

**City Council of Peachtree City**  
**Agenda**  
**June 20, 2013**  
**7:00 p.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**  
**Recognize Chris Campbell – 20 Years of Service**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**  
**June 6, 2013, Regular Meeting Minutes**
- VII. Monthly Reports**
- VIII. Consent Agenda**
  - 1. Consider Adoption of Comprehensive Plan - Partial Plan Update (Short Term Work Program, Capital Improvements Element, and Impact Fee Summary Report)**
  - 2. Consider Surplus of Tennis Center Goods**
  - 3. Consider Amendment to Health and Sanitation Ordinance – Tattooing/Body Art**
  - 4. Consider Conveyance of Meade Field property to WASA for Pump Station**
- IX. Old Agenda Items**
  - 09-12-06          Facilities Bond Projects Status Report/Update**
  - 04-13-12          Consider Traffic Condition Options on SR 54 West and Consider Traffic Engineering Study on SR 54 West & MacDuff Parkway**
- X. New Agenda Items**
  - 06-13-04          Public Hearing – Consider Variance to Rear Building Setback, 111 Augusta Drive**  
*Applicant desires to construct a roof over an existing patio and screen in the patio area*
  - 06-13-05          Consider Changes to Traffic Management Ordinance**  
*Added by Council Member Dienhart, memo to follow*
  - 06-13-06          Consider Developer Traffic Study Funding Ordinance**  
*Added by Council Member Dienhart, memo to follow*
- XI. Council/Staff Topics**  
**Hot Topics Update**  
**Report on Issues Surrounding Boarding Houses**
- XII. Executive Session**

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

**City Council of Peachtree City**  
**Meeting Minutes**  
**June 6, 2013**  
**7:00 p.m.**

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, June 6, 2013. Mayor Haddix called the meeting to order at 7:01 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

**Announcements, Awards, Special Recognition**

Mayor Haddix recognized the members of the Needs Assessment Committee, thanking them for their work, then the committee was dissolved. The adults from Class 15 of Community Emergency Response Team (CERT) training were recognized.

**Public Comment**

Michael Byrne asked Council to consider changing the ordinances to allow ice cream trucks in the neighborhoods, the trucks that had soft-serve ice cream. Imker apologized to Byrne for not answering his e-mail on this subject, but he had heard an ice cream truck recently when he was on the cart path. Dienhart said he had seen one, too. Fleisch said that truck was not the same type of truck. Haddix said he had spoken with staff, and ice cream trucks were currently illegal, but he would request a review of the ordinance, since they were a tradition.

Curtis Wagner discussed a recent drug bust at a residence (613 Golfview Drive) in his neighborhood, noting the residence was being used as a boarding house and bringing in undesirable people. He continued that the home next to it was occupied by a widow with small children, who was petrified of the people who were coming and going from the house. He urged Council to be more proactive before the problem became worse. Dienhart clarified that rooms were being rented out of the residence for the day or week. Wagner said they were. City Attorney Ted Meeker told Council there were some zoning issues that staff was looking into. He hoped to bring information to Council at the next meeting. Haddix added that he had introduced Wagner to the appropriate staff members prior to the start of the meeting.

**Agenda Changes**

Learnard requested that agenda item 04-13-12 *Discuss Traffic Conditions on SR 54 West and Consider Traffic Engineering Study on SR 54 West & MacDuff Parkway* be moved to the end of the agenda since it would probably be a lengthy discussion. Dienhart said that would be a disservice to the residents who had come for that agenda item, and it should not come up for discussion after everyone had left.

Learnard moved to change the agenda, moving agenda item 04-13-12 to follow agenda item 06-13-03. Fleisch seconded.

Haddix said there were people attending the meeting to speak on this issue, and he was not sure it was fair to delay the item.

Learnard pointed out that Nancy Price of the Peachtree City Convention & Visitors Bureau (CVB) was always last, and it would be nice to move her item up. All of the agenda items were important, but the most time would be spent on the SR 54 West discussion, and that discussion should be given its due. Haddix suggested moving 06-13-03 (Price's item) to the front. Dienhart agreed with Haddix. Learnard said that was not her motion.

Imker added that the other items could be dispensed with fairly quickly. The last time SR 54 West was discussed it took 45 minutes to an hour, and he saw no reason for those here for the other items to wait for an hour. The delay would not cause people attending the meeting for that discussion to leave the meeting.

Motion carried 4 – 1 (Dienhart).

### **Minutes**

#### **May 7, 2013, Workshop Minutes**

#### **May 9, 2013, Regular Meeting Minutes**

Fleisch moved to approve the May 7, 2013, workshop minutes and the May 9, 2013, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

### **Consent Agenda**

- 1. Consider 2013 Municipal Election Agreement with Fayette County**
- 2. Consider Acceptance of FY 2012 GEMA Grant for CERT**
- 3. Consider Alcohol Ordinance Amendment – Definition of Growler**
- 4. Consider Municipal Court Ordinance Amendment – Pre-Trial Intervention Program**
- 5. Consider Cancellation of July 4<sup>th</sup> Meeting**
- 6. Consider Renewal of Mutual Aid Agreement with Fayetteville Police Department**

Fleisch moved to approve Consent Agenda items 1 – 6. Learnard seconded.

Imker pointed out that Item #2 was acceptance of a \$10,600 grant for the CERT program from the Georgia Emergency Management Agency (GEMA), which would be used for the training. It was quite an effort to train those people, but the residents did not pay for it. Haddix agreed.

Motion carried unanimously.

### **Old Agenda Items**

#### **05-13-03 Consider Ordinance Amendments Regarding Blankets and Tarps**

Public Information Officer/City Clerk Betsy Tyler addressed Council, noting that the two ordinances had been tweaked at Council's request since the May 9 meeting to allow tarps and blankets to be put out on at dawn on the day of a special event. The original amendment allowed blankets and tarps to be left unattended for one hour. Stakes, barricades, and other items were still prohibited.

Learnard said Council knew something had to be done, and if the ordinances were not perfect and if the City found the changes were not workable, then the ordinance could be tweaked and adjusted next year. Based on e-mails, some people were very happy with the change, and some were not. Fleisch added that the City was having more and more outdoor events, but the big test would be during the July 4<sup>th</sup> events.

Haddix said he had also received e-mails with many diverse opinions. The ordinances could be adjusted if they did not work.

Learnard moved to approve the ordinance amendment regarding blankets and tarps. Dienhart seconded. Tyler reminded Council there were two ordinances with amendments.

Meeker asked Learnard to amend her motion to include both ordinances.

Learnard moved to amend her motion to include both ordinances. Dienhart seconded. Motion carried unanimously.

The motion carried unanimously.

#### **New Agenda Items**

##### **06-13-01      Public Hearing – Consider Step Two Annexation Application, Foot Pain, LLC, Peachtree Professional Center and other tracts (SR 54 East)**

Planning & Zoning Administrator David Rast gave a brief overview of the area, noting there were four tracts of land just outside the City limits that were part of the annexation application. One of them was the 4.63-acre Peachtree Professional Center tract (Foot Pain Clinic property), which had been rezoned by the Fayette County Board of Commissioners in 1999. The Paper Rose Studio tract was 1.05 acres. The Peachtree City Chiropractic and Paletta Group tracts were just under one acre each. The existing zoning was Community Commercial, and the proposed zoning in the City was Office Institutional (OI). The existing land use in Fayette County was Commercial, and it would change to Office if annexed into the City.

Rast continued the nearby residential neighbors had been heavily involved in the County's rezoning process for the Peachtree Professional Center tract, and a number of conditions had been imposed on that rezoning. Rast proposed including the conditions set by the County in the annexation and zoning process and to enhance them.

Originally, the Step One Annexation Application had included only the Peachtree Professional Center tract. The Planning Commission had asked the other three properties be included in the annexation, and the Peachtree Professional tract owner had contacted the other property owners, resulting in the Step Two application under consideration at this meeting. Rast noted one condition was to extend the cart path to the Peachtree Professional tract, but the location had not been identified yet. Staff would work with the developer to find a suitable location. No new streetlights or rights-of-way were needed. Public Works would maintain the cart path, and Public Services Director Mark Caspar had determined the cost to maintain the cart path would have a minor impact on the budget.

Staff had also analyzed the 2007 Comprehensive Plan Update, which had identified several areas the City needed to look at for future development and redevelopment. This area had been included in the Update regarding potential/future annexations and also fell under intergovernmental coordination so staff would work with the County's planning staff to look at growth boundaries, and to compare the City's Comprehensive Plan with the County's. It also fell under how to develop along transportation corridors and how to protect them. One of the recommendations was to develop overlay districts on SR 54 East so the City would have control over development. The City had also looked specifically at SR 54 East, identifying the development patterns from Peachtree Parkway East to the City limits.

One of the primary reasons for the annexation was access to sewer. Rast noted the applicant had not hidden that as a reason for the annexation, and the annexation had been reviewed by Water & Sewerage Authority General Manager Stephen Hogan. Rast said there had been discussions on the location of the lift station and how it should be sized, which would be explained later.

Rast continued that the financial impact analysis had been interesting, and there was not much of an impact. There were no residential tracts, and the four tracts were already developed. There were no impact fees or building fees to be analyzed. There were no roads or rights-of-way

maintenance. The fair market value for the Peachtree Professional tract had been \$3,329,840, and that was the value prior to the expansion. Based on the 2012 taxes, the four parcels should generate \$46,000 in property taxes, with approximately \$9,500 earmarked for the City. There really was no impact on personnel and staff. Police and Fire routinely patrolled Sumner Road and that portion of the City, and neither department felt additional personnel were needed.

City staff recommended approval of the annexation request. The Planning Commission unanimously recommended approval. Staff would work with the Peachtree Professional Center applicant to ensure the landscaping complied with City ordinances, noting the City required more extensive landscaping than the County. Rast said it would be very costly to bring the parcels in compliance with the City ordinances, and staff recommended waiting until any redevelopment occurred, then bringing the tracts into conformance.

The conditions for approval included:

1. The applicable conditions adopted on June 24, 1999 by the Fayette County Board of Commissioners for the 4.84-acre and 0.87-acre tract of land shall be incorporated into the zoning.
  - (a) There shall be no vehicular access from these tracts of land provided to or from Sumner Road.
  - (b) Site lighting and/ or lighting mounted on the building exterior shall comply with the city's Lighting Ordinance.
  - (c) An undisturbed buffer of no less than 25' in width as measured from the right-of-way of Sumner Road shall be preserved on each tract of land and shall be designated on the plat of the overall property. Other than perpendicular utility crossings, clearing, grading or the removal of any vegetation from these buffers shall not be permitted. In those areas void of vegetation, the buffer shall be re-established with evergreen plant material (minimum 6' in height from finish grade) planted in staggered rows at no less than 8' on center.
  - (d) All impervious surfaces, including stormwater detention facilities, shall be located no less than fifty (50) feet from the right-of-way of Sumner Road.
2. The Applicant shall coordinate with City Staff to identify a location for an at-grade multi-use path crossing on Sumner Road and shall then be responsible for constructing a multi-use path from the SR 54/ Sumner Road intersection to the northernmost property line of the Peachtree Professional Center tract. A detailed plan shall be prepared in accordance with city standards and submitted to City staff for review prior to construction. The Applicant shall be solely responsible for design and construction of this connection at no cost to the city. It is understood the multi-use path shall not impact the existing buffer adjacent to Sumner Road.
3. The Applicant shall prepare a detailed analysis of landscaping requirements as they relate to Fayette County in comparison to those required by Peachtree City. Should additional plant material be required to satisfy the city's tree replacement requirements, the Applicant shall prepare a landscape plan identifying how the existing landscaping will be enhanced to comply with Peachtree City requirements. It is understood this requirement shall apply to the Peachtree Professional building tract only. Landscaping requirements on the remaining tracts will be analyzed as these tracts are either expanded or redeveloped in the future.
4. Upon approval of the annexation, existing conditions on each tract of land, to include parking design, landscaping, signage, lighting, etc. that do not comply with current city ordinances shall be considered as legally non-conforming. Should these improvements

*be modified and/ or if the property is redeveloped, these items shall be brought into conformance with city ordinances to the greatest extent practicable.*

5. *The zoning of the parcels shall be OI Office Institutional.*
6. *The Land Use Designation of the parcels shall be OFF Office.*

The public hearing opened.

Chuck Ogletree, one of the owners of Peachtree Professional and agent for the other tracts, said his property was 70% leased and hoped to be 90% to 95% leased by the end of the year. Their purpose for the annexation was access to sewer. His building was currently served by a private septic system, and there were no issues with it currently. They felt the long-term viability of the building was to tie-in to sewer. The residential neighbors would also benefit from the annexation because the property was developed to County standards. The neighbors were not happy with the sparse buffer, and if annexed, they would strengthen the buffer. Ogletree added that, with the new addition, the value of the Peachtree Professional property was projected at \$8 million. The City would be able to collect occupational tax and stormwater fees. There should be very little impact on City services, and the annexation would give the City more control moving forward. Additional parking would be needed on his tract, and they would present a plan for more parking and an enhanced buffer to the Planning Commission in the near future.

Ogletree continued that, based on his talks with them, WASA preferred to install a regional pump station to service the entire area. The potential location of the pump station was on the low end of the property, which was on the backside of the building along Sumner Road, but outside the buffer area. There were still issues to be worked out with WASA. He said the area was a known entity, and the buildings would still be there if the annexation were not approved.

Josh Bloom said he was not actually opposed to the annexation. The City had recently annexed an area to the south, and this was going east. It appeared the City was in a race with Fayetteville to Pinewood Studio. A strategic annexation plan needed to be considered before any more took place. Bloom said he read the City's partial Comprehensive Plan update, and the plan was needed before the 2017 Comprehensive Plan was completed.

Phil Prebor said he was opposed to the annexation. The Foot Pain Clinic building was beautiful, and it fit with the City. The buildings on the other parcels were not a good fit. The City needed to look at the occupancy rates of the existing OI in the City. Council should serve those members of the community before taking on something else.

Randy Ramsden told Council he would love for the area to be annexed. His doctor had moved to the Foot Pain Clinic building. His only transportation was his golf cart, and he could not get to their new location now. It was a safety and independence issue for him.

Wade Mastin said he supported the annexation, but he was concerned about the pump station, including size, possible noise, and the location, adding there was really no buffer there if it was located on the back of the property toward Sumner Road. He also did not see how the parking could be enhanced as well as the buffer, asking if he could see a landscape plan. Rast said he had a small copy of the landscape plan and showed it to Mastin. Mastin added that Sumner Road was classified as a scenic route, but the back side of the Foot Pain Clinic was not very scenic.

Iris Salzman also wanted more information on the regional pump station. She did not want to be forced onto the sewer system, asking if that would happen. Haddix said it would not.

Romero Martinez asked what the value of the landscape plan was, whether it was 1% or 2% of the entire property.

The public hearing closed.

Haddix asked Ogletree if he could include one or two citizens in his meeting with WASA to help answer their questions about the pump station. Ogletree said he would. Haddix said the buffers would win if it came to a decision on whether to allow more parking or to enhance the buffer.

Imker referred to page 69 of 98 in the meeting packet, which was a photo layout of the property, asking Ogletree where the pump station would be located. Ogletree said he did not have any details on the location yet. If it was a regional pump station, it could be located 1,000 feet north of his parcel. If it was a private pump station, it could be as small as 12 feet by 12 feet with an above ground generator.

Public Services Director Mark Caspar said it looked relatively the same as other pump stations located in residential areas. They were generally screened with either a vegetative buffer or a privacy fence, and the residents only knew they were there when the emergency generator was running, which was infrequent.

Ogletree said the additional parking would be located in the current drain field for the septic system.

