Geographic Information System (GIS) to aid in collecting, monitoring, and visualizing development data.

Land Use Goal

• • •

*Develop and redevelop
land in the City based
on the village concept
and stepping down
intensity toward the City's
boundaries.*

Economic Development Policies

- Encourage development of high quality local jobs suitable for residents.
- Encourage location of industries that maintain and protect the City's water and air quality.
- Work closely with the local chamber of commerce, the Fayette County Development Authority, citizens, and developers in promoting Peachtree City as an attractive area to locate international and high tech corporations.
- Explore incentives that entice appropriate economic development in the City while balancing the long term impacts on the City's financial liability.
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to work with Fayette County Board of Education, the University System of Georgia, Georgia Department of Early Care and Learning, and other private education providers to provide high quality educational facilities in the City.
- Continue to require developers to provide necessary infrastructure in their developments.

Economic Development Goal

• • •

*Maintain a diversified
economy that
encourages high
paying, quality
jobs, and maximum
tax contribution
while meeting the
requirements of a healthy
environment.*

Transportation Policies

- Continue to develop regional transportation solutions with surrounding cities, counties, regional authorities, Georgia Department of Transportation, and regional commissions. Regional solutions may include the local adoption of transportation management programs, corridor plans, signalization optimizations, and intersection improvements.
- Continue to maximize the utilization of public road infrastructure by limiting direct driveway access to arterial and collector roads.
- Participate in the planning process for the Fayette County Comprehensive Transportation Plan.
- Encourage alternative modes such as walking, bicycling, and driving golf-carts by providing a comprehensive system of multi-use paths and facilities connecting all the villages and activity centers in the City.
- Explore the appropriate location of truck routes through the City.

Transportation Goal

• • •

*Establish and maintain
a comprehensive
transportation system
that provides safe and
convenient circulation
through and around the
City.*

Housing Policies

- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.
- Offset dense residential developments with greenbelts and parks. These greenbelts should be more than what is required in single-family developments.
- Utilize the “step down” practice in which there is a regression from a higher density close to the village center to lower density farther away from the center.
- Ensure that adequate infrastructure is in place including transportation links, water and sewer, police, fire, and multi-use path connections.
- Promote the availability of senior living accommodations in order to keep up with changing demographics.

Housing Goal

• • •

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

Community Services and Facilities Policies

- Continue to update the Capital Improvement Element (CIE) annually. Review the Community Works Program (CWP) during the CIE update to ensure that programs are being implemented by the CIE where possible.
- Continue to evaluate various financing methods for creating new infrastructure while balancing the City's long-term maintenance liability
- Continue to develop and maintain a Level of Service standard for all community facilities. Continue to monitor the needs of the community based on projected demographic changes.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.
- Encourage citizen input in the development of new recreational facilities and services.
- Provide a strong level of communication between the residents and the City government to keep residents aware of current events and developments.

Community Services and Facilities Goal

• • •

*Continually provide
adequate levels of
service in all areas as
needed for the residents
of Peachtree City.*

Future Land Use

As a master planned community, the existing and future land use patterns within Peachtree City are very similar. The colors on the Land Use Categories chart coordinate with the colors on the Land Use Map.

Single Family Low

These areas are generally considered to have lot sizes greater than one acre. Compatible zoning districts include ER estate residential and R-43 one family residential districts.

Single Family Medium

These areas are comprised of lots that are generally one-quarter of an acre to one acre in size. Compatible zoning districts include R-1, R-10, R-12, R-15 and R-22 one family residential districts.

Single Family Cluster

Generally, this category consists of 3-6 units per acre, including cluster homes, duplexes and multi-family homes. Compatible zoning districts include R-1, GR and GR-3 through GR-6 general residential districts. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Multi-Family

This category contains condominiums and apartment complexes with 7-25 units per acres. Compatible zoning districts include GR-4 through GR-15 general residential. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Open Space

Areas of the City designated as open space or City greenbelts, creating buffer zones and natural resource protection. All City-owned property is zoned OS-P open space public or OS-C open space conservation. Privately owned and maintained greenspaces throughout the City share the zoning designation of the associated property.

Office

This category consists of professional uses and office park development. The zoning districts compatible with this land use designation are OI office institutional and LUC limited use commercial.

Commercial

This category includes retail sales, personal service businesses, professional offices and clinics, indoor recreational facilities, hotels, and post-secondary educational facilities. The compatible zoning districts are GC general commercial and LUC limited use commercial. Some commercial uses may be located in LUR limited use residential districts, but these uses should be limited to providing services to the immediate area.

Community Service

Governmental facilities and utilities, public schools, libraries, churches, and cemeteries. The compatible zoning district is OS-P open space public.