Rast read from the proposed zoning ordinance for the properties:

- (a) *Multiple frontage lot:* Because the subject tracts abut both SR 54 and Sumner Road, they are considered multiple frontage lots and, therefore, front building and parking setbacks shall be established adjoining the right-of-way of both public streets.
- (b) *Setbacks:* All impervious surfaces, including buildings, parking, stormwater detention facilities, etc., shall be located no less than forty (40) feet from the right-of-way of SR 54 and no less than fifty (50) feet from the right-of-way of Sumner Road.  
The minimum side building setbacks shall be no less than ten (10) feet.  
The minimum rear building setback shall be no less than twenty (20) feet.
- (c) *Maximum building height:* The maximum building height shall not exceed two (2) stories in height or 35 feet in height from finish grade to the ridge line of the roof.
- (d) *Parking:* Parking shall be provided as set forth in Section 909. No automobile parking shall be permitted within the established front building setbacks.
- (e) *Curb cuts:* There shall be no vehicular access from these tracts of land to or from Sumner Road.
- (f) *Architectural detailing:* All sides of the buildings and associated structures shall include similar architectural detailing, building materials and color selections.
- (g) *Storage:* No storage shall be permitted on the zoning lot outside of a fully enclosed building.
- (h) *Dumpsters, loading and service areas* shall not be located within any building setback and shall be properly screened from view in accordance with current city ordinances.
- (i) *Site lighting:* All site lighting, including all fixtures mounted on the exterior of the buildings, shall comply with the city's Lighting Ordinance.
- (j) *Sumner Road undisturbed buffer:* An undisturbed buffer of no less than 25' in width as measured from the right-of-way of Sumner Road shall be preserved on each tract of land

and shall be designated on the plat of the overall property. Other than perpendicular utility crossings, clearing, grading or the removal of any vegetation from these buffers shall not be permitted. In those areas void of vegetation, the buffer shall be re-established with evergreen plant material (minimum 6' in height from finish grade) planted in staggered rows at no less than 8' on center.

- (k) Multi-use path connection: The Applicant shall coordinate with City Staff to identify a location for an at-grade multi-use path crossing on Sumner Road and shall then be responsible for constructing a multi-use path from the SR 54/ Sumner Road intersection to the northernmost property line of the Peachtree Professional Center tract. A detailed plan shall be prepared in accordance with city standards and submitted to City staff for review prior to construction. The Applicant shall be solely responsible for design and construction of this connection at no cost to the city. It is understood the multi-use path shall not impact the existing buffer adjacent to Sumner Road.
- (l) Landscaping enhancements: The Applicant shall prepare a detailed analysis of landscaping requirements as they relate to Fayette County in comparison to those required by Peachtree City. Should additional plant material be required to satisfy the city's tree replacement requirements, the Applicant shall prepare a landscape plan identifying how the existing landscaping will be enhanced to comply with Peachtree City requirements.

It is understood this requirement shall apply to the Peachtree Professional building tract only. Landscaping requirements on the remaining tracts will be analyzed as these tracts are either expanded or redeveloped in the future.

- (m) Non-conforming issues: Upon approval of the annexation, existing conditions on each tract of land, to include parking design, landscaping, signage, lighting, etc., that do not comply with current city ordinances shall be considered legally non-conforming. Should these improvements be modified and/ or if the property is redeveloped, these items shall be brought into conformance with city ordinances to the greatest extent practicable.

Dienhart asked what the City would be granting leniency on. Rast said the leniency would be for the three smaller tracts, and they were very narrow. The undisturbed buffer would still apply, but no pavement or building could be any closer to the buffer than it was now. When Sumner Road was built several years ago, it was graded to leave as much buffer as possible, and the buffer was probably the thickest on the backside of those three parcels. There would also be no vehicular access from the tracts to Sumner Road.

Fleisch asked where the cart path would be located. Rast said staff wanted to involve the neighbors in locating the path, since there might be issues with cut-throughs if it was closer to Sumner Road, adding it might be better if the path were located closer to SR 54.

Haddix said there were other non-conforming commercial sites in the City that looked like the other three parcels. These would not be a special exception. If there were any significant construction on any of the tracts in the future, then the entire building would have to be brought into conformance. Nothing uncommon was going on.

Dienhart said he did not support the spread toward Pinewood Studio, but this annexation would give more protection to the City residents who lived on Sumner Road.

Imker asked Meeker for clarification on the annexation process, noting that the Step One Application simply authorized staff to work with the developer. Meeker explained that approval of a Step One Application allowed the formal application to be filed. Imker asked for the formal

interpretation of approval of a Step Two Annexation. Meeker said the property would be annexed into the City.

Imker moved to approve the Step Two Annexation Application and zoning ordinance for the tracts as discussed on SR 54 East. Learnard seconded. Motion carried 4 – 1 (Fleisch).

**06-13-02 Consider Ratification of Hotel/Motel Tax**

Meeker addressed Council, saying that once the changes to the hotel/motel tax had been approved by the State Legislature and the Governor, Council needed to ratify it as set forth under Georgia law. The effective date of the increase in the hotel/motel tax would be August 1, 2013.

Fleisch read the following statement:

*This has been a long time in the works. I have been genuinely impressed by the way in which so many groups have worked together to get this legislation passed by the Georgia State Legislature and then signed by Governor Deal on May 7.*

*The City of Peachtree City is so blessed to have 416 acres of recreational amenities throughout the city. Our parks and recreational facilities are a huge draw for our residents and potential residents.*

*In these economic times we need to be thinking of new and innovative ways to generate revenue for our city. It made sense to me to use what we already had in our own backyard to bring in that additional revenue to our hotels and motels. The idea was not to do every event but to do signature events or tournaments that would fill our hotels and help to sustain them during this economic downturn. The parties involved in this process sought to boost the hotels' bottom line by using the Convention and Visitors bureau to bring in these events.*

*But before we could seriously bring this proposal to the hotels we needed to bring our own house in order. Our parks and fields were not in the condition to host any kind of quality sporting events; they were suffering from years of neglect and it was left to the volunteer sports associations to repair them, as the city had essentially abdicated its responsibility to them for routine maintenance. It took a year of intense renewed emphasis on facilities management to help bring this to fruition.*

*In order to get this ordinance to where it is today, it meant many people working together....and tapping into the spirit of Peachtree City. I want to thank the following groups and individuals for all of their help – the hotel general managers; Convention and Visitors Bureau (CVB); Airport Authority; sports associations; Recreation and Special Events Advisory Group; Recreation and Special Events Department; Public Works Department; State Representatives John Yates, Virgil Fludd, and Ron Mabry and State Senator Valencia Seay for sponsoring this legislation; and the Governor for the passage of this bill which allows for a new distribution of the hotel motel tax as well as an increase by 2%.*

*By negotiating and working with all of these groups we were able to get this legislation passed. Working together for over a year has also helped to establish business relationships that will carry on into the future as we move forward with this initiative.*

*I am very pleased to report to you that this weekend a large women's lacrosse tournament is being held here in the city and all of the hotel rooms are sold out. The CVB and the new sports alliance have all been poised and ready for this moment and I am pleased to make the motion on this item when the Mayor is ready.*

Haddix said the state's local legislation policy had changed, but if a majority of a Council supported the legislation, then the legislative delegation supported it and brought it forward. It was not a big effort on their part. Local legislation was submitted as a batch. It was a simple policy procedure for the Legislature. Haddix said his position on the hotel/motel tax had not changed; this was another tax on the citizens of the City, and he noted that NCR booked 120 rooms per week for those attending training, and this tax increase would hit them.

Dienhart said he had not heard Rep. Matt Ramsey's name, asking if he had not been a sponsor of the legislation. Fleisch and Haddix said Ramsey, who represented the majority of the City, had recused himself.

Imker said residential citizens would not be impacted by the increase in the hotel/motel tax. He had been surprised when the hotels had supported the additional tax on their own industry. They saw that the long-term business plan would put "more heads in beds." Other cities the same size and larger had always had the higher tax, and this put the City on a level playing ground.

Haddix said it was not true that all the residents would not be impacted, adding Imker was parsing his words. Imker said it was not a residential property tax. Haddix said it would affect the City's industrial citizens, and they were being ignored.

Learnard said she understood Haddix's position. She thanked Fleisch for her hard work.

Fleisch moved to ratify Ordinance 1053, establishing the Hotel/Motel Tax at 8% as of August 1, 2013. Learnard seconded. Motion carried 3 – 2 (Haddix, Dienhart).

#### **06-13-03      Presentation on Proposed "Diva Half-Marathon" Event for 2014**

Nancy Price, CVB executive director, introduced Pat Duncan, a consultant for the CVB, and Robert Pozo, Continental Event and Sports Management Group, LLC, the producer for the "Run Like a Diva" series of races.

Duncan said the CVB was proactive in getting leads on bringing sporting events to the area, which had to be a good fit and generate economic impact. The "Run Like a Diva" half-marathon was not just a lead, but a tremendous opportunity, as it was one of the premiere women's races in the United States. Multiple races were held across the country.

Pozo said the Diva races had become very popular, adding the majority of participants were in the 30 – 50 age groups, which were the groups that had more money to spend. He reviewed the demographics for the event held in North Myrtle Beach in May 2012, noting that 57 men had participated in the half-marathon along with 4,362 women. The 5K held in conjunction with the half-marathon was a co-ed event. The majority of participants were married and had completed college or had graduate degrees. Pozo continued that, in North Myrtle Beach, 648 participants had come from North Myrtle Beach and the surrounding area; 790 had come from other parts of South Carolina; 2,953 had come from other states; and 28 participants were from other countries.

Pozo continued that the average number of days spent in town outside the 50-mile local radius was 2.31 days, with estimated room nights at 7,038. The average number of people in a party (including the runner) non-local was 3.37; and the average number for local runners was 2.05. The total number of attendees in North Myrtle Beach, based on those ratios, was 14,692. Local volunteers and spectators numbered 500. Total event attendance was estimated at 15,192.

Pozo said the direct economic impact on North Myrtle Beach was \$4,368,601, and the indirect economic impact was \$6,552,901.

Pozo said it was rare to be met with open arms by the local running club, and he appreciated the "red carpet" treatment and the time everyone had given.

Fleisch asked if anything would be planned at the Amphitheater the same weekend. Price said they were having that discussion. Pozo said his company was not an expert on concerts, and they would work with the CVB.

George Martin of the Peachtree City Running Club said they had been working on routes, adding the half-marathon was about double the size and distance of the Classic race, but logistical issues were not insurmountable. There were many options available.

Pozo said the event would be held September 7 – 8, 2014, the weekend after Labor Day, with the race normally scheduled on Sunday morning. Their Wine Country race was held on Saturday, but they generally preferred to work around traffic, and Sunday morning was usually a light traffic time. They were still discussing it. The start time was a balancing act due to the heat, so they would be talking to the Fire Department. All their races were destination races, and they worked to be a good neighbor.

**04-13-12      Discuss Traffic Conditions on SR 54 West and Consider Traffic Engineering Study on SR 54 West & MacDuff Parkway**

Dienhart moved to protect the citizens and homeowners of Planterra Ridge and Cardiff Park by setting a clear example and taking a solid stance on behalf of protecting all neighborhoods from intrusive development, that the City Council not allow a sixth traffic light on SR 54 West at Line Creek Drive, to prevent traffic from bogging down any further and potentially damaging existing businesses and residential neighborhoods. He further moved that Council not allow any kind of connector road to Planterra Way and said it was time for this Council to show it stood with the people and against unbridled access to neighborhoods for developers. Haddix seconded.

Learnard pointed out the agenda item was "discuss," asking Meeker for his opinion. Meeker explained that, typically, Council did not take action on items labeled for discussion. Technically, the concern was whether appropriate notice was given before taking action per the Georgia Open Meetings Law. There was nothing in the Charter regarding the situation. But the question was whether appropriate notice was given. Dienhart asked if this situation had happened before. Meeker said he did not recall voting on an item labeled for "discussion." Typically, Council gave guidance to staff on the issues, or some indication on where Council might stand. In terms of taking formal action, that had not been the practice. Dienhart asked if voting would be legal or not. Meeker felt it would be okay, but said he tended to err to the said of caution in how things were advertised on the agenda, and it was of some concern.

Haddix said that, while he supported the vote, he did not want to disrupt Council's practice, and he withdrew his second. Dienhart said that was unfortunate because Haddix had had the chance to stand up for a neighborhood. The motion died for lack of a second. Haddix said Council could still discuss the issue and arrive at an opinion, then schedule a vote for the next meeting.

Dienhart said he did not want to argue, but the four of them had made promises to the residents of Planterra Way and Cardiff Park, and not one of them had stood up for their promises. Haddix

said it was a difference of opinion. He was going to stay with protocol, and a vote would be on the next agenda.

Learnard said this was obviously an important issue. The property being focused on was owned by someone, and she asked Dienhart if he had reached out to the owner to let them know the issue would be discussed. Dienhart said the onus was on the owners as the meetings and discussions had been advertised as required by law. Learnard asked Dienhart if he had invited the property owner to any of the discussions Council had conducted. Dienhart said the owner knew it was controversial and should have seen it in the newspapers. He also had not reached out to any of the hundreds of affected families in the neighborhoods either. He asked Learnard if she reached out to everyone that would be affected by an item she put on the agenda, saying Learnard was holding him to an unfair standard. Learnard said, if she had a discussion item involving someone's property, they would be invited.

Learnard continued there were a lot of issues, and it was very complicated. She asked Dienhart if he was familiar with the SR 54 West Corridor Study on file in the Planning Office that had been done by a citizens advisory group, the Livable Centers Initiative (LCI) study. The purpose had been to examine the existing conditions within and adjacent to the West Village, and to determine potential scenarios for development to enhance the emerging activity center and create an identity for the West Village. It had been a significant undertaking. There were 10 public meetings, three presentations to Council, one to the Planning Commission, and a technical review with the Atlanta Regional Commission (ARC) staff. Learnard read from the summary, "it was important for the final plan to be in keeping with the existing character of Peachtree City."

The entire west corridor had been studied. Learnard said transportation enhancements mainly centered around cart paths. There were internal mobility requirements and connectivity of the existing and proposed alternate transportation system. The goals and objectives emphasized alternate transportation systems, consistency of land use and zoning patterns, and elements of the plan integrated the multi-use path system with the rest of the City, as well as the development of a secondary road system to assist in reducing traffic on SR 54. Learnard continued the secondary road system would parallel SR 54 on the north and south sides of the highway. Phase 1 of the secondary road south of SR 54 extend from the traffic signal at the former Days Inn entrance to Planterra Way, with the property west of the Days Inn developed as an assisted living facility or combined with the Days Inn property for a large retail/commercial development. The study strongly recommended limiting vehicular access to SR 54 at major intersections. There were four signals when the study was done – SR 54/SR 74, SR 54/The Avenue, SR 54/Huddleston Road, SR 54/MacDuff Parkway. A fifth signal had been approved for SR 54/Planterra Way. Learnard said the study strongly recommended another signal with full turning movements for SR 54/Line Creek, which would provide access to the secondary road system. The study strongly recommended a secondary road system on the north and south sides of SR 54. The master plan for the area showed signals at all of the intersections and secondary roads on both sides of the highway, including a cut-over to Planterra Way. Learnard said she talked to four of the 11 or 12 people who had been part of the study group. Everyone felt each intersection should have a signal, but the focus had been more on the north side. Another member said the secondary road should have gone to Huddleston, but Huddleston needed upgrading, so it had not happened. One of the specific reasons cited for the secondary road on the south side was to prevent a large retail development from happening on the tract between Line Creek Drive and Planterra. They had not wanted to see a large single tenant on that side of the highway. The access road was envisioned to provide secondary access to the development and to subdivide the property into smaller tracts of land.

Dienhart asked if Emily Poole, the City's economic development coordinator who worked with the Fayette County Development Authority (FCDA), had been involved in any of the current plans for the area. He said Poole had been working on something else for the area, and she had wondered why it had been difficult. Dienhart asked why Poole had not been included in the planning for this development. Learnard said she would be glad for the three of them to meet, saying it had not been intentional, just that everyone had busy schedules. She said that was a great suggestion.

Learnard said she wanted to know the consequences of closing the median at Line Creek. Dienhart said he had withdrawn that request, and he was now focused on the traffic light and the cut-through to Planterra Way. He was willing to negotiate.

Learnard said there were requirements (warrants) for signal lights, and traffic lights were intended for safety purposes. It was GDOT that determined whether a signal was warranted. Any special use permit application would show a light if warranted. The developer would have a traffic study done, and if the study showed the light was warranted, the request for the signal would come from the City. If the City decided not to apply for the signal, the City carried the liability. As for Council determining whether a light was needed, the factors were out of the City's control. Dienhart said if no application was filed, then there was no signal.