Industrial

Manufacturing facilities, warehousing, processing plants, factories, laboratories and similar uses. Compatible zoning districts include LI light industrial and GI general industrial. LUS limited use industrial may be also compatible.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

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

FROM: Robin Cailloux, AICP Senior Planner

DATE: June 14, 2018

SUBJECT: Consider Step One Annexation Application from Ravin Homes 105.5 +/- acres (30 parcels) along State Route 54 East using the 60% Methodology of the Georgia Annexation Law
June 21, 2018 City Council Meeting

Request:

Ravin Homes has submitted a Step One Annexation application for approximately 105.5 acres (30 parcels) located along State Route 54 east and Governor's Square Drive. A copy of the completed application and map is attached.

Overview:

The City has adopted a two-step annexation process. Step One is intended to allow an applicant to provide a general overview of the proposed annexation and identify how the annexation complies with the established goals of the City's Comprehensive Plan. Approval of a Step One application does not indicate City Council support of the proposed annexation; it simply allows an applicant to proceed with a more detailed Step Two application.

The applicant has provided a narrative identifying how, in their opinion, the annexation petition supports the goals and policies of the City's Comprehensive Plan (attached.) Staff conducted a review of the application to ensure that it complies with Georgia Annexation Law requirements. The application was found to be in compliance with the Georgia Annexation Law 60% method and the following two requirements:

- The annexation territory must meet the definition of *contiguous*.
- The annexation petition must be signed by owners of 60% of the land area and 60% of the registered voters in the annexation territory.

Land owners of 66% of the land area have signed the petition and staff has verified with the Fayette County Board of Elections that there are no registered voters within the areas proposed for annexation.

The 105-acre annexation territory is immediately north of and adjoining the City limits along the northern property line of the Westminster cemetery. A majority of the properties in the petition are developed as commercial uses. Peachtree Shopping Center East (Publix, Stein Mart, etc.), 1963 Hwy 54 (animal clinic), and 1952 Hwy 54 (Autera) are all zoned Community Commercial by Fayette County. The properties along Peachtree Court, Governor's Square, and 1971 Hwy 54

Step One annexation – Ravin Homes

Page 2

(antique store) are zoned Highway Commercial. The 50-acre Ravin Homes property is zoned R-20, which allows one-acre lots with sewer.

Fayette County's future land use plan for the existing commercial development is for it to remain commercial. The future land use plan for the undeveloped residential property is Low Density Residential (1 unit per acre).

The applicant desires to annex these properties in the City and zone the existing commercial as General Commercial (GC) and the undeveloped residential property for medium density residential (2.3 units per acre). The proposal for the residential development is not consistent with the County's future land use designation. The residential use would have access to State Route 54 via Governor's Square.

Budget Impacts:

There are no budget impacts associated with the Step One application. Budget impacts associated with the proposed annexation would be analyzed as part of the Step Two annexation application review process.

Attachments



STEP ONE ANNEXATION APPLICATION

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

Fee: \$250

Date Filed ____ / ____ / ____
Date Accepted ____ / ____ / ____
Notification Sent ____ / ____ / ____
Office Use Only

Overview: The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Peachtree City. Step One is a review of how the existing and/ or proposed development may or may not be compatible with the established goals within the Peachtree City Comprehensive Plan. City Council shall evaluate the application and determine if the city would consider the annexation. If a favorable recommendation be received, the applicant may begin Step Two of the process. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law. The recommendation that the annexation request continue to Step Two in no way implies that the City Council will ultimately approve the rezoning and/ or the annexation application.

Instructions: All items identified below must be provided before a Step One application is deemed complete. If the answer to any question is "No," a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the request shall be considered in a Public Hearing at the next available City Council meeting.

SUBMITTAL REQUIREMENTS:

		YES	NO
1	A completed and signed Step One application	☒	☐
2	Application fee paid	☒	☐
3	Legal Description: A paper copy and an electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation	☒	☐
4	Boundary Survey: One electronic (.pdf) copy and five (5) paper copies of a survey prepared by a licensed and registered land surveyor that shall identity the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include:	☒	☐
(a)	Parcel Tax ID number and owner name for each annexation parcel	☒	☐
(b)	Existing lot lines, easements, rights-of-way, including the area in acres or square feet, and abutting land uses or zoning district categories	☒	☐
(c)	A clear delineation of the existing and proposed city limits boundary	☒	☐
5	Property Deeds: One (1) copy of the property deed(s) for each parcel	☒	☐
6	Nearby Properties List: One (1) paper and one (1) electronic version (.doc) of a list of all parcels within 200' of the annexation property, including ownership and property addresses.	☒	☐
7	Nearby Properties Map: One (1) paper and one (1) electronic version (.pdf) showing the proposed annexation property and all properties within 200' of annexation property.		
8	Supporting Narrative: One (1) paper and one (1) electronic version (.pdf) document stating how the proposed annexation meets the vision, goals and policies of the City's adopted Comprehensive Plan	☒	☐

With the signing and submittal of this application, the applicant authorizes the Peachtree City Staff to enter onto the subject property to collect data in order to prepare reports for review by the City Council. By signing below, I hereby certify that the listed information and the accompanying materials as requested are accurate.