Fleisch asked if the City was liable if a signal was warranted, and the City did not apply for one. Meeker said the City could file an application, and the Georgia Department of Transportation (GDOT) could say no. There was always the question of independent engineering judgment. GDOT could put up the light whether the City applied for it or not.

Haddix said the original developer tried twice to have a light permitted at Line Creek, and the warrants were not there so the request was denied. The light was not permitted by GDOT until the City asked for it.

Dienhart said the developer had worked out a backroom deal with some members of Council, who had not included the economic development coordinator, in the discussions, which caused Poole to waste time and the money she was paid by the City to present options the developer would not even consider due to what had been worked out in the backroom deal.

Fleisch said Poole's job title included business retention. The coordinator was placed with the FCDA to keep the employee away from the political dysfunction. Fleisch said she limited her involvement with Poole to whatever Poole presented. Fleisch added that Poole had been exceedingly busy with the Industrial Park, noting that commercial real estate agents found tenants for commercial developments. Poole was focused on business retention and staying out of the political realm. Dienhart said Council should not go behind the back of someone they employed to do a job, and Fleisch was only describing part of Poole's job. Learnard said she called Poole twice a week on a regular basis, and she would call her and apologize.

Haddix said the discussion was descending into a pointless argument on both sides. He disagreed that Poole should be involved in the development of the property. There was a lot of nonsense flying around, and nothing was being accomplished. Haddix said he was the only one on Council to take part in the discussions regarding the Line Creek development before 2010.

Haddix referred to the Fayette County Comprehensive Transportation Plan, noting on page 18 of Appendix A, that Line Creek Drive/Circle were intended to be part of a system that extended

from Line Creek Circle to Huddleston Road to the east and MacDuff Crossing Shopping Center to the west. The light was never intended to be stand alone, but as part of a system.

Haddix continued with the proposed projects concerning the intersection of SR 54/SR 74, which was Appendix C of the Fayette County Comprehensive Transportation Plan. Option 1 proposed conventional intersection widening and adding additional lanes, which was an issue due to insufficient space for additional turn lanes. Option 2 focused on enhancing the existing street network to provide an option for local trips that did not need to use State Roads 54 or 74 for internal circulation. Option 3 was for a grade-separated interchange; however, this option would close off access to the shopping centers surrounding the intersection.

Haddix continued that transportation plans had to be updated every 10 years, so the work on the 2020 plan would start in 2017 or 2018. Under this process, the federal government paid 80% of the cost. The ARC and GDOT were looking at another entrance to I-85 in Coweta County, which Haddix said would help with the traffic on SR 54 West by eliminating traffic before it got to the City. He said a GDOT study would be a waste of time. What was there was already known, and there was nothing to be gained. Another traffic light would add to the delays and congestion on the road, and there was no room for more lanes. He had always been opposed to another light, and he kept his promises.

Facts were being distorted, Haddix said, and he had signed documents as proof, including meeting minutes and the approval of the traffic light from GDOT in 2009. His pet peeve was people saying a Kohl's would have been built, but not one store had been named in any of the documents. He asked the Council Members if they were willing to put a light in at Line Creek and an access road to Planterra Way. He and Dienhart were not willing to do that, and the others were flip-flopping. If one of the three would keep their promise, the discussion would end.

Fleisch clarified that in 2010 Council had been asked to consider an increase in the size of the big box, agreeing that the members had campaigned against a light at Line Creek. They also knew that denying the increase would stop the project. The development agreement and the permit for the light expired shortly after the January 2010 meeting.

Haddix said the request from the developer was to modify the size of the big box from 50,000 square feet to 65,000 square feet. It did not kill the development agreement. The light permit was still in force. The abandonment of Line Creek was still in full force. Learnard said she knew if she voted against the change it would kill the light, and it had.

Meeker clarified that the development agreement was still in place. The Special Use Permit had still been in place, but it was getting toward the end of the time period for the Special Use Permit, which would have expired at some point in 2010. It was originally approved in 2008, and there was a two-year time period in the Special Use Permit ordinance. Haddix added that when the Special Use Permit had run out, GDOT contacted him and asked if the City wanted the light permit withdrawn, and Haddix told them yes.

Dienhart said this was an opportunity for Council to keep its promises and to buy back some credibility. He urged the members to do what they had promised.

Fleisch said her item on the traffic study could be voted on, and she asked City Engineer Dave Borkowski if he had any information. Borkowski said he had asked the engineering firm that had worked on the Fayette Forward plan (2010 County Transportation Plan) if there were any

engineering drawings or backup data available, and was told there were only concept drawings and no engineering data.

Fleisch read a draft letter to GDOT asking them to conduct a traffic study on the entire corridor, which would be sent under the Mayor's signature. The draft letter, addressed to District Engineer David Millen, read:

*The City Council of Peachtree City has asked me to convey to DOT concerns relative to traffic conditions on SR 54, specifically west of its intersection with SR 74 in Peachtree City. As I am sure you are aware, traffic has become increasingly congested since the widening of SR 54 was completed in 2006. Congestion during peak hours routinely backs up from MacDuff Parkway east to Willowbend Road and often to Lake Peachtree.*

*We understand the Georgia Department of Transportation (DOT) has made efforts to mitigate this through synchronization of the traffic signals in this area, and timing adjustments. This effort is greatly appreciated by the City; however, we feel that it is not as effective as hoped given the increased traffic.*

*We would like to request that DOT study this corridor in its entirety to determine if there are workable alternatives for mitigating traffic congestion.*

*Our staff stands ready to work with the DOT to look at these alternatives and decide which might be best suited for possible future projects. If there is anything else we need to do to request this work, please don't hesitate to contact us. Thank you for your time and consideration.*

Fleisch said the cost of the study had been tweaked, increasing from \$39,000 to \$43,000. Fleisch said this was something tangible that Council could set in motion.

Haddix said the earlier study for the County's plan had been done under the auspices of the ARC, had been 80% federally funded, and had been done in cooperation with the City and County.

Paul Lentz told Council he disagreed with some of the things that had been said. He noted that in the ARC's June 2011 plan, it was predicted the traffic from central Coweta County and central Fayette County would increase from the current approximately 32,000 a day to more than 50,000 a day by 2040. The only route going east-west was SR 54. It did not include what would be diverted if an entrance to I-85 was built at Fischer Road. In the Fayette Forward Plan (2010 plan), two of the eight worst roadway segments in the County were on SR 54 West between MacDuff Parkway and SR 74. In the May 2006 Coweta County Plan, Coweta's failing sections included SR 54 East from Fischer Road to the County line. There were several traffic studies on the City's website that were similar, and two of them suggested a traffic signal at Line Creek Drive could help. Lentz said real-time adaptive traffic signals were worth investigating, and they had worked in other places. Council should not throw the idea out because there had been a bad experience in Cobb County a few years ago when there were only 20 systems in the nation. There were now several hundred. The highway was going to require significant changes. A study was needed that incorporated all those changes, including Fischer Road/I-85, and a new control system, which should be addressed immediately, and might be the only thing that could be done in the short term.

Tim Lydell said he had been involved in this discussion for five and one-half years. The discussion had always been emotional, with very little factual information. People had worked hard to get a good commercial development for SR 54 West in the past, and it had almost been there, but had not made it for some reason. Now the property was being cut up into individual parcels, and not much could go there. Lydell lived in the area and drove through it all the time at different times of day, and he noted that most of the problems were during rush hour. Lydell had attended the meeting Dienhart and Fleisch had facilitated, and he said the discussion had been fruitful, but there was no redirection to a follow-up of the topics. Another meeting was not scheduled; there was just a "thank you for attending." The discussion ended as all the others on somewhat of an emotional stage. A very comprehensive study was needed. It was time to tone down the rhetoric and take a business approach to the problem. When developers came to the City with a plan, they should give money for a traffic study to the City, and the City should find someone to do it. An independent comprehensive study by GDOT was needed; what the City was doing was not working.

Steve Brown told Council he appreciated the dialogue on this subject. He had been part of the committee that put the LCI plan together. The committee had wanted to maintain adequate traffic flow on SR 54 West. The issues on the road dated to the 1980s. He noted the area had originally been zoned for industrial, but through a series of planning mistakes over a few decades, Planter Ridge and Cardiff Park had been built where they did not belong, and the area had been the City's Achilles heel ever since. He briefly discussed some of the plans from the LCI, including an access road from a roundabout on Planter Way to Huddleston Road, which had been cost prohibitive. Something needed to be done that was profitable to the City and the existing businesses. With the construction of Lake McIntosh, the home values in Planter Ridge had increased some. Brown said it made no sense to route commercial traffic through Planter. He encouraged Council to build something in scale with the corridor that did not require a light or access roads.

Mike Lorber asked if the SR 54 West group created on May 9 was still working; he had wanted to volunteer. Dienhart said they had met, and if the group needed to meet again, he would include Lorber. Lorber asked what was discussed. Dienhart said they discussed the curb cut, light, and the median. Lorber said the corridor needed to be looked at comprehensively, not just the commercial development. Fleisch said the draft letter was about a comprehensive study.

Haddix said he lived in the City for 26 years, which predated everything on the SR 54 West area. The development kept coming, and there had been studies with miracle cures. Syncing the lights was supposed to help with the traffic that backed up to Lake Peachtree. The side roads were all paying the penalty, and the vehicles on the side roads could not get onto SR 54 because it was full. He would not sign the draft letter to GDOT that Fleisch had read, since he would be agreeing to statements he did not agree with. It would have to be rewritten or the Mayor Pro-tem could sign it. He would not sign anything that portrayed his position falsely.

Dienhart said there could be no further damage to the road, but status quo had to be maintained at a minimum. A decision on development needed to be made now.

Fleisch said Dienhart was asking Council to vote on a proposal that had not been formally submitted to the City. Dienhart said he wanted Council to honor their promise, adding they had voted for an agreement that did not include a light or access to Planter Way. Haddix said the vote in 2008 for the development agreement included the light. In 2009, the light was approved by GDOT. In February 2010, the permit for the light expired. Until then, the light was included as

part of the development agreement. The meeting on January 7, 2010, was to vote on an increase in the size of one box by 15,000 square feet.

Lydell said Council kept going back to the light. He asked why the City was in such a hurry. The current developer had a plan that did not include a big box. If Council voted for a GDOT study, there would be no information for two years. He urged Council to get a study done so they would know what they were dealing with. If the developer proceeded with his plans, it was his right; it was his land. He had the permits, and only had to conform to the current guidelines.

Haddix said the Council Members had not said they were willing to move forward until a study was done. Lydell said the study would be self-limiting. If Council told the developer they were not going to do anything until the study was done, the developer could not come to Council to ask for a big box. During those two years, the big box stores would walk away from the development. Learnard said they had lost the point of working together to find real solutions for the City, saying she would like to move forward with solutions and some actionable items. She would like to see more specifics in the letter.

Fleisch said the draft letter had been written by staff, after being advised to write a general letter, then narrow the focus after the opening salvo to get the ball rolling.

Learnard reported that she had driven through Planterra during afternoon rush hour, and she had looked at the vehicles stopped for the light. There were six speed cushions and a set of railroad tracks between Kelly Drive and the light at SR 54/Planterra Way. They were cutting through the subdivision because the alternative of the back-up on SR 74 was worse. All the vehicles had either Coweta County tags or "In God We Trust" on their tags, and every single vehicle stopped at the light had turned left onto SR 54. A traffic study took into account traffic counts, turning movements, stacking, delays, accidents, and more. She understood the medians were 40 feet, leaving room for two more lanes and a 15-foot median. Learnard said she wanted Council to work together to make good decisions, and to let staff work with GDOT. The options were plentiful. Dienhart said no one was arguing against a GDOT study. He did not want to further damage the residents in the area, and no one else was willing to make that decision.

Learnard agreed another light at Line Creek would make traffic worse, and if GDOT decided one was needed, Council would have to work on that together. She supported getting a study going. Haddix said he was seeing a double standard. Learnard talked about working together, but she would not answer the question about saying no to the traffic light. Learnard agreed.

Fleisch asked City Manager Jim Pennington what he thought of sending the letter to GDOT, starting with a more general letter to get things going. Pennington said they needed to get a foot in the door first, then get to the point where staff and GDOT were having discussions. His opinion was for Council to move forward with something general.

Fleisch proposed that staff talk with the companies in the Industrial Park to see if they were interested in staggering the workday or doing something else to help with traffic, rather than having everyone get off at 5:00 p.m. Pennington said he had seen that work in other cities and it was workable. It was something that Poole could work on, and it was in her venue. The issue was the same on SR 74 South at Rockaway Road and at SR 85 South.

Dienhart said they were diverting the attention away from the light and the cut-through to Planterra. The people did not want that. He did not understand why a simple question about the light could not be answered. Haddix reiterated that he was not going to sign a document

(letter) that said something he did not believe, especially when three Council Members refused to answer the question on the light. Learnard said it was good there were three members of Council that wanted to move forward with facts and data.

Josh Bloom said everyone wanted a traffic study, but did not want to pay for it. Everyone needed to agree to the standards of the study. Fleisch said there had never been a study of the entire corridor before, and that was the problem. The past studies had been impact studies on Line Creek itself. Bloom said, whatever was done, someone would oppose it and say it was not valid. Bloom added that, during the meeting with the developer, Dienhart had conceded on the median cut. He added that the developer said he could make the same amount of money without the light or the curb cut.

Haddix said he did not think GDOT would start a study this year, then have Council approve a development with a light. All GDOT's work would have been for nothing. Learnard asked Haddix to work with Pennington on a letter to GDOT

Fleisch moved to continue the item, asking GDOT for a study, until June 20. Learnard seconded. Motion carried 5-0.

Imker said he would vote on issues brought before Council with all the information, pros and cons, provided by an unbiased staff and presented in the agenda packet. He would not vote on issues pretending to be proclamations or motions he personally believed were to advance one's political agendas.

#### **Council/Staff Topics**

##### **Hot Topics Update**

Pennington said the City had been notified that the two new projects in the southern part of the City, Somerby and The Gates, would have a Senoia mailing address. Rast and Tyler had spoken to the postmaster, and there was a strong possibility because of the nature of the City and the value of its name that the post office might be able to change those addresses to Peachtree City. Rast was putting a package together and would like to include a letter from the City asking for the change to occur. The consensus was to send the letter since both projects were inside the City limits.

Learnard moved to convene in executive session for the acquisition or disposal of real estate, pending and threatened litigation, and personnel at 10:33 p.m. Dienhart seconded. Motion carried unanimously.

Learned moved to reconvene in regular session at 10:50 p.m. Fleisch seconded. Motion carried unanimously.

There being no further business to discuss, Dienhart moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 10:51 p.m.