Applicant Signature: Pamela Rosetti Date: 3/23/18



STEP ONE ANNEXATION APPLICATION

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

ANNEXATION METHOD	☐ 100% Methodology Application requires signatures or signed letters of approval of all current property owners.		☒ 60% Methodology - Required signatures or signed letters of approval of 60% of current property owners. - Requires signed petition by 60% of registered voters on the property. Signatures must be dated and be within one (1) year of the approved annexation motion for Step Two.																	
	<table border="1"> <tr> <td rowspan="4">ANNEXATION PARCEL(S)</td> <td>ID #:</td> <td colspan="3">Address: <u>See attached</u></td> </tr> <tr> <td>ID #:</td> <td colspan="3">Address: _____</td> </tr> <tr> <td>ID #:</td> <td colspan="3">Address: _____</td> </tr> <tr> <td>ID #:</td> <td colspan="3">Address: _____</td> </tr> </table> <i>Attach list of additional parcels if needed</i>				ANNEXATION PARCEL(S)	ID #:	Address: <u>See attached</u>			ID #:	Address: _____			ID #:	Address: _____			ID #:	Address: _____	
ANNEXATION PARCEL(S)	ID #:	Address: <u>See attached</u>																		
	ID #:	Address: _____																		
	ID #:	Address: _____																		
	ID #:	Address: _____																		
ADJOINING PARCELS		ID #	Current Use	Zoning	Future Land Use															
	North																			
	South	<u>See Attached</u>																		
	East																			
	West																			
APPLICANT	Name <u>Pamela Rossetti / Raven Homes</u> Address <u>1965 HWY 54 W</u> Phone # <u>770-487-9608</u> Email <u>prossesti@ravenhomes.com</u>		OWNER (s)	Name _____ Address <u>See attached</u> Phone # _____ Email _____ <i>Attach list of additional property owners if needed</i>																
PROPOSED DEVELOPMENT	Zoning Category Request: <u>Existing Commercial to G/C. 50 acre tract</u> Brief Description: <u>Single-family LUR - Medium density</u> <u>Medium density single family homes for the purpose of developing 112 lots with 15% (approximately 7.5 acres) of green space.</u>																			

Ravin Homes / Brent Holdings - Highway 54E Annexation

Ravin Homes, Inc. and Brent Holdings, LLC respectfully request the annexation of multiple properties along GA Highway 54 East, Peachtree Court and Governors Square. The proposed annexation is represented by the attached map. In all, the annexation would bring in 30 parcels consisting of 107.86 acres to Peachtree City. The parcels that front GA Highway 54 are zoned either Community Commercial or Highway Commercial by Fayette County. The parcels with frontage on Peachtree Court are zoned Highway Commercial and all of the parcels except one with frontage on Governors Square are zoned Community Commercial. The remaining 50-acre parcel on Governors Square is zoned Residential (R-20) by Fayette County. It is our intention to request G/C zoning for the properties that are currently zoned commercial and a single-family Limited Use Residential (LUR) medium density zone for the 50-acre tract at the end of Governors Square. The proposed LUR will consist of 112 single-family detached residential lots and approximately 15% greenspace.

The proposed annexation supports the Peachtree City Comprehensive Plan through the following:

Natural Resources - To promote Peachtree City's natural resources and enhance the greenbelt space within the City the proposed residential area will include greenbelt areas totaling approximately 15% of the acreage within the neighborhood. This area includes wetland and streams and ensures a neutral impact on environmentally sensitive land for the project. The proposed greenbelt space to be donated to the City would total approximately 7.5 acres.

Land Use and Development - In support of Peachtree City's land use and development goals, annexation of this property would ensure the city has control over all redevelopment from Publix through Autera Health ensuring any and all changes to these properties, especially those fronting Highway 54, meet building guidelines and ordinances. This will continue to allow Peachtree City to ensure a consistent look/feel along highway 54 through the City. Additionally, the requested LUR for the new residential area will reflect the desire to step down in lot size from Village Center to the new city boundaries.

Transportation - The most recent traffic count for this area of Highway 54 is approximately 26,000 vehicles, which includes the commercial/retail properties of this annexation request as they are existing businesses. The Residential neighborhood will have access from Governors Square as well as Peachtree Court. 112 homes are expected to produce approximately 1232 week day trips peaking at 98 in the morning and 123 in the evening.

It is the intent of the developer to connect the residential properties with the existing cart path system using the approved Lexington Circle crossing and acquiring an easement in order to connect with Peachtree Court.

Housing - The residential area being proposed under the LUR Medium density zoning would support Peachtree City's desire to offer additional new home locations by adding more single-family residential home opportunities to the East side of Peachtree City. At this point the area in question has limited new home sites available for building. Our proposed zoning would allow for 112 single-family detached residential lots while maintaining greenbelt and buffer space requirements to ensure compliance with Peachtree City code.

Community Services and Facilities -

Police and Fire protection - The proposed annexation will require basic police and fire protection for the existing commercial (office and retail) areas as well as the new residential neighborhood. The property is approximately 1.7 miles East of Fire/EMS Station 82 and approximately 3.6 miles from Fire Station 81. Additionally the area is approximately 4 miles from Station 83 on Peachtree Parkway. Response times are expected to be similar to current properties across Highway 54 that are already within city limits.

Emergency Medical Services – The property is approximately 1.8 miles East of EMS station 82 and 3.7 miles from Piedmont Fayette Hospital.

Utilities – Sewer access is currently in the area adjacent the annexation site and should be available to extend into both the commercial and residential properties. All other utilities are in place for existing structures.

Public Education – 112 homes will provide approximately 56 high/middle school students and 56 elementary.

Economic Development - The addition of the proposed property to Peachtree City will enhance the local economy through tax revenue generation as well as increase the number of employment opportunities within Peachtree City by including new jobs in retail and professional areas. Many of these employers are existing businesses; however there is also an opportunity to build on Peachtree Court which will create even more opportunities within the City.

The proposed annexation of this property will also generate a significant amount of tax revenue for Peachtree City as a result of the businesses on the property in question. A breakdown of tax revenue (using 2017 millage and property value) reflects the City generating the following revenue by property:

				Total County	Total PTC	PTC Alone
				0.029095	0.032104	0.003009
#	Parcel ID	Property Use	Assessed Value	2017County Tax	2017 PTC Tax	Differenc e
1	0719 009	50 Acres	\$76,860.00	\$2,236.24	\$2,467.51	\$231.27
2	0719 035	Camp	\$217,996.00	\$6,342.59	\$6,998.54	\$655.95
3	0719 036	ACE	\$195,736.00	\$5,694.94	\$6,283.91	\$588.97
4	0719 042	Gov. Walk	\$462,808.00	\$13,465.40	\$14,857.99	\$1,392.59
5	0719 046	PSP Bldg	\$210,544.00	\$6,125.78	\$6,759.30	\$633.53
6	0719 058	Publix	\$6,868,832.00	\$199,848.67	\$220,516.98	\$20,668.32
7	0719 070	Mirome - 100 Gov Trace	\$539,476.00	\$15,696.05	\$17,319.34	\$1,623.28
8	071902001	Lot 1 PC	\$148,200.00	\$4,311.88	\$4,757.81	\$445.93
9	071902002	Lot 2 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86
10	071902003	Lot 3 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86
11	071902004	Lot 4 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86

12	071902005	Lot 5 PC	\$148,792.00	\$4,329.10	\$4,776.82	\$447.72
13	071902006	Lot 6 PC	\$31,464.00	\$915.45	\$1,010.12	\$94.68
14	071902007	Lot 7 PC	\$30,736.00	\$894.26	\$986.75	\$92.48
15	071902008	Lot 8 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86
16	071902009	Lot 9 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86
17	071902010	Lot 10 PC	\$20,908.00	\$608.32	\$671.23	\$62.91
18	071902011	Lot 11 PC	\$34,848.00	\$1,013.90	\$1,118.76	\$104.86
19	071902012	Lot 12 PC	\$331,768.00	\$9,652.79	\$10,651.08	\$998.29
20	071903001	G/S - North	\$348,814.00	\$10,148.74	\$11,198.32	\$1,049.58
21	071903002	G/S - 150	\$181,440.00	\$5,279.00	\$5,824.95	\$545.95
22	071903003	G/S - 125	\$418,610.00	\$12,179.46	\$13,439.06	\$1,259.60
23	071903004	Burcher G/S	\$112,892.00	\$3,284.59	\$3,624.28	\$339.69
24	071903006	Seals G/S	\$118,036.00	\$3,434.26	\$3,789.43	\$355.17
25	071903007	Mirome G/S (105)	\$216,124.00	\$6,288.13	\$6,938.44	\$650.32
26	0719 037	1971 Highway 54	\$200,336.00	\$5,828.78	\$6,431.59	\$602.81
27	0719 041	1963 Highway 54	\$301,528.00	\$8,772.96	\$9,680.25	\$907.30
28	0719 031	1952 Highway 54 West	\$178,376.00	\$5,189.85	\$5,726.58	\$536.73
29	0719 038	1954 Highway 54 West	\$121,856.00	\$3,545.40	\$3,912.07	\$366.66
30	0719 047	1964 Highway 54 W	\$513,724.00	\$14,946.80	\$16,492.60	\$1,545.80

In total, the commercial tax revenue generated by Peachtree City is \$36,724.68.