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Pamela Dufresne, Deputy City Clerk

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Don Haddix, Mayor

## City Event Calendar

| <u>April</u>                                                                                                                                                                                                                                                                                                      | <u>May</u>                                                                                                                                                                                                                                        | <u>June</u>                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   | 6/20 – City Council Meeting, 7 pm<br>6/29 – The Temptations & The Four Tops @ The Fred                                                                                                                                               |
| <u>July</u>                                                                                                                                                                                                                                                                                                       | <u>August</u>                                                                                                                                                                                                                                     | <u>September</u>                                                                                                                                                                                                                     |
| 7/2 – Council Workshop (Tentative), 6:30 pm<br>7/4 – Independence Day, City Offices Closed<br>– Parade & Fireworks<br>7/12 – The Fab Four, The Ultimate Tribute @ The Fred<br><b>7/13 – Toad the Wet Sprocket @ The Fred</b><br>7/18 – City Council Meeting, 7 pm<br>7/20 – “Where the Action Is” Tour @ The Fred | 8/1 – City Council Meeting, 7 pm<br>8/6 – Council Workshop (Tentative), 6:30 pm<br>8/15 – City Council Meeting, 7 pm<br>8/23 – Huey Lewis and the News @ The Fred<br>8/26, 8:30 am – 8/30, 4:30 pm – Qualifying for Municipal Election, City Hall | 9/2 – Labor Day, City Offices Closed<br>9/3 – Council Workshop (Tentative), 6:30 pm<br>9/5 – City Council Meeting, 7 pm<br>9/13 – Hotel California, The Original Eagles Tribute Band @ The Fred<br>9/19 – City Council Meeting, 7 pm |
| <u>October</u>                                                                                                                                                                                                                                                                                                    | <u>November</u>                                                                                                                                                                                                                                   | <u>December</u>                                                                                                                                                                                                                      |
| 10/1 – Council Workshop (Tentative), 6:30 pm<br>10/3 – City Council Meeting, 7 pm<br>10/8 – Rotary Candidate Forum, 7 pm @ The Wyndham<br>10/12 & 13 – Great Georgia Airshow, 10 am<br>10/17 – City Council Meeting, 7 pm                                                                                         | 11/5 – Election Day, 7 am – 7 pm<br>11/5 – Council Workshop (Tentative), 6:30 pm<br>11/7 – City Council Meeting, 7 pm<br>11/21 – City Council Meeting, 7 pm<br>11/28 & 29 – Thanksgiving Holiday, City Offices Closed                             | 12/3 – Run-off Election if needed<br>12/3 – Council Workshop (Tentative), 6:30 pm<br>1/25 – City Council Meeting, 7 pm<br>12/19 – City Council Meeting, 7 pm<br>12/24 & 25 – Christmas Holiday, City Offices Closed                  |

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

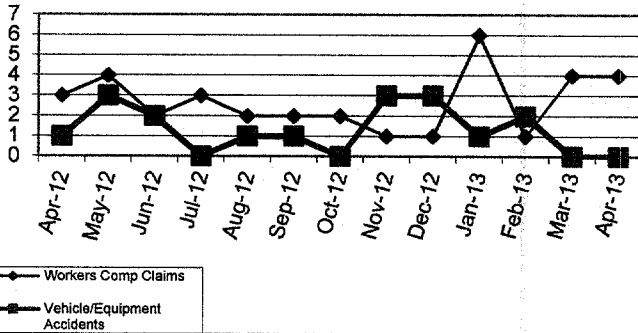
Updated 6/13/2013

# Administrative Services

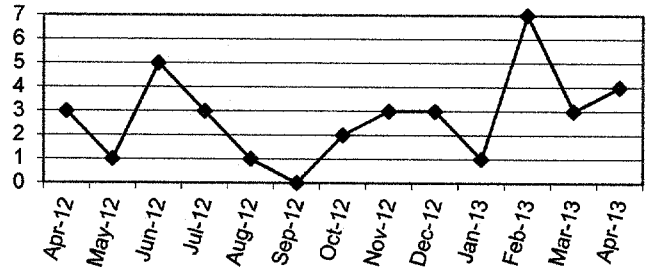
## Monthly Report

### Human Resources & Risk Management

**Workers Comp Claims & Vehicle/Equipment Accidents**



**Employee Resignations/Terminations**



### Turnover Rate (Annual)

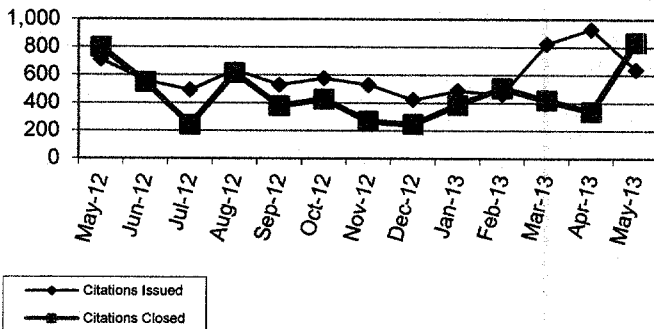
**FY 2013 (YTD)**  
9.00%

**FY 2012**  
10.69%

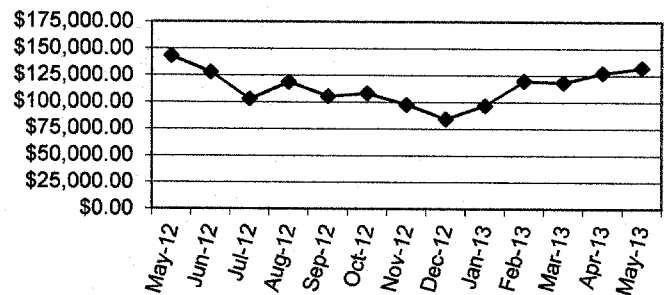
NOTES: FY 2013 figures include 4 retirements; data does not include RIFs or seasonal positions.

### Municipal Court

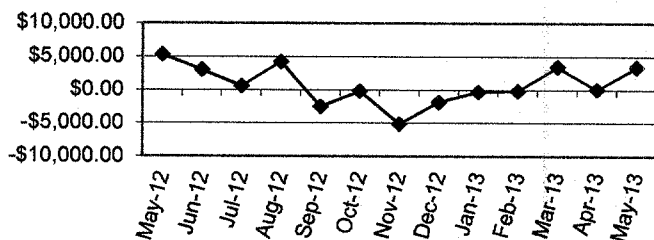
**Citations Issued vs Closed**



**Fines Assessed\***



**Jail Fund Balance\*\***  
**\$131,149.06**  
**as of May 31, 2013**



\* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"

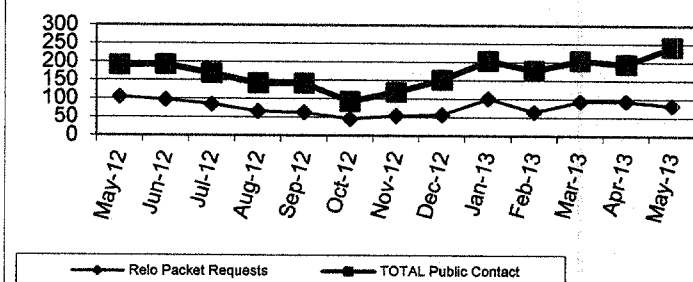
\*\* A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

# Administrative Services

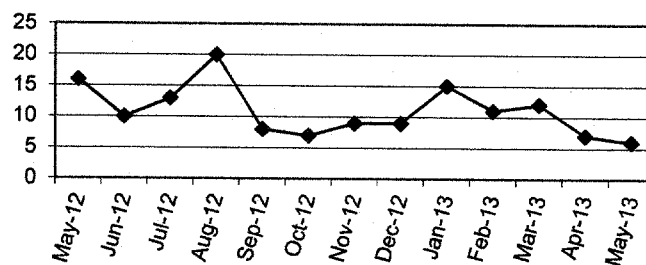
## Monthly Report

### Public Information

**Public Contact / Comments / Questions**



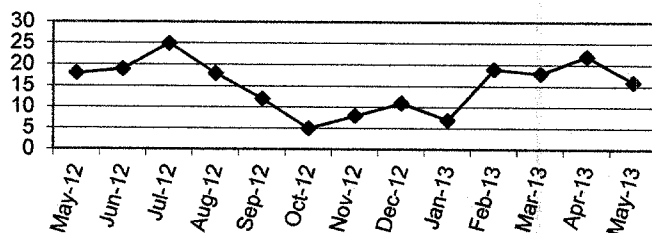
**Open Records / Discovery Requests**



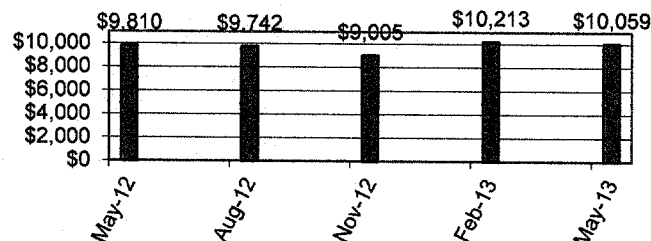
\* Online Packet Request and other web forms inoperable January 28 - February 13, 2013.

### City Clerk

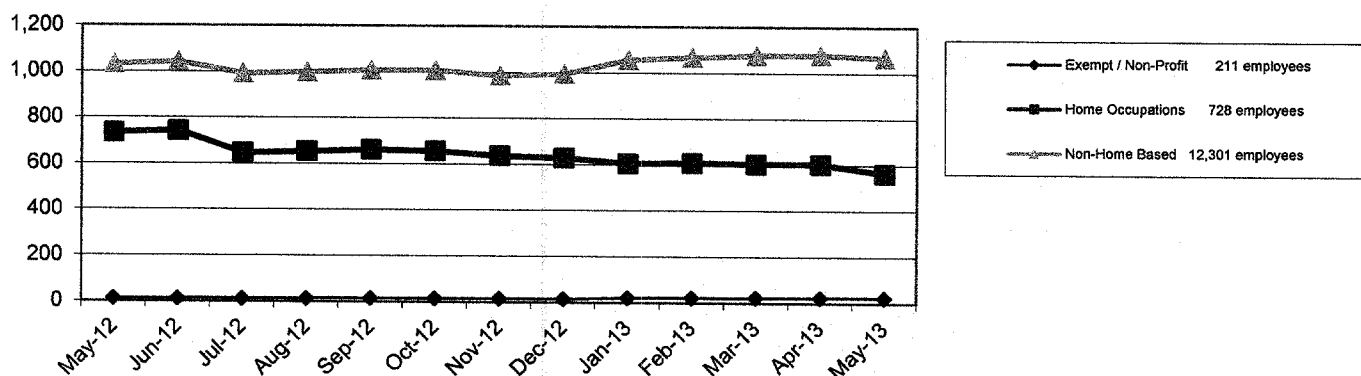
**New Businesses Registered**



**Quarterly Sanitation Franchise Fees**



**Registered Businesses  
(with current employment figures)**

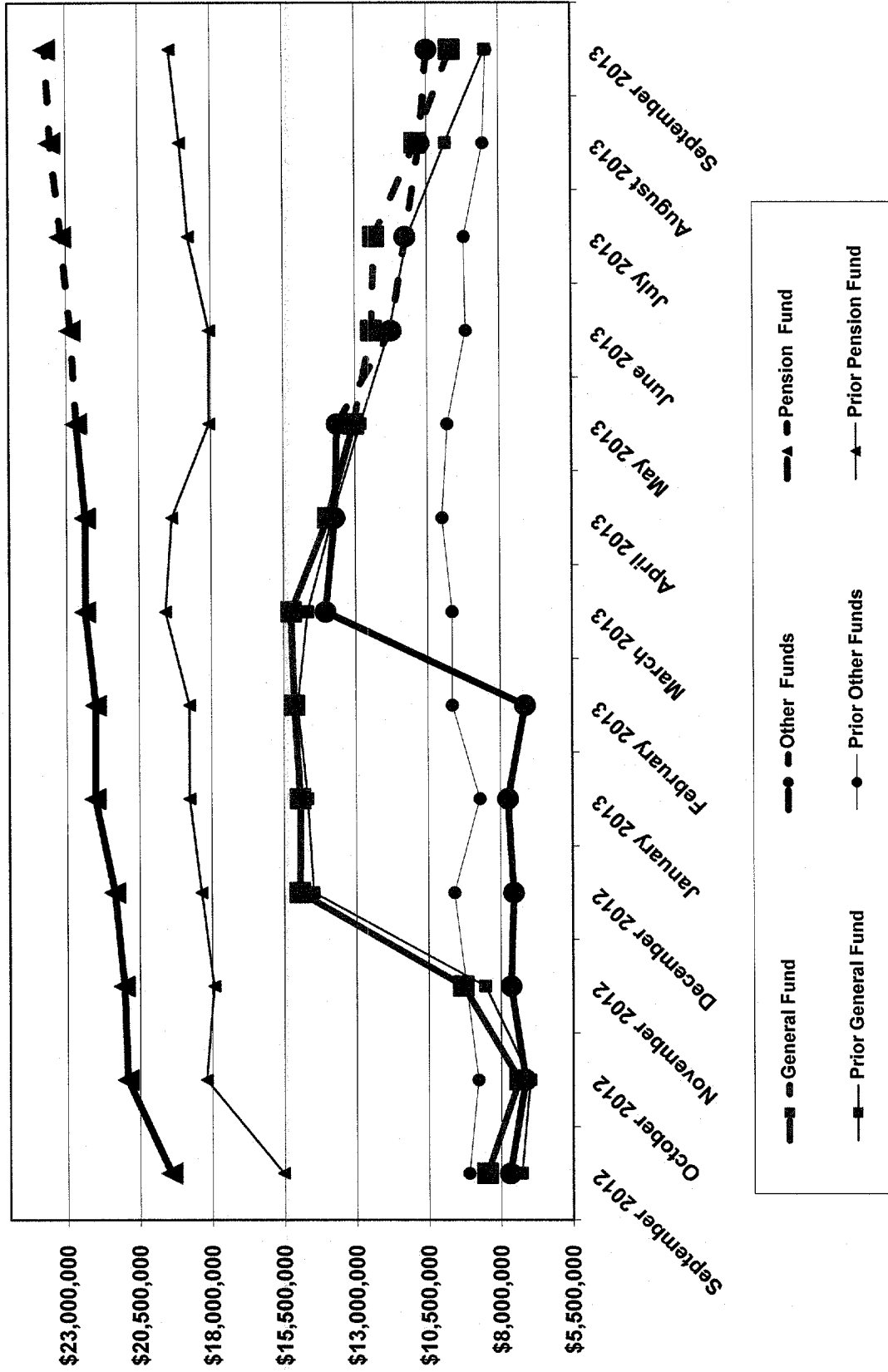


**Note:** Exempt/Non-Profit is either Home Based or Non-Home Based. April - June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

### Top 10 Employers by # of employees:

Cooper Lighting, NCR, Panasonic, Hoshizaki, Alenco, Wal-Mart, Kroger (Kedron), Avery Dennison, Southland Nursing Home, Kroger (Braelinn)

**CITY OF PEACHTREE CITY**  
**FISCAL YEAR 2013 (with prior year comparison and current year estimates)**  
**MONTHLY ENDING CASH/INVESTMENT BALANCES**  
**(UNAUDITED)**



**Note:** Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

**CITY OF PEACHTREE CITY  
MONTHLY REPORT  
GENERAL FUND AND HOTEL/MOTEL TAX FUND  
BUDGET COMPARISON (UNAUDITED )  
FOR THE EIGHT MONTHS ENDED MAY 31, 2013**