Additionally, the residential development of the 50 acre tract behind Governors Square will also generate increased tax revenues for the City as the homes are completed. Total Tax Revenue for proposed annexation area (Based on 2017 rates) – Peachtree City (32.104 Mill). Peachtree City only millage (Based on 2017 rates) – 3.009

Assuming we are approved for a plan that includes 60 new homes with an average sale price of \$400,000 this would have generated the following revenues in 2017:

Single Family Homes – 112 x \$400,000 – Assessed Value - \$17,920,000

In total, the residential tax revenue generated by Peachtree City is \$53,921.28

Total new tax revenue to Peachtree City (Commercial + Residential) - \$90,645.96

The purpose of this proposed multiple parcel annexation is to extend municipal services to the parcels that are currently developed, provide the opportunity to redevelop these parcels, and require that the undeveloped parcels are developed in accordance with the standards of Peachtree City. The owners of the properties have determined that annexation is the solution that provides the most benefits to the landowners, businesses, potential homeowners, and the city.

PETITION REQUESTING ANNEXATION INTO PEACHTREE CITY

Submitted March 23, 2018

To the City Council of Peachtree City, Georgia.

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

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

LAND OWNERS ONLY

Name	Address	Parcel IDs owned	Signature/Date
1. Real Sub LLC	130 Peachtree East Publix Supermarket	0719 058	
2. Pamela Rossetti	50 Ac. HWY 54W Ravin Homes	0719 008	<u>Pamela Rossetti / 3-12-18</u>
3. Hutchings/Miles	2006 HWY 54W True Value	0719 036	
4. Hutchings/Miles	2008 HWY 54W Campaniles	0719 035	
5. Michael Fincher	1992 HWY 54W Governors Walk	0719 042	
6. Pamela Rossetti	1968 HWY 54W Ravin PSP	0719 046	<u>Pamela Rossetti / 3-12-18</u>
7. Jerome Rossetti	100 Governors Trace MIRome	0719 070	<u>T 3/13/18</u>
8. 116 Peachtree Ct LLC	116 Peachtree Court Shipman Esq	71901001	
9. Pamela Rossetti	122 Peachtree Court Ravin PSP	071902001	<u>Pamela Rossetti / 3-12-18</u>
10. DeGolian	Lot 3/128 Peachtree Court DeGolian Comm	071902003	<u>DeGolian 3/14/2018</u>
11. DeGolian	Lot 4/134 Peachtree Court DeGolian Comm	071902004	<u>DeGolian 3/14/2018</u>
12. Lamar Seals	138 Peachtree Court ELS Rental	071902005	
13. Pamela Rossetti	Lot 6 Peachtree Court Ravin Homes	071902006	<u>Pamela Rossetti / 3-12-18</u>
14. Jerry Ketterer	Lot 7 Peachtree Court Ketterer	071902007	<u>Jerry Ketterer</u>