**PERCENTAGE OF BUDGET YEAR COMPLETED 67% (ACTUAL TRANSACTIONS STILL PENDING)**

| <b>GENERAL FUND REVENUES BY MAJOR CATEGORIES</b> |                        |                       |                              |                               |
|--------------------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Description</b>                               | <b>2013<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| General Property Taxes                           | \$ 11,832,989          | \$ 11,476,937         | \$ (356,052)                 | 96.99%                        |
| Franchise Taxes                                  | 2,628,893              | 2,190,822             | (438,071)                    | 83.34%                        |
| Local Option Sales Tax                           | 6,537,861              | 4,389,413             | (2,148,448)                  | 67.14%                        |
| Other Sales & Use Taxes                          | 718,870                | 476,599               | (242,271)                    | <b>66.30%</b>                 |
| Business Taxes                                   | 2,135,151              | 2,171,953             | 36,802                       | 101.72%                       |
| Licenses & Permits                               | 655,664                | 567,806               | (87,858)                     | 86.60%                        |
| Intergovernmental/Grants                         | 251,613                | 188,399               | (63,214)                     | <b>74.88%</b>                 |
| Charges for Services                             | 1,137,463              | 703,419               | (434,044)                    | <b>61.84%</b>                 |
| EMS Billings                                     | 473,704                | 446,295               | (27,409)                     | 94.21%                        |
| Fines & Forfeitures                              | 1,215,392              | 533,430               | (681,962)                    | <b>43.89%</b>                 |
| Investment Income                                | 57,429                 | 36,325                | (21,104)                     | <b>63.25%</b>                 |
| Other Revenue                                    | 124,691                | 103,065               | (21,626)                     | 82.66%                        |
| Other Financing Sources                          | 423,525                | 194,690               | (228,835)                    | <b>45.97%</b>                 |
| <b>Total General Fund Revenues</b>               | <b>\$ 28,193,245</b>   | <b>\$ 23,479,153</b>  | <b>\$ (4,714,092)</b>        | <b>83.28%</b>                 |
| Surplus Carryover                                | 884,973                |                       |                              |                               |
| <b>Total General Fund</b>                        | <b>\$ 29,078,218</b>   |                       |                              |                               |

| <b>GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE</b> |                        |                       |                              |                               |
|----------------------------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Division and/or Type</b>                              | <b>2013<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| Executive Services                                       | \$ 460,197             | \$ 234,019            | \$ 226,178                   | 50.85%                        |
| Administrative Services                                  | 1,209,180              | 691,776               | 517,404                      | 57.21%                        |
| Financial Services                                       | 1,154,065              | 666,532               | 487,533                      | 57.76%                        |
| Police Services/Code Enforcement                         | 7,022,968              | 4,526,063             | 2,496,905                    | 64.45%                        |
| Fire/EMS Services                                        | 6,908,103              | 4,383,436             | 2,524,667                    | 63.45%                        |
| Public Works/Buildings & Grounds/Engineering             | 4,883,445              | 2,968,354             | 1,915,091                    | 60.78%                        |
| Community Services                                       | 4,299,418              | 2,541,151             | 1,758,267                    | 59.10%                        |
| Non-Divisional:                                          |                        |                       |                              |                               |
| Unemployment Insurance                                   | 48,000                 | 6,552                 | 41,448                       | 13.65%                        |
| Council Contingency                                      | -                      | -                     | -                            | 0.00%                         |
| Non-Profit Organizations                                 | 22,500                 | 22,500                | -                            | <b>100.00%</b>                |
| Transfer to Development Authority                        | -                      | -                     | -                            | 0.00%                         |
| Transfers to Other Funds                                 | 3,265,013              | 1,939,009             | 1,326,004                    | 59.39%                        |
| Liability Insurance                                      | 94,205                 | 58,373                | 35,832                       | 61.96%                        |
| Litigation Services                                      | 102,000                | 116,771               | (14,771)                     | <b>114.48%</b>                |
| General Administration/Miscellaneous                     | 122,818                | 71,795                | 51,023                       | 58.46%                        |
| Budgeted Savings                                         | (513,694)              | -                     | (513,694)                    | 0.00%                         |
| <b>Total General Fund</b>                                | <b>\$ 29,078,218</b>   | <b>\$ 18,226,331</b>  | <b>\$ 10,851,887</b>         | <b>62.68%</b>                 |

| <b>HOTEL/MOTEL FUND REVENUES</b> |                        |                       |                              |                               |
|----------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Description</b>               | <b>2013<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| <b>Total Hotel/Motel Taxes</b>   | <b>\$ 826,112</b>      | <b>\$ 536,924</b>     | <b>\$ (289,188)</b>          | <b>64.99%</b>                 |

| <b>HOTEL/MOTEL TRANSFERS OUT</b>       |                        |                       |                              |                               |
|----------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Type</b>                            | <b>2013<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| Transfer to General Fund               | \$ 275,371             | \$ 178,975            | \$ 96,396                    | 64.99%                        |
| Transfer to Tourism Association        | 550,741                | 357,949               | 192,792                      | 64.99%                        |
| <b>Total Hotel/Motel Transfers Out</b> | <b>\$ 826,112</b>      | <b>\$ 536,924</b>     | <b>\$ 289,188</b>            | <b>64.99%</b>                 |

CITY OF PEACHTREE CITY  
FINANCIAL SERVICES  
MONTHLY REPORT  
(UNAUDITED)  
AS OF MAY 31, 2013

| SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER<br>MAY 2013                                 |                     |                     |      |
|----------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|------|
| Description                                                                                                          | Vendor              | Award               | Date |
| None in Current Month                                                                                                |                     |                     |      |
| <p style="text-align: center;"><b>PURCHASING REPORT</b><br/><b>FOR MONTH ENDED MAY 31, 2013 AND MAY 31, 2012</b></p> |                     |                     |      |
| Activity                                                                                                             | Fiscal Year<br>2013 | Fiscal Year<br>2012 |      |
| Purchase Orders / Requisitions Processed                                                                             | 165                 | 242                 |      |
| City Store Requisitions Processed                                                                                    | 6                   | 13                  |      |
| Sealed Bids Requested                                                                                                | 0                   | 5                   |      |
| Requests for Proposals                                                                                               | 0                   | 1                   |      |
| Bids Awarded                                                                                                         | 0                   | 0                   |      |
| Requests for Proposals Awarded                                                                                       | 0                   | 0                   |      |
| Contracts Prepared                                                                                                   | 0                   | 0                   |      |
| Electronic Auction                                                                                                   | 32                  | 0                   |      |
| Fixed Assets Purchases                                                                                               | 2                   | 3                   |      |
| City - Wide Phone System \$128,006                                                                                   |                     |                     |      |
| Fitness Equipment \$12,477                                                                                           |                     |                     |      |

CITY OF PEACHTREE CITY  
DONATIONS RECEIVED  
MAY 2013

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|                                         |                           |
|-----------------------------------------|---------------------------|
| Movie Night Sponsorships                |                           |
| Shorter University                      | 400.00                    |
| Webb, Wade & Taylor, LLC                | 400.00                    |
| Eye Care Plus                           | 400.00                    |
| The Animal Medical Clinic               | 400.00                    |
| Natural Enclosures                      | 900.00                    |
| Piedmont Healthcare, Southern Vein Care | 400.00                    |
| Total Movie Night Donations             | <u>\$ 2,900.00</u>        |
| <br>Police Donations                    |                           |
| John B. Graham                          | 50.00                     |
| <br>TOTAL MONTH OF MAY 2013             | <u><u>\$ 2,950.00</u></u> |

**CITY OF PEACHTREE CITY  
LITIGATION SERVICES  
FISCAL YEAR 2013  
PAID AS OF May 31, 2013**

Litigation Services (100-1505-579130)

| Vendor              | Month Paid    | Project               | Amount      |
|---------------------|---------------|-----------------------|-------------|
| GIRMA               | October 2012  | EEOC Claim            | \$ 5,898.11 |
| GIRMA               | October 2012  | EEOC Claim            | 49.40       |
| GIRMA               | November 2012 | EEOC Claim            | 3,357.90    |
| GIRMA               | March 2013    | EEOC Claim            | 1,594.20    |
| GIRMA               | March 2013    | EEOC Claim            | 98.00       |
| GIRMA               | April 2013    | EEOC Claim            | 343.00      |
| GIRMA               | April 2013    | EEOC Claim            | 1,805.00    |
| GIRMA               | April 2013    | EEOC Claim            | 73.50       |
| GIRMA               | April 2013    | EEOC Claim            | 2,437.39    |
| GIRMA               | May 2013      | EEOC Claim            | 172.10      |
| GIRMA               | May 2013      | EEOC Claim            | 1,519.40    |
| GIRMA               | May 2013      | EEOC Claim            | 49.00       |
| HENDERSON & HUNDLEY | November 2012 | Haddix vs. City Hall  | 2,445.00    |
| HENDERSON & HUNDLEY | January 2013  | Council / Haddix Case | 776.60      |
| SUMNER/MEEKER       | November 2012 | BCS                   | 33.00       |
| SUMNER/MEEKER       | November 2012 | EEOC Claim            | 1,577.84    |
| SUMNER/MEEKER       | November 2012 | Claim                 | 495.00      |
| SUMNER/MEEKER       | November 2012 | LOST                  | 561.00      |
| SUMNER/MEEKER       | November 2012 | Mrosek                | 440.00      |
| SUMNER/MEEKER       | November 2012 | EEOC Claim            | 957.00      |
| SUMNER/MEEKER       | November 2012 | Triad                 | 451.00      |
| SUMNER/MEEKER       | December 2012 | BCS                   | 176.00      |
| SUMNER/MEEKER       | December 2012 | EEOC Claim            | 451.00      |
| SUMNER/MEEKER       | December 2012 | EEOC Claim            | 1,167.51    |
| SUMNER/MEEKER       | December 2012 | EEOC Claim            | 44.00       |
| SUMNER/MEEKER       | December 2012 | LOST                  | 2,855.15    |
| SUMNER/MEEKER       | December 2012 | Mrosek                | 473.00      |
| SUMNER/MEEKER       | December 2012 | EEOC Claim            | 187.00      |
| SUMNER/MEEKER       | December 2012 | Triad                 | 1,584.00    |
| SUMNER/MEEKER       | January 2013  | EEOC Claim            | 275.00      |
| SUMNER/MEEKER       | January 2013  | BSC                   | 22.00       |
| SUMNER/MEEKER       | January 2013  | EEOC Claim            | 1,798.65    |
| SUMNER/MEEKER       | January 2013  | EEOC Claim            | 752.84      |
| SUMNER/MEEKER       | January 2013  | LOST                  | 2,575.51    |
| SUMNER/MEEKER       | January 2013  | Mrosek                | 363.00      |
| SUMNER/MEEKER       | January 2013  | EEOC Claim            | 33.00       |
| SUMNER/MEEKER       | January 2013  | Triad                 | 451.00      |
| SUMNER/MEEKER       | February 2013 | EEOC Claim            | 676.95      |
| SUMNER/MEEKER       | February 2013 | BSC                   | 165.00      |
| SUMNER/MEEKER       | February 2013 | EEOC Claim            | 2,222.00    |
| SUMNER/MEEKER       | February 2013 | LOST                  | 3,135.97    |
| SUMNER/MEEKER       | February 2013 | Mrosek                | 517.00      |
| SUMNER/MEEKER       | February 2013 | EEOC Claim            | 555.95      |
| SUMNER/MEEKER       | February 2013 | Triad                 | 330.00      |
| SETTLEMENT          | February 2013 | EEOC Claim            | 50,000.00   |
| SUMNER/MEEKER       | March 2013    | EEOC Claim            | 385.00      |

Litigation Services (100-1505-579130)

| Vendor        | Month Paid | Project    | Amount   |
|---------------|------------|------------|----------|
| SUMNER/MEEKER | March 2013 | EEOC Claim | 44.00    |
| SUMNER/MEEKER | March 2013 | EEOC Claim | 319.00   |
| SUMNER/MEEKER | March 2013 | EEOC Claim | 1,232.00 |
| SUMNER/MEEKER | March 2013 | LOST       | 1,881.00 |
| SUMNER/MEEKER | March 2013 | Mrosek     | 220.00   |
| SUMNER/MEEKER | March 2013 | EEOC Claim | 2,090.67 |
| SUMNER/MEEKER | March 2013 | Triad      | 187.00   |
| SUMNER/MEEKER | March 2013 | Vanguard   | 588.12   |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 121.00   |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 244.33   |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 220.00   |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 88.00    |
| SUMNER/MEEKER | April 2013 | LOST       | 1,011.84 |
| SUMNER/MEEKER | April 2013 | Mrosek     | 1,248.95 |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 143.00   |
| SUMNER/MEEKER | April 2013 | Presidio   | 462.00   |
| SUMNER/MEEKER | April 2013 | EEOC Claim | 44.00    |
| SUMNER/MEEKER | April 2013 | Triad      | 808.95   |
| SUMNER/MEEKER | April 2013 | Vanguard   | 814.00   |
| SUMNER/MEEKER | May 2013   | EEOC Claim | 2,013.00 |
| SUMNER/MEEKER | May 2013   | EEOC Claim | 759.00   |
| SUMNER/MEEKER | May 2013   | EEOC Claim | 3,052.95 |
| SUMNER/MEEKER | May 2013   | Mrosek     | 933.94   |
| SUMNER/MEEKER | May 2013   | Pathway    | 198.00   |
| SUMNER/MEEKER | May 2013   | Presidio   | 847.00   |
| SUMNER/MEEKER | May 2013   | Triad      | 869.00   |

Total Litigation Services to Date

\$ 116,770.72

April 2013 Litigation Expenses

\$ 10,413.39

FY2013 MONTHLY REPORT  
LIBRARY

| ACTIVITY DESCRIPTION                     | UNIT | October | November | December | January | February | March  | April  | May    | June | July | August | September | FY2013<br>YEAR-TO-DATE | FY2012<br>YEAR-TO-DATE |
|------------------------------------------|------|---------|----------|----------|---------|----------|--------|--------|--------|------|------|--------|-----------|------------------------|------------------------|
| Items - Acquired                         | Num. | 520     | 693      | 366      | 370     | 289      | 339    | 476    | 282    |      |      |        |           | 3,335                  | 3,723                  |
| Items - Circulated                       | Num. | 37,687  | 34,388   | 29,493   | 35,752  | 33,486   | 33,648 | 34,216 | 35,590 |      |      |        |           | 274,260                | 293,762                |
| Items - Loaned to<br>Other Libraries     | Num. | 1,278   | 1,134    | 1,080    | 1,234   | 1,205    | 1,066  | 1,113  | 1,043  |      |      |        |           | 9,153                  | 9,592                  |
| Items - Borrowed<br>From Other Libraries | Num. | 2,331   | 1,871    | 1,584    | 2,469   | 1,973    | 2,217  | 1,857  | 1,856  |      |      |        |           | 16,158                 | 16,399                 |
| Class Visits                             | Num. | 3       | 2        | 0        | 2       | 0        | 3      | 2      | 2      |      |      |        |           | 14                     | 19                     |
| Group Meetings                           | Num. | 46      | 34       | 18       | 25      | 28       | 27     | 32     | 19     |      |      |        |           | 229                    | 237                    |
| Monthly Traffic                          | Num. | 29,411  | 19,097   | 18,658   | 18,322  | 20,453   | 25,200 | 19,878 | 19,468 |      |      |        |           | 170,487                | 166,561                |
| Children's Programs                      | Num. | 22      | 18       | 9        | 17      | 22       | 18     | 11     | 19     |      |      |        |           | 136                    | 149                    |
| Number of Participants                   | Num. | 983     | 368      | 216      | 385     | 652      | 511    | 350    | 451    |      |      |        |           | 3,916                  | 4,585                  |
| Adult Programs                           | Num. | 4       | 5        | 2        | 3       | 3        | 4      | 4      | 3      |      |      |        |           | 28                     | 24                     |
| Number of Participants                   | Num. | 90      | 43       | 68       | 34      | 120      | 334    | 102    | 215    |      |      |        |           | 1,006                  | 709                    |
| Revenue from Overdues                    | Dls. | 4,670   | 4,139    | 3,839    | 5,119   | 5,038    | 3,953  | 5,379  | 5,552  |      |      |        |           | 37,689                 | 30,201                 |
| Revenue from Copies                      | Dls. | 409     | 651      | 431      | 585     | 714      | 553    | 509    | 527    |      |      |        |           | 4,379                  | 4,927                  |
| Reference Assistance                     | Num. | 853     | 1,515    | 1,128    | 1,443   | 1,280    | 1,163  | 1,336  | 1,286  |      |      |        |           | 10,004                 | 11,563                 |
| Internet Usage                           | Num. | 2,585   | 2,208    | 1,873    | 2,056   | 1,867    | 1,647  | 1,769  | 1,607  |      |      |        |           | 15,612                 | 20,253                 |
| Volunteers                               | Num. | 42      | 39       | 35       | 36      | 42       | 38     | 34     | 35     |      |      |        |           | 301                    | 273                    |
| Number of Hours Worked                   | Num. | 341     | 272      | 195      | 295     | 319      | 378    | 361    | 290    |      |      |        |           | 2,451                  | 2,229                  |
| eBook/Audio Downloads                    | Num. | 923     | 774      | 928      | 1,000   | 878      | 659    | 1,101  | 1,232  |      |      |        |           | 7,495                  | 7,186                  |

Summer Reading programs are in full-swing. Over 1200 children and 112 adults have registered to date.  
May was a busy month for exam proctoring with our professional staff proctoring 43 exams.  
The Library's OverDrive Advantage program for ebooks is up and running. We are seeing an increase in downloads as a result.