PETITION REQUESTING ANNEXATION INTO PEACHTREE CITY

LAND OWNERS ONLY

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

Annexation Parcels

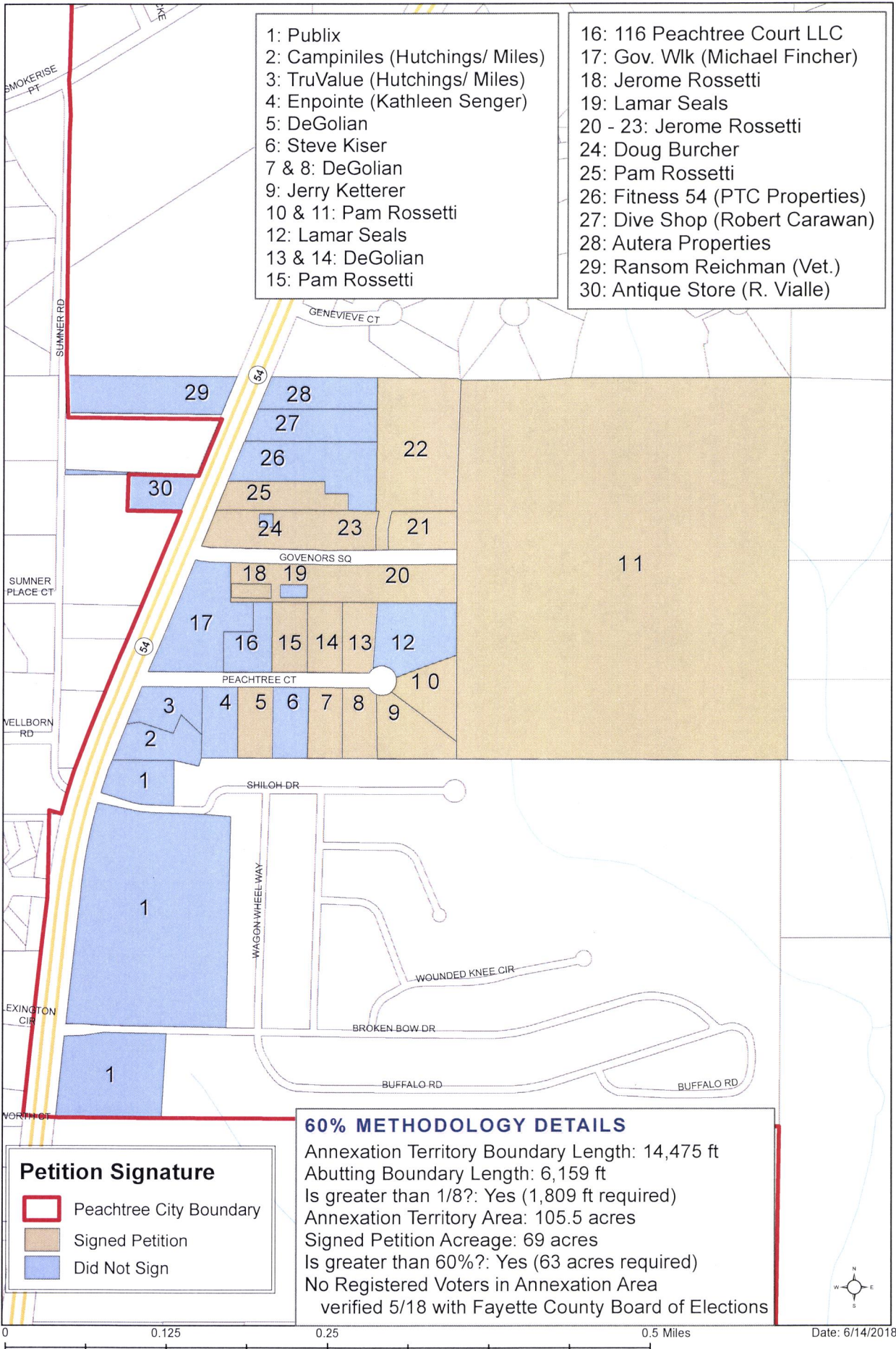
#	Parcel ID	Property Use	Address	Name	Contact	Acreage	Signature
1	0719 058	Publix	130 Peachtree East Center	Real Sub LLC (C/O Publix)	Unk	16.94	No
2	0719 035	Campaniles	2008 Hwy 54W	Pamela Hutchings/Phyllis Miles	Pamela Hutchings/Ph	1.13	No
3	0719 036	ACE	2006 Hwy 54W	Pamela Hutchings/Phyllis Miles	Pamela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

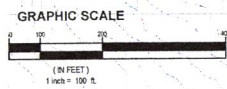
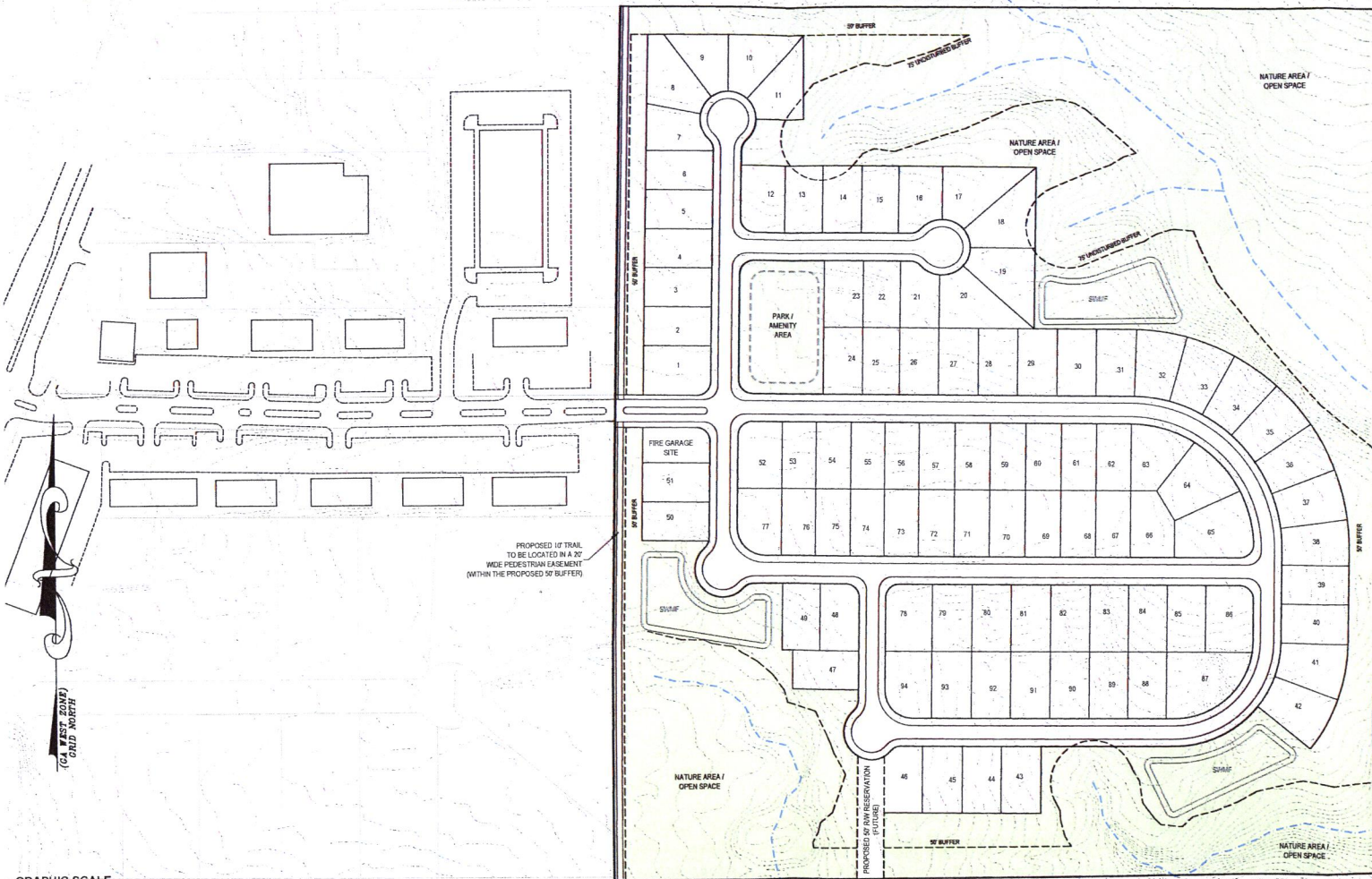
Mailing Addresses

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

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

SR 54: EAST VILLAGE ANNEXATION RAVIN HOMES & COMMERCIAL PARCELS





Moore Bass
CONSULTING
TALLAHASSEE
FLORIDA 32303
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PROJECT NAME
GOVERNOR'S SQUARE
PEACHTREE CITY, GA

CLIENT NAME
BRENT HOLDINGS, LLC

REVISIONS

NO.	DESCRIPTION	DATE

GOVERNOR'S SQUARE BASE-C

ARCHIVE

DATE 04-13-2018

FILE #

CONTRACT #

DRAWN BY

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SCALE

SHEET TITLE
CONCEPTUAL
SITE
PLAN

SHEET
1.0

Community Goals & Policies

Peachtree City is a master planned community. The Land Use Plan adopted by the City in 1985 still creates the framework for much of the planning policy that guides growth in the City. The following Goals and Policies have their roots in the 1985 document, with only modest revisions during subsequent plans updated in 1992, 2008 and 2013. The community was presented with the most recent iteration of the City's goals and policies at the community public meeting during the Comprehensive Plan Update. Feedback received during this process has led to some minor revisions- generally to reflect the accomplishments that have been achieved or policies that have become less relevant with the passage of time. Overall, citizens indicated that many of these Goals and Policies were still relevant for guiding growth in their community through the next 5 years of this Comprehensive Plan Update.

Natural Resources

- Protect lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of water in the lakes and streams and prevent periodic flooding by developing storm water management ordinances that reduce runoff by the least environmentally damaging method.
- Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.
- Continue to support the efforts of Keep Peachtree City Beautiful and encourage waste reduction at government offices and private businesses.
- Continue to enforce all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management. Continue to update city ordinances as new regulations are put in place.

Natural Resources Goal

...

*Protect environmentally
sensitive land and
enhance the City's
greenbelts and open
space areas.*

Land Use and Development Patterns Policies

- Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks.
- Promote the location of industrial uses in the industrial park, commercial uses in the village centers, and step down residential densities the further they are from village centers.
- Promote the compatibility of commercial areas to the surrounding environment by requiring landscaping, signage, lighting, and design that minimizes the effects of large commercial centers and parking lots on surrounding land uses.
- Discourage any “strip-type” commercial development.
- New major commercial developments should evaluate and minimize impacts on infrastructure, traffic, the environment, and surrounding land uses.
- Continue development of the industrial park such that it is as aesthetically pleasing and reduces the impacts on the natural environment.
- Utilize natural features such as lakes, streams and ridges to provide buffers and screening between different land uses.
- Work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- Enforce and strengthen existing ordinances and develop new ordinances that help to preserve environmentally sensitive areas and reduce stormwater runoff.
- Continue to enhance the use of Geographic Information System (GIS) to aid in collecting, monitoring, and visualizing development data.