# PEACHTREE CITY POLICE DEPARTMENT

## 2013 MONTHLY REPORT

**MAY 2013**

**APRIL 2013**

**2013**  
Calendar Year to Date

**2012**

Calendar Year to Date

**PART I CRIMES:** Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

|                            |           |           |            |            |
|----------------------------|-----------|-----------|------------|------------|
| <b>TOTAL PART I CRIMES</b> | <b>38</b> | <b>31</b> | <b>165</b> | <b>182</b> |
|----------------------------|-----------|-----------|------------|------------|

|                           |    |    |    |    |
|---------------------------|----|----|----|----|
| <b><u>DUI ARRESTS</u></b> | 13 | 19 | 56 | 58 |
|---------------------------|----|----|----|----|

**DRUG ARRESTS:** Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)

|                            |    |    |    |    |
|----------------------------|----|----|----|----|
| <b>TOTAL DRUG ARRESTS:</b> | 12 | 11 | 48 | 41 |
|----------------------------|----|----|----|----|

**OTHER ARRESTS**

|                  |    |    |     |     |
|------------------|----|----|-----|-----|
| PROPERTY CRIMES  | 17 | 16 | 71  | 94  |
| PERSON CRIMES    | 11 | 8  | 40  | 40  |
| TRAFFIC OFFENSES | 15 | 24 | 89  | 86  |
| OTHER            | 33 | 33 | 146 | 161 |

|                               |              |              |               |               |
|-------------------------------|--------------|--------------|---------------|---------------|
| <b><u>CALLS ANSWERED:</u></b> | <b>3,655</b> | <b>3,689</b> | <b>19,824</b> | <b>22,988</b> |
|-------------------------------|--------------|--------------|---------------|---------------|

**TRAFFIC:**

|                  |     |     |       |       |
|------------------|-----|-----|-------|-------|
| CITATIONS ISSUED | 676 | 812 | 3,344 | 3,647 |
| CITY ORDINANCES  | 49  | 39  | 154   | 247   |
| WARNINGS         | 743 | 914 | 3,745 | 4,844 |
| ACCIDENTS        | 104 | 94  | 447   | 447   |

CITY OF PEACHTREE CITY  
RECREATION REVENUE  
AS OF MAY 31, 2013  
WITH COMPARISONS TO MAY 31, 2010, 2011, & 2012

|                                            | ACTUAL THRU MAY   |                   |                   | ORIGINAL<br>BUDGET<br>FY 2013 | BUDGET<br>ADJUSTMENTS | CURRENT<br>BUDGET<br>FY 2013 | ACTUAL<br>THRU<br>MAY<br>2013 |
|--------------------------------------------|-------------------|-------------------|-------------------|-------------------------------|-----------------------|------------------------------|-------------------------------|
|                                            | FY 2010           | FY 2011           | FY 2012           |                               |                       |                              |                               |
| <b>RECREATION REVENUE</b>                  |                   |                   |                   |                               |                       |                              |                               |
| Program Fees - Recreation                  | \$ 96,278         | \$ 115,816        | \$ 118,477        | \$ 187,533.00                 | \$ -                  | \$ 187,533                   | \$ 114,049                    |
| Program Fees - Kedron                      | 85,300            | 131,794           | 108,687           | 188,268                       | -                     | 188,268                      | 108,614                       |
| Program Fees - Kedron Open Gym             | -                 | -                 | -                 | 17,275                        | -                     | 17,275                       | 11,627                        |
| Facility Maintenance Rec.- Athletic Assoc. | -                 | -                 | -                 | 93,000                        | -                     | 93,000                       | 63,205                        |
| Facility Maintenance Ked- Athletic Assoc.  | -                 | -                 | -                 | \$62,500                      | -                     | 62,500                       | 12,130                        |
| Facility Rental - Recreation               | 4,205             | 5,714             | 2,510             | 8,000                         | -                     | 8,000                        | 15,501                        |
| Facility Rental - Kedron                   | 8,224             | 6,475             | 12,445            | 17,789                        | -                     | 17,789                       | 12,994                        |
| Program Fees - Pool Fees/Passes            | 68,334            | 82,494            | 23,685            | 96,042                        | -                     | 96,042                       | 43,450                        |
| Program Fees - Kedron Swim Teams           | -                 | -                 | -                 | 6,000                         | -                     | 6,000                        | 28,093                        |
| Program Fees - Kedron Swim Lessons         | -                 | -                 | -                 | 24,000                        | -                     | 24,000                       | 3,355                         |
| Program Fees - Rec Pool Revenue            | 3,433             | 449               | 5,764             | 12,000                        | -                     | 12,000                       | 707                           |
|                                            | <b>\$ 265,774</b> | <b>\$ 342,742</b> | <b>\$ 271,568</b> | <b>\$ 712,407</b>             | <b>\$ -</b>           | <b>\$ 712,407</b>            | <b>\$ 413,725</b>             |

**Recreation Programming Notes-** Registration for classes and programs continued through the month. All Camp counselors were hired and trained in preparation for summer camps. The Glenloch pool opened for the summer on the 25th. We had our first camp of the summer the week of the 28th through 31st. All youth spring sports are coming to an end this month with the summer fast approaching.

**Special Events Notes-** The Trinity Trail Run was held on the 4th at Holy Trinity Church. BMX hosted a state qualifier on the 18th. The Adult International Tri. was held at Drake Field on the 18th, but due to the severe weather the swimming portion was cancelled. The first movie of our Summer Series was scheduled for the 18th, but was cancelled due to inclement weather. The Boy Scouts held a graduation ceremony at Drake Field on the 19th. The All American 5K was held at Shakerag Knoll on the 25th. There was a Flag Retirement Ceremony at Drake Field on the 25th as well. We hosted a Memorial Day celebration at City Hall on the 27th

**Tournaments Notes-** The Atlanta Season Finale was held at BSC on the weekend of the 18th and 19th. The GA State Cup was held at BSC the

# PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

## 2 Year Term (unless specified below)

April-13

Term of Appointment

Report Date: Month Year

| Name & Term Length (start/end)                                             | Meetings Held Past 12 Months | # of Meetings Member Eligible to Attend | # Meetings Attended | # Meetings Absent | Meeting Dates Absent                | Percentage Attendance |
|----------------------------------------------------------------------------|------------------------------|-----------------------------------------|---------------------|-------------------|-------------------------------------|-----------------------|
| Kai Wolter<br>01/01/12 - 12/31/13                                          | 11                           | 11                                      | 10                  | 1                 | 2/20/2013                           | 91%                   |
| Shayne Robinson<br>Until no longer Recreation & Special Events Chairperson | 11                           | 11                                      | 10                  | 1                 | 5/16/2012                           | 91%                   |
| Sherri Smith Brown<br>02/2012 - 12/31/13                                   | 11                           | 11                                      | 8                   | 3                 | 07/18/2012<br>10/17/2012<br>2/20/13 | 73%                   |
| Andy Dunn<br>1/1/2013 - 12/13/14                                           | 11                           | 4                                       | 3                   | 0                 |                                     | 75%                   |
| Vanessa Fleisch<br>1/1/13 - 12/31/13                                       | 11                           | 11                                      | 10                  | 1                 | 01/16/2013                          | 91%                   |
| Joe Woods<br>1/1/13 - 12/31/13                                             | 11                           | 2                                       | 2                   | 0                 |                                     | 100%                  |
| Rick Barnes<br>1/1/12 - 12/31/13                                           | 11                           | 11                                      | 10                  | 1                 | 11/14/2012                          | 91%                   |
| Byron Perryman<br>1/1/12 - 12/31/14                                        | 11                           | 4                                       | 2                   | 2                 | 1/16/2013<br>4/17/13                | 50%                   |

# PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

## 2 Year Term (unless specified below)

May-13

Term of Appointment

Report Date: Month Year

| Name & Term Length (start/end)                                                               | Meetings Held Past 12 Months | # of Meetings Member Eligible to Attend | # Meetings Attended | # Meetings Absent | Meeting Dates Absent                | Percentage Attendance |
|----------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------|---------------------|-------------------|-------------------------------------|-----------------------|
| <b>Kai Wolter</b><br>01/01/12 - 12/31/13                                                     | 11                           | 11                                      | 10                  | 1                 | 2/20/2013                           | 91%                   |
| <b>Shayne Robinson</b><br><i>Until no longer Recreation &amp; Special Events Chairperson</i> | 11                           | 11                                      | 10                  | 1                 | 5/16/2012                           | 91%                   |
| <b>Sherri Smith Brown</b><br>02/2012 - 12/31/13                                              | 11                           | 11                                      | 8                   | 3                 | 07/18/2012<br>10/17/2012<br>2/20/13 | 73%                   |
| <b>Andy Dunn</b><br>1/1/2013 - 12/13/14                                                      | 11                           | 5                                       | 5                   | 0                 |                                     | 100%                  |
| <b>Vanessa Fleisch</b><br>1/1/13 - 12/31/13                                                  | 11                           | 11                                      | 10                  | 1                 | 01/16/2013                          | 91%                   |
| <b>Joe Woods</b><br>1/1/13 - 12/31/13                                                        | 11                           | 3                                       | 3                   | 0                 |                                     | 100%                  |
| <b>Rick Barnes</b><br>1/1/12 - 12/31/13                                                      | 11                           | 11                                      | 10                  | 1                 | 11/14/2012                          | 91%                   |
| <b>Byron Perryman</b><br>1/1/12 - 12/31/14                                                   | 11                           | 5                                       | 3                   | 2                 | 1/16/2013<br>4/17/13                | 60%                   |

# PLANNING COMMISSION ATTENDANCE RECORD

**3-Year Term**

**May 2013**

*Term of Appointment*

*Report Date: Month Year*

| Name & Term Length (start/end)                    | Meetings Held Past 12 Months | # of Meetings Member Eligible to Attend | # Meetings Attended | # Meetings Absent | Meeting Dates Absent | Percentage Attendance |
|---------------------------------------------------|------------------------------|-----------------------------------------|---------------------|-------------------|----------------------|-----------------------|
| David Conner<br>10/07/10 - 09/30/13               | 15                           | 15                                      | 15                  | 0                 |                      | 100%                  |
| Aaron Daily, Vice Chairman<br>10/10/11 - 09/30/14 | 15                           | 15                                      | 14                  | 1                 | 1/14/2013            | 93%                   |
| Frank Destadio, Chairman<br>04/21/11 - 09/30/15   | 15                           | 15                                      | 15                  | 0                 |                      | 100%                  |
| Robert Napoli<br>10/01/12 - 09/30/15              | 15                           | 9                                       | 8                   | 1                 | 2/11/2013            | 89%                   |
| Lynda Wojcik<br>02/23/09 - 09/30/13               | 15                           | 15                                      | 14                  | 1                 | 4/8/2013             | 93%                   |

# COMMISSION/AUTHORITY ATTENDANCE RECORD

March 18, 2013

## RECREATION & SPECIAL EVENT'S ADVISORY BOARD

Five (5) year to NEW - Three (3) year term

| Name & Date of Appointment                                                            | Meetings Held Past 12 Months | # of Meetings Member Eligible to Attend | # Meetings Attended | # Meetings Absent | Meeting Dates Absent                                                                    | Percentage Attendance |
|---------------------------------------------------------------------------------------|------------------------------|-----------------------------------------|---------------------|-------------------|-----------------------------------------------------------------------------------------|-----------------------|
| Shayne Robinson<br>1/1/12 - 12/31/2014                                                | 10                           | 10                                      | 10                  | 0                 |                                                                                         | 100%                  |
| Joe Keubler<br>12/18/09 - 12/31/13                                                    | 10                           | 10                                      | 8                   | 2                 | <del>11/24/2011</del><br>05/21/2012<br>12/17/12                                         | 80%                   |
| Eric Snell<br>1/1/10 - 12/31/14                                                       | 10                           | 10                                      | 8                   | 2                 | <del>10/17/11</del><br><del>11/24/11</del><br><del>2/20/12</del><br>8/20/12<br>12/17/12 | 80%                   |
| Leah Thomson<br>1/1/12 - 12/31/2014                                                   | 10                           | 10                                      | 8                   | 2                 | 5/21/2012<br>3/18/13                                                                    | 80%                   |
| AI Yougel<br>*9/17/12- 9/18/2015<br>*not appointed until 1/5/12 & not on dist. Agenda | 10                           | 10                                      | 6                   | 4                 | <del>*1/12/12</del><br><del>2/20/12</del><br>5/21/12<br>7/16/12<br>8/20/12<br>3/18/13   | 60%                   |

\*Adjusted 2/23/12 -workshops are considered meetings  
AI Yougel was an alternate and appointed to the Board Sept. 2012

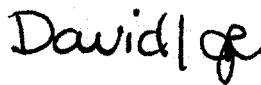
# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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TO: Mayor and Council Members

VIA: City Manager   
Community Services Director 

FROM: Planning and Zoning Administrator David Ige 

DATE: June 13, 2013

SUBJECT: Adoption of 2013 Annual Update to Comprehensive Plan  
June 20, 2013 City Council Agenda

---

**Recommendation:**

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

**Discussion:**

Both the ARC and DCA have completed their review of the city's 2013 Annual Update to the Comprehensive Plan. Submittal of these documents assures ARC and DCA that local governments are in compliance with their adopted Comprehensive Plans and allows us to maintain our status as a Qualified Local Government (QLG). These documents must be officially adopted by City Council in order to complete this step in updating our Comprehensive Plan.

A copy of the 2013 Annual Update is available on the Planning Department page on the city's website at [www.peachtree-city.org/plan](http://www.peachtree-city.org/plan).

**Budget Impact:**

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

Attachment

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF PEACHTREE CITY  
ADOPTING THE 2012 ANNUAL UPDATE TO THE  
PEACHTREE CITY COMPREHENSIVE PLAN.**

WHEREAS, the City of Peachtree City has completed the 2012 Annual Update to the city's Comprehensive Plan in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

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

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

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2012 Annual Update to the Peachtree City Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Don Haddix, Mayor

Attest: \_\_\_\_\_  
City Clerk

May 14, 2013

The Honorable Don Haddix  
Mayor, City of Peachtree City  
151 Willowbend Road  
Peachtree City, Georgia 30269

RE: 2013 Capital Improvements Element and Short-Term Work Program Annual Update

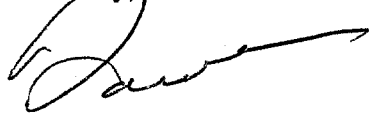
Dear Mayor Haddix,

We have completed the regional review of the 2013 Capital Improvements Element (CIE) and Short-Term Work Program (STWP) Annual Update for the City of Peachtree City and are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the submittal is in compliance with the Development Impact Fee Act and Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent upon official adoption of the update as an amendment to the City's Comprehensive Plan. Please note that the update may not be adopted until June 14, 2013 in order to satisfy the mandatory review period. Once the update has been adopted, please send us a copy of the adoption resolution and any revisions so that we may forward that information to DCA. Upon receiving notification that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Peachtree City for your commitment to the comprehensive planning process. Please contact Jared Lombard at (404) 463-3302 or [jlombard@atlantaregional.com](mailto:jlombard@atlantaregional.com) if you have any questions or if we can provide further assistance.

Sincerely,



Dan Reuter  
Community Development Division Chief, Atlanta Regional Commission

Enclosure

Cc: David Rast, Planning and Zoning Administrator, City of Peachtree City



MAY 16 2013

# **CITY OF PEACHTREE CITY**

## **INTEROFFICE MEMORANDUM**

---

**TO:** Mayor Haddix and Members of Council

**VIA:** James Pennington, City Manager   
Paul Salvatore, Financial Services Director *P.S.*  
Beverly Waldrup, Assistant Financial Services Director *BW*

**FROM:** Angela Egan, Purchasing Agent 

**DATE:** June 5, 2012

**SUBJECT:** Request to Surplus goods at the Tennis Center  
*Council Meeting: June 20, 2013*

---

### **Recommendation.**

Staff recommends Council declare surplus various kitchen equipment and two ball machines.

### **Discussion.**

Various kitchen equipment is sitting in storage at the Tennis Center, left over from the original equipping of the restaurant. Items include coffee machines, fryers, an oven, a dishwasher, plates, glasses, utensils and related items. None of these items are usable/needed by Sequoia in the restaurant, some is known to be in need of repair. In addition, there are two broken ball machines that are in storage. All items have no value to staff nor can they be reused by another department. Staff will surplus these in accordance with City policy.

### **Budget Impact.**

There is no specific amount of revenue in the budget related to the sale of these goods. Any monies received from the sale of items at public auction would be placed into the City's general fund.