Land Use Goal

• • •

***Develop and redevelop
land in the City based
on the village concept
and stepping down
intensity toward the City's
boundaries.***

Economic Development Policies

- Encourage development of high quality local jobs suitable for residents.
- Encourage location of industries that maintain and protect the City's water and air quality.
- Work closely with the local chamber of commerce, the Fayette County Development Authority, citizens, and developers in promoting Peachtree City as an attractive area to locate international and high tech corporations.
- Explore incentives that entice appropriate economic development in the City while balancing the long term impacts on the City's financial liability.
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to work with Fayette County Board of Education, the University System of Georgia, Georgia Department of Early Care and Learning, and other private education providers to provide high quality educational facilities in the City.
- Continue to require developers to provide necessary infrastructure in their developments.

Economic Development Goal

• • •

*Maintain a diversified
economy that
encourages high
paying, quality
jobs, and maximum
tax contribution
while meeting the
requirements of a healthy
environment.*

Transportation Policies

- Continue to develop regional transportation solutions with surrounding cities, counties, regional authorities, Georgia Department of Transportation, and regional commissions. Regional solutions may include the local adoption of transportation management programs, corridor plans, signalization optimizations, and intersection improvements.
- Continue to maximize the utilization of public road infrastructure by limiting direct driveway access to arterial and collector roads.
- Participate in the planning process for the Fayette County Comprehensive Transportation Plan.
- Encourage alternative modes such as walking, bicycling, and driving golf-carts by providing a comprehensive system of multi-use paths and facilities connecting all the villages and activity centers in the City.
- Explore the appropriate location of truck routes through the City.

Transportation Goal

• • •

*Establish and maintain
a comprehensive
transportation system
that provides safe and
convenient circulation
through and around the
City.*

Housing Policies

- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.
- Offset dense residential developments with greenbelts and parks. These greenbelts should be more than what is required in single-family developments.
- Utilize the “step down” practice in which there is a regression from a higher density close to the village center to lower density farther away from the center.
- Ensure that adequate infrastructure is in place including transportation links, water and sewer, police, fire, and multi-use path connections.
- Promote the availability of senior living accommodations in order to keep up with changing demographics.

Housing Goal

• • •

Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

Community Services and Facilities Policies

- Continue to update the Capital Improvement Element (CIE) annually. Review the Community Works Program (CWP) during the CIE update to ensure that programs are being implemented by the CIE where possible.
- Continue to evaluate various financing methods for creating new infrastructure while balancing the City's long-term maintenance liability
- Continue to develop and maintain a Level of Service standard for all community facilities. Continue to monitor the needs of the community based on projected demographic changes.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.
- Encourage citizen input in the development of new recreational facilities and services.
- Provide a strong level of communication between the residents and the City government to keep residents aware of current events and developments.

Community Services and Facilities Goal

• • •

*Continually provide
adequate levels of
service in all areas as
needed for the residents
of Peachtree City.*

Future Land Use

As a master planned community, the existing and future land use patterns within Peachtree City are very similar. The colors on the Land Use Categories chart coordinate with the colors on the Land Use Map.

Single Family Low

These areas are generally considered to have lot sizes greater than one acre. Compatible zoning districts include ER estate residential and R-43 one family residential districts.

Single Family Medium

These areas are comprised of lots that are generally one-quarter of an acre to one acre in size. Compatible zoning districts include R-1, R-10, R-12, R-15 and R-22 one family residential districts.

Single Family Cluster

Generally, this category consists of 3-6 units per acre, including cluster homes, duplexes and multi-family homes. Compatible zoning districts include R-1, GR and GR-3 through GR-6 general residential districts. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Multi-Family

This category contains condominiums and apartment complexes with 7-25 units per acres. Compatible zoning districts include GR-4 through GR-15 general residential. In some cases, the LUC limited use commercial and LUR limited use residential would be compatible if the overall proposed density coincides with the stated density above.

Open Space

Areas of the City designated as open space or City greenbelts, creating buffer zones and natural resource protection. All City-owned property is zoned OS-P open space public or OS-C open space conservation. Privately owned and maintained greenspaces throughout the City share the zoning designation of the associated property.

Office

This category consists of professional uses and office park development. The zoning districts compatible with this land use designation are OI office institutional and LUC limited use commercial.

Commercial

This category includes retail sales, personal service businesses, professional offices and clinics, indoor recreational facilities, hotels, and post-secondary educational facilities. The compatible zoning districts are GC general commercial and LUC limited use commercial. Some commercial uses may be located in LUR limited use residential districts, but these uses should be limited to providing services to the immediate area.

Community Service

Governmental facilities and utilities, public schools, libraries, churches, and cemeteries. The compatible zoning district is OS-P open space public.

Industrial

Manufacturing facilities, warehousing, processing plants, factories, laboratories and similar uses. Compatible zoning districts include LI light industrial and GI general industrial. LUS limited use industrial may be also compatible.