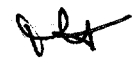
# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor & Council Members

**VIA:** City Manager 

**FROM:** Public Information Officer/City Clerk 

**DATE:** June 13, 2013

**SUBJECT:** Consider Amendment to Health and Sanitation Ordinance – Body Art  
June 20, 2013, City Council Meeting

---

### **Recommendation:**

That Council adopt the attached ordinance amending the Health and Sanitation Ordinance.

### **Discussion:**

In 2008, the City saw the opening of its first tattoo establishment. At that time, state law provided for local Boards of Health to regulate such businesses; however, the Fayette County Board of Health (BOH) did not have a permitting process in place. The City adopted an ordinance to serve as a means of regulation until the County Board of Health began such oversight.

In October 2012, the Fayette County BOH adopted a complete set of rules and regulations pertaining to body art studios, including a permitting process. The BOH submitted the attached request that Peachtree City adopt these rules and regulations as part of our Health and Sanitation Ordinance, and make an additional housekeeping change to reflect changes in the structure of State departments.

The attached amendment incorporates the BOH's body art rules and regulations and assigns oversight to them in the same manner that oversight of septic systems, swimming pools, and restaurants is assigned to their purview.

The amendment also repeals the existing tattooing ordinance, which required registration with the City, and confirms the requirement that all such body art establishments follow the BOH permitting process to operate within the City.

The City Attorney has reviewed the proposed amendment as to form.

### **Budget Impact:**

This item should have no budgetary impact.

**Fayette County Environmental Health Department**  
**140 Stonewall Avenue W • Suite 200 • Fayetteville, Georgia 30214**  
**Phone (770) 305-5415 • Fax (770) 305-5183**

April 12, 2013

Memorandum

To: Jonathan N. Rorie  
Community Services Director  
Peachtree City, Georgia

From: Robert F. Kurbes   
EHS IV  
Fayette County Health Department  
Environmental Health Section  
770-305-5147

RE: Peachtree City ordinance amendment proposal

In reference to our recent conversation, our department would like to amend the current Peachtree City local ordinances under Section 42-1. Rules and Regulations of the county board of health. The purpose of this proposed amendment would be to update the section and to include a newly adopted program: Rules and Regulations for Body Art Studios and Body Artists in order to allow for local enforcement. I have attached a copy of the Body Art regulations for your convenience.

Furthermore, our department would like to update some information contained in the current ordinances including:

- a) Changing the use of the department of human resources to the department of public health to reflect changes in the department structure within the State of Georgia.

Please let me know what the next step in the procedure would be to address these issues. I would be available to meet with you, the city manager or to present any of these issues to the City Council if needed or desired. I greatly appreciate all of your, and Peachtree City staff assistance in this matter and your support of our department's effort to protect the local community.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR REQUIREMENTS FOR TATOO ARTISTS AND TATOO PARLORS; TO PROVIDE DEFINITIONS; TO ESTABLISH QUALIFICATIONS; AND FOR OTHER PURPOSES.**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

**Section 1.** Chapter 42, Article 1, Section 42-1, of the Peachtree City Code of Ordinances, as amended, be further amended as follows:

**Sec. 42-1. Rules and regulations of the county board of health.**

The following chapters of the county board of health rules and regulations, as promulgated by the department of human resources public health, are adopted in their entirety to promote the public health, safety and welfare of the citizens of the city:

- (1) Chapter 290-5-14, known as the "Rules and Regulations for Food Service."
- (2) Chapter 290-5-26, known as the "Rules and Regulations for On-site Sewage Management Systems."
- (3) Chapter 290-5-18, known as the "Rules and Regulations for Tourist Accommodation."
- (4) Chapter 290-5-57, known as the rules on "Swimming Pools, Spas and Recreational Water Parks."
- (4)(5) Fayette County Board of Health Rules and Regulations for Body Art Studios and Body Artists, as adopted by the Board on October 9, 2012, and as may be amended.

**Section 2.** Chapter 42, Article V, Tattooing, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby repealed in its entirety and replaced as follows:

**Article V. ~~Tattooing~~ Body Art Studios and Body Artists**

**Sec. 42-200 – Definitions**

*Board of Health* means the Fayette County Board of Health or its duly authorized representatives. *Body Art* means the practice of physical body alteration, including, but not limited to, the following techniques: body piercing, tattooing, and cosmetic tattooing. Body art does not include practices that are considered medical procedures by the Georgia State Medical Board, which shall not be performed in a body art studio. Body art does not include the painting of the skin with tempura or temporary, non-indelible inks, paints, or dyes. Body art does not include piercing of the outer perimeter or lobe of the ear with pre-sterilized, single-use stud and clasp ear piercing systems.

*Body Art Studio* means any permanent building or structure in a planned commercial center on a permanent foundation, holding a valid city Occupational Tax Certificate, wherein a Body Artist performs body art.

*Body Art Studio Permit* means the authorization granted by the Board of Health to the Owner to operate a Body Art Studio. Such permit is the property of the Fayette County Board of Health.

*Body Artist* means any person who performs body art.

*Body Piercing* means puncturing or penetration of the skin or mucosa of a person with any sharp instrument and/or the insertion of jewelry or other adornment thereto in the opening.

*Cosmetic Tattooing* means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin or mucosa. Cosmetic tattooing shall include permanent cosmetics, micro-pigmentation, permanent color technology, and micro-pigment implantation.

*Owner* means the person, partnership, corporation, association, or any other form of business organization that owns, maintains, or controls a Body Art Studio and who is responsible for the operation of the studio.

*Parlor* means the actual room of the Body Art Studio where the Body Artist performs procedures.

*Tattoo* means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin or mucosa and includes the definition of tattoo as defined in O.C.G.A. 31-40-1(1) and as may hereafter be amended. The term "tattoo" also includes all forms of cosmetic tattooing.

#### **Sec. 42-201 – Operating Requirements; Permit Required**

- a. No Body Artist shall operate within the corporate limits of Peachtree City outside of a Body Art Studio.
- b. No Body Art Studio shall commence operation within the corporate limits of Peachtree City or obtain an Occupational Tax Certificate from the City without first obtaining a Body Art Studio Permit from the Board of Health pursuant to state law (Sections 16-5-71, 16-12-5, 31-3-4, and Chapters 5 and 40 of Title 31 of the Official Code of Georgia Annotated) and in accordance with the Rules and Regulations adopted on October 9, 2012, and as may be amended by the Board of Health in the future.
- c. No owner shall allow a body art studio to remain in operation if the Board of Health suspends or revokes said permit, until said permit has been reissued.

#### **Sec. 42-202 - Violations**

Any owner body artist performing body art in violation of the requirements and restrictions of this division shall be guilty of a misdemeanor, and shall be punished as provided in section 1-11.

#### **Sec. 42-203 - Enforcement**

The responsibility for the issuance and revocation of body art studio permits and overall enforcement shall be vested in with the county health department. The provisions of this chapter may also be enforced by the city police department and the city code enforcement staff.

**Section 3.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 4.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 5.** This ordinance shall be in full force and effect upon its official adoption by the City Council and shall apply to all tattoo parlors, studios, or corporations not in operation or permitted by the State as of the date of adoption. Any tattoo parlor, studio, or corporation already in operation or already permitted by the State shall have a period of 12 months to comply with the provisions of the ordinance upon receiving written notification of its adoption.

This \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Don Haddix, Mayor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

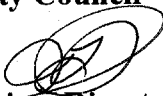
Attest: \_\_\_\_\_  
City Clerk

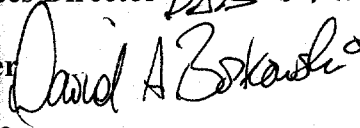
# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council

**VIA:** City Manager   
Financial Services Director P.S.  
Assistant Financial Services Director   
Accounting Manager   
Purchasing Agent   
Community Development Director DAS   
Public Services Director DAS  

**FROM:** City Engineer 

**DATE:** June 14, 2013

**SUBJECT:** Peachtree City Water and Sewerage Authority Acquisition of  
Property Request at Meade Field  
*June 20, 2013, City Council Meeting*

---

### Recommendation:

Staff recommends that City Council Authorize the Mayor to sign the attached Quit Claim Deed to the Peachtree City Water and Sewerage Authority (WASA) for the construction, installation and maintenance of Pump Station 36 at Meade Field.

### Discussion:

At the February 7, 2013, City Council meeting the City granted easements to allow for the construction and maintenance of the sewer lines and equipment for future Pump Station 36. At that time Staff did not have the fee simple request in hand for the approximately 67 ft by 83 ft area that will be the permanent equipment area for the pump station. Staff has now received this documentation and is recommending that the property be deeded to WASA under O.C.G.A. § 36-37-6(e)(2).

### Budget Impact:

There are no budget impacts with this request.

Attachment  
Quit Claim Deed

After Recording Return to:  
Theodore P. Meeker, III  
Sumner Meeker, LLC  
14 East Broad Street  
Newnan, Georgia 30263

## QUIT CLAIM DEED

GEORGIA, FAYETTE COUNTY

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2013, between **PEACHTREE CITY, GEORGIA**, a Georgia municipal corporation, party of the first Part (hereinafter "Grantor"), and the **PEACHTREE CITY WATER AND SEWERAGE AUTHORITY**, a public body corporation created by the General Assembly of the State of Georgia, party of the second part (hereinafter "Grantee").

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), cash, in hand paid, the receipt whereof is hereby acknowledged, and pursuant to O.C.G.A. §§ 36-37-6(e)(2)(D), has transferred and does by these presents transfer, remise, release, and forever QUITCLAIM to the Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the certain parcel of land described as follows:

### Tract A

All that tract or parcel of land lying and being in Land Lot 30 of the 6<sup>th</sup> District of Fayette County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by express reference. Said property is further depicted on the survey attached hereto as Exhibit "B," which survey is also incorporated into this legal description by express reference.

Said property shall be used by Grantee for public purposes within the meaning of O.C.G.A. § 36-37-6(e)(2)(D), with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging, subject to the reservation of any rights of Grantor set forth herein.

TO HAVE AND TO HOLD, the said described premises unto the said Grantee and heirs, assigns, and transferees, so that neither the said party of the first part nor its heirs, assigns, and transferees, nor any other person or persons claiming under the part of the first part shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESSETH WHEREOF, the part of the first part has hereunto set his hand and affixed his seal the day and year first above written.

**PEACHTREE CITY, GEORGIA**

\_\_\_\_\_  
Don Haddix, Mayor

Signed sealed and delivered,  
In the presence of

\_\_\_\_\_  
*Witness*

**NOTARY:**

\_\_\_\_\_  
(SEAL)  
My Commission expires:

EXHIBIT A  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lot 30 of the 6th District, Fayette County Georgia, being a portion of Tract "C" as described in Deed Book 258 Page 706, Fayette County records, and being more particularly described as follows:

Commence at the point of intersection of the southerly right-of-way line of State Highway #74 (right-of-way varies) with the easterly land lot line of Land Lot 29;

Thence along the easterly line of Land Lots 29 and 30 South 00 degrees 40 minutes 16 seconds West, a distance of 1500.96 feet

Thence leaving said Land Lot line, South 89 degrees 13 minutes 04 seconds West, a distance of 189.61 feet;

Thence South 11 degrees 36 minutes 43 seconds West, a distance of 324.81 feet;

Thence South 43 degrees 28 minutes 07 seconds West, a distance of 227.16 feet;

Thence North 89 degrees 57 minutes 18 seconds West, a distance of 257.27 feet to THE POINT OF BEGINNING;

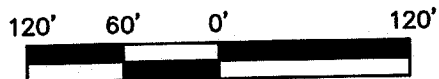
Thence North 89 degrees 57 minutes 18 seconds West, a distance of 67.00 feet;

Thence North 00 degrees 37 minutes 11 seconds East, a distance of 83.00 feet;

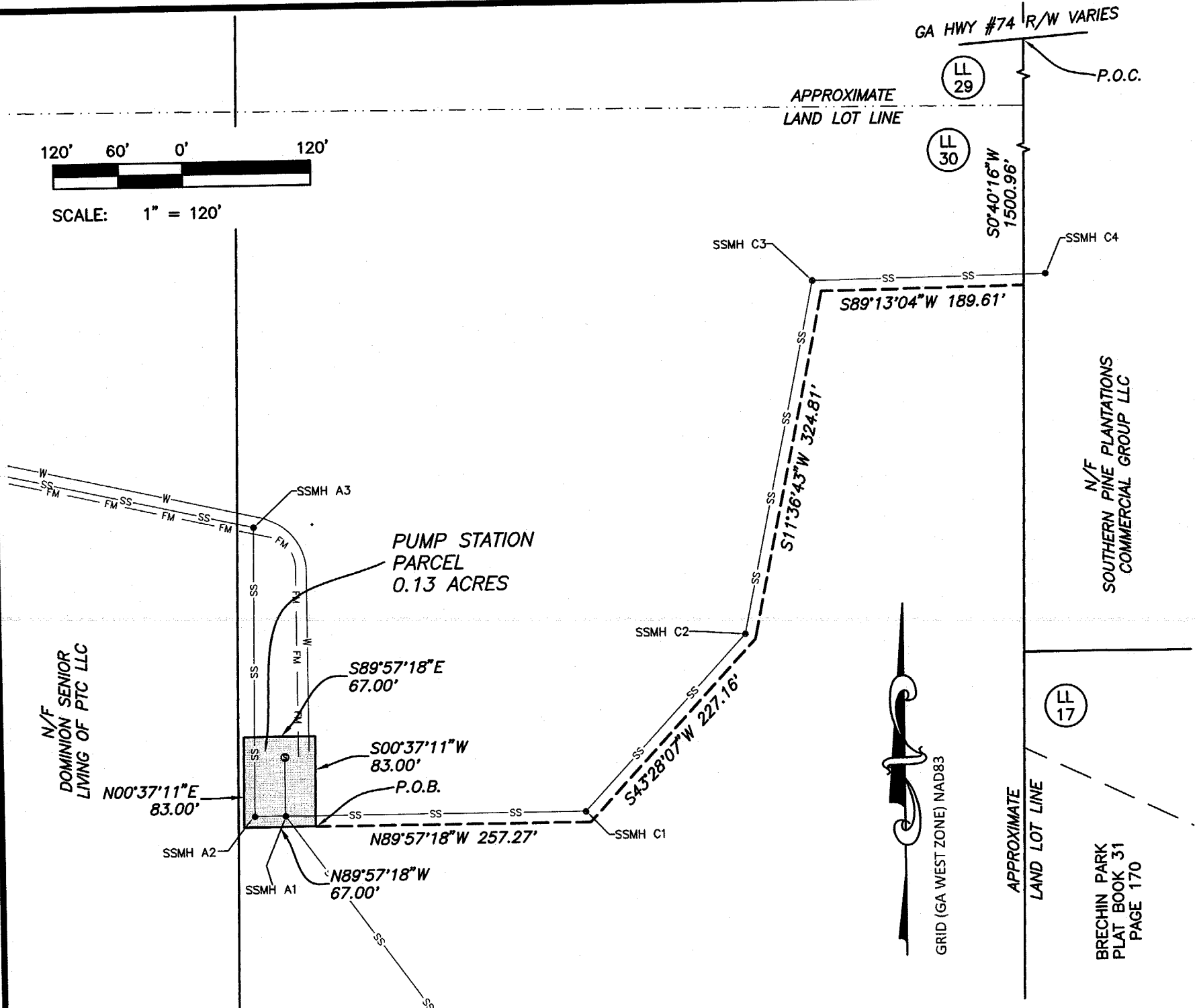
Thence South 89 degrees 57 minutes 18 seconds East, a distance of 67.00 feet;

Thence South 00 degrees 37 minutes 11 seconds West, a distance of 83.00 feet to the POINT OF BEGINNING.

Containing 0.13 acres, more or less.



SCALE: 1" = 120'



MEADE FIELD REGIONAL  
PUMP STATION # 36

EXHIBIT B  
PUMP STATION  
PARCEL

4/1/13

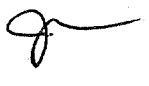
# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council

**VIA:** James Pennington, City Manager   
Paul Salvatore, Finance Director 

**FROM:** Jonathan N. Rorie, Community Services Director 

**DATE:** June 14, 2013

**SUBJECT:** Facility Authority Bond Project Status  
June 20, 2013 *City Council Meeting*

---

### Discussion

Staff continues to make progress toward completion of authorized facility bond projects. At the beginning of the process we had identified thirty-six (36) initial projects. As the projects evolved, funding was shifted among the projects to meet greater priorities. In addition, staff continued to work on some projects by leveraging funding within departmental budgets to complete lower level needs. Based upon the thirty-six (36) initial projects:

- 28 - Projects were funded
- 21 - Projects have been completed
- 5 - Projects remain active and in progress
- 10 - Projects have been "parked" with initial funding re-allocated to other projects.
- 3 - Projects should be deleted from the list

### Financial Summary:

|                             |                  |
|-----------------------------|------------------|
| Contingency Funds Available | \$107,618        |
| Encumbered Funds            | <u>\$139,294</u> |
| Balance of Funds            | \$246,912        |

### Recommendation:

Staff is recommending re-allocation of contingency funds to various underfunded or "parked projects". Initially funding will be re-allocated to:

- Electrical Upgrades City Pools \$45,000
- All Children's Playground \$42,000
- Glenloch Recreation Center \$20,000

It is important to note that as additional projects are completed, contingency funds will be allocated to cover overages or to fund additional listed projects.

CITY OF PEACHTREE CITY  
FUND 380 (FACILITIES AUTHORITY)  
March 14, 2013

| FACILITIES BOND<br>FINANCIAL STATUS | Budget Status               |                       |                                | Funding Balance Status         |                                 |                                  | Project<br>Balance<br>5/31/2013 |
|-------------------------------------|-----------------------------|-----------------------|--------------------------------|--------------------------------|---------------------------------|----------------------------------|---------------------------------|
|                                     | Budget<br>as of<br>5/1/2013 | Budget<br>Adjustments | Amended<br>Budget<br>5/31/2013 | Previous<br>FY<br>Expenditures | To Date<br>FY13<br>Expenditures | Encumbered<br>as of<br>5/31/2013 |                                 |
|                                     | =H5+I5                      |                       | =SUM(J5:K5)                    |                                |                                 |                                  | =L5+N5+O5+P5                    |
| <b>Fire Department</b>              |                             |                       |                                |                                |                                 |                                  |                                 |
| Station 81 Driveway & Parking Lot   | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| Fire Department Parking Resurfacing | 25,055                      |                       | 25,055                         | (25,055)                       | -                               | -                                | -                               |
| Station 82 Exterior Sealing         | 22,897                      |                       | 22,897                         | (4,555)                        | (18,342)                        | -                                | -                               |
| Station 82 Roof Remodel             | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| Station 81 Exterior Sealing         | 27,000                      | (3,099)               | 23,901                         | (5,467)                        | (18,434)                        | -                                | -                               |
| Fire Dept Training Fac Upgrade      | 60,069                      |                       | 60,069                         | -                              | (60,069)                        | -                                | -                               |
| Station 83 Sewer                    | 62,931                      |                       | 62,931                         | -                              | (4,480)                         | (955)                            | 57,496                          |
| <b>Police Department</b>            |                             |                       |                                |                                |                                 |                                  |                                 |
| PD HVAC Upgrades                    | 96,000                      | (1,000)               | 95,000                         | -                              | (95,000)                        | -                                | -                               |
| <b>Public Works</b>                 |                             |                       |                                |                                |                                 |                                  |                                 |
| BSC Building Improvements           | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| PW Breakroom & Restrooms            | 7,228                       |                       | 7,228                          | -                              | (7,228)                         | -                                | -                               |
| PW Fuel Pump Canopy                 | 55,000                      | 9,608                 | 64,608                         | (920)                          | (63,688)                        | -                                | -                               |
| Bulk Oil Storage                    | 13,680                      |                       | 13,680                         | -                              | (13,680)                        | -                                | -                               |
| <b>Culture &amp; Recreation</b>     |                             |                       |                                |                                |                                 |                                  |                                 |
| Gathering Place Improvements        | 59,394                      |                       | 59,394                         | (59,394)                       | -                               | -                                | -                               |
| Recreation Admin. Building Upgrade  | 549,918                     |                       | 549,918                        | (54,169)                       | (433,797)                       | (26,828)                         | 35,124                          |
| All Children's Playground           | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| All City Pools Electrical Upgrade   | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| BMX Tower/Pavilion Upgrade          | 3,741                       |                       | 3,741                          | (3,741)                        | -                               | -                                | -                               |
| BSC Parking Lots                    | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| BSC Irrigation Pump                 | 62,013                      |                       | 62,013                         | (62,013)                       | -                               | -                                | -                               |
| Battery Way Boat Docks              | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| Braelinn Field Upgrade              | 18,500                      | (177)                 | 18,323                         | (13,341)                       | (4,982)                         | -                                | -                               |
| Cast House                          | 10,114                      |                       | 10,114                         | (10,114)                       | -                               | -                                | -                               |
| City Tennis Court Upgrades          | 213,480                     |                       | 213,480                        | (178,820)                      | (14,800)                        | -                                | 19,860                          |
| Tennis Center Improvements          | 239,662                     |                       | 239,662                        | (196,262)                      | -                               | (12,400)                         | 31,000                          |
| Amphitheater Improvements           | 130,000                     | (24,945)              | 105,055                        | (52,737)                       | (52,318)                        | -                                | -                               |
| McIntosh Sanitary Sewer             | 269,000                     | (72,831)              | 196,169                        | (24,503)                       | (168,384)                       | (3,282)                          | -                               |
| Meade Field Electrical Upgrade      | 12,777                      |                       | 12,777                         | -                              | (12,777)                        | -                                | -                               |
| Riley Field Sewer Upgrade           | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| Kedron Large Pool Resurfacing       | 29,475                      | 175                   | 29,650                         | -                              | (29,650)                        | -                                | -                               |
| Kedron Small Pool Resurfacing       | 20,000                      | (6,525)               | 13,475                         | -                              | (13,475)                        | -                                | -                               |
| Kedron Bubble Replacement           | 667,505                     |                       | 667,505                        | (667,505)                      | -                               | -                                | -                               |
| Library Exterior Sealing            | 104,000                     | 1,743                 | 105,743                        | (41,649)                       | (64,094)                        | -                                | -                               |
| Library Building Repairs            | 56,596                      |                       | 56,596                         | (56,596)                       | -                               | -                                | -                               |
| Library Roof Replacement            | 185,500                     |                       | 185,500                        | (2,830)                        | (25,233)                        | (161,623)                        | (4,186)                         |
| Amphitheater Box Office             | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| Glenlock Rec Center                 | -                           |                       | -                              | -                              | -                               | -                                | -                               |
| PIP Contingency                     | 10,595                      | 94,889                | 105,484                        | -                              | 2,134                           | -                                | 107,618                         |
| Issuance costs                      | -                           | 2,162                 | 2,162                          | -                              | (2,162)                         | -                                | -                               |
|                                     | \$ 3,012,130                | \$ -                  | \$ 3,012,130                   | \$ (1,459,671)                 | \$ (1,100,459)                  | \$ (205,088)                     | \$ 246,912                      |

|                                          |         |                      |           |              |
|------------------------------------------|---------|----------------------|-----------|--------------|
| GA Public Library Grant                  | 100,000 |                      | (100,000) | Check        |
| Interest Earnings (through October 2012) | 2,134   | added to contingency |           | \$ 3,012,130 |

Proceeds of \$5,774,330 consisted of \$5,475,000 (bond par value) & \$299,330 (premium on bonds)  
Costs associated with retiring debt consisted of the following:

|                                             |                    |
|---------------------------------------------|--------------------|
| Premium on Bond Redemption                  | \$18,532           |
| 2007 Brick & Mortar Principal (Note w/BB&T) | \$1,853,215        |
| 2006 Lease Principal (Energy Performance)   | \$725,773          |
| 2007 B&M Interest                           | \$5,504            |
|                                             | <u>\$2,603,024</u> |

|                                |                    |
|--------------------------------|--------------------|
| Costs associated with issuance | \$159,001          |
| Balance left for projects      | <u>\$3,012,305</u> |
|                                | \$5,774,330        |

## POSITION PAPER

Proposed Variance: 111 Augusta Drive (Gaver residence)  
Lot 6, Masters Square

Planning and Zoning Administrator  
June 12, 2013

David J. G

### Situation:

Ms. Betty Gaver ("Applicant") owns the property located at 111 Augusta Drive within the Masters Square subdivision. The Applicant desires to construct a roof over an existing outdoor patio and then screen-in the patio to provide an outdoor room off of the main living area of the home.

The subject tract is 5,587 SF (0.13 acres) in size and is zoned GR-10 General Residential. The rear property line is 50.77' in length and abuts the Braelinn golf course. The established rear building setback within the GR-10 zoning district is 20', and the existing home complies with this setback.

The existing patio is constructed on grade and extends approximately 7' into the rear building setback, which is permitted. The proposed roof would cover the entire patio area and would also encroach 7' into the required rear building setback. There are no other encroachments proposed.

The Applicant is requesting a variance to permit this encroachment. The variance application is included as Attachment "A".

### Adjoining zoning and land use classifications:

The Masters Square subdivision is zoned GR-10 General Residential and is designated as SFC Single-family Cluster on the city's Land Use Map. The parcels on either side of the property are both residential lots within the Masters Square subdivision. The rear property line is 50.77' in length and abuts the Braelinn golf course, which is zoned OS-P Open Space - Public.

### Facts:

1. Masters Square is a cluster subdivision with small lots and homes located no closer than 10' to one another.
2. The subject tract is 5,587 SF (0.13 acres) in size and includes a 20' rear building setback.
3. The rear property line abuts the Braelinn golf course.
4. The existing home complies with all building setbacks.
5. A patio was constructed off of the rear of the home and extends 7' into the rear building setback. Because the patio was constructed at-grade, it is permitted to encroach into the rear building setback.

**Proposed Variance: 111 Augusta Drive**

June 12, 2013

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6. The proposed roof and screened porch would extend 7' into the required rear building setback.
7. The Applicant has provided documentation from the Masters Square Community Association, the adjoining property owners and a representative from the adjoining Braelinn golf course parcel supporting the variance.

**Discussion:**

The existing patio extends 12' from the rear of the home and has been in place since the home was constructed in 1994. The patio was constructed off the main living area of the home and extends 7' into the rear building setback. A patio is not considered a structure.

The screen porch as proposed would be constructed over the existing patio and would also extend 7' into the rear building setback. The porch would measure 12' x 12' and provide an additional 144 SF of living space for the home. The screen porch would be visible from the adjoining residential tracts and the golf course, each of which has provided documentation indicating their support. The Homeowner's Association has also indicated their support should the variance be approved.

To avoid encroaching into the building setback, the screen porch could extend no more than 5' from the home. This scenario would result in an outdoor living space of 60 SF.

**Review criteria:**

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

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

**Staff findings:**

The special circumstances applicable to the property include:

- The rear property line abuts the Braelinn golf course.
- A natural area approximately 100' in width separates the rear property line from the closest fairway.
- The rear of the home is not visible from any public street.
- The majority of the lots within the Masters Square subdivision are similar in size and trapezoidal in shape. The purpose of skewing the lot lines was to allow the homes to be constructed at a slight angle to the street which

**Proposed Variance: 111 Augusta Drive**

June 12, 2013

Page 3

prevents the appearance of a straight line of homes as you drive down the street.

- The existing home extends from the front building setback to the rear building setback on the subject tract, leaving very little room for expansion without encroaching into the front or rear building setback.
- The home could not be extended into the side building setback, as there must be a minimum building separation of 10' between residential structures.

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

Staff findings

The general purpose and intent of the zoning ordinance states:

The purpose of this ordinance is to promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the city; and to assure the development of the city in accordance with the land use and thoroughfare plan as adopted, and as amended from time to time; to protect the population from the danger and inconvenience of traffic congestion; to prevent overcrowding of the land and the undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, recreation and other public requirements; to regulate with reasonable consideration the character of existing and future uses of the land in order to promote desirable living conditions and neighborhood stability, protect property against blight and depreciation, secure economy in governmental expenditures, and protect against floods and other natural hazards.

The strict or literal interpretation and application of this ordinance would result in the following:

- The Applicant could not expand and enhance the living area of the existing home as proposed.
- Few, if any, of the homes within the overall subdivision could be expanded.

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

**Proposed Variance: 111 Augusta Drive**

June 12, 2013

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Staff findings

The exceptional or extraordinary circumstances or conditions related to this property include:

- The size of the subject tract in relation to the buildable area of the lot.
- The placement of the home on the lot at an angle would prevent most expansions.
- The requirement that there be a minimum of 10' separation between the sides of the homes.

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

Staff findings

Granting the variance will not constitute the granting of special privileges because:

- Variance requests are analyzed on their merits and on a case-by-case basis.
- Cluster subdivision developments typically include small lots with homes extending from building setback line to building setback line.
- Since 1992, the city has received a total of 11 variance requests for homes located within cluster subdivisions. Of those, 10 were approved and one was denied. At least two of those variance requests were for homes within the Masters Square subdivision. Both requests were approved.
- In addition to the established variance criteria, Staff analyzes the size, appearance and aesthetics of the proposed expansion; whether or not the expansion would be visible from the street and from the adjoining properties; and whether or not the expansion could take place in another area of the lot without the need for a variance.

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

Staff findings

The Masters Square subdivision was developed as a private subdivision with strict architectural controls, private streets and an active Homeowner's Association. Landscaping on each lot and the exterior of the homes is maintained by the Homeowner's Association. The Homeowner's Association, the immediate neighbors, as well as a representative from the adjoining Braelinn golf course have all submitted documentation supporting the variance as proposed.

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

**Proposed Variance: 111 Augusta Drive**

June 12, 2013

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Staff findings:

Granting the variance would support the findings of the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods. The Applicant is proposing to enhance their property, as well as the overall subdivision, with these improvements.

**Summary of Findings:**

1. The subject tract is located within the Masters Square subdivision and is zoned GR-10 General Residential.
2. The subject tract is 5,587 SF (0.13 acres) in size.
3. The existing home extends from the front building setback to the rear building setback.
4. The screen porch as proposed would extend 12' from the rear of the home and 7' into the required rear building setback.
5. The rear of the home abuts the Braelinn golf course.
6. A natural area separates the rear property line from the closest fairway of the golf course.
7. Representatives from the golf course, the immediate neighbors and the Masters Square subdivision have provided documentation indicating their support of the variance as proposed.

**Options:**

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

- a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

**Recommendation:**

Based on the analysis and findings presented herein, and without the benefit of considering additional evidence that may be presented at the Public Hearing, Staff recommends that City Council grant a variance for the property located at 111 Augusta Drive within the Masters Square subdivision to permit an encroachment of 7'

**Proposed Variance: 111 Augusta Drive**

June 12, 2013

Page 6

into the rear building setback specifically to permit the construction of a covered screen porch, subject to the following understandings and conditions:

1. The variance shall be limited to no more than 7' as identified within the variance application. There shall be no other encroachments permitted without first securing additional variances.
2. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new construction. The purpose of this survey will be to ensure the new construction does not encroach any further into the no impervious setback than permitted by this variance.

Attachments



Please use blue or black ink to fill out this form.

# VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269  
P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt # 263538

Date Filed 5/23/13

Case # V-2013-07

Office Use Only

|                                                      |                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE LOCATION                                    | Street Address <u>111 AUGUSTA DR.</u><br><u>PEACHTREE CITY, GA</u>                                                                                                                  | PROPERTY OWNER       | Name <u>BETTY GAVER</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                      | Zoning District:<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial/Office                     |                      | Phone <u>770-486-9079</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| VARIANCE LOCATION                                    | Variance Type:<br><input type="checkbox"/> Administrative <input type="checkbox"/> Special Exception <input checked="" type="checkbox"/> Variance (check one below)                 | PROPERTY INFO        | Email <u>bgaver@comcast.net</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                      | Variance from which ordinance:<br><input type="checkbox"/> Sign <input type="checkbox"/> Fence <input type="checkbox"/> Land Development <input checked="" type="checkbox"/> Zoning |                      | Subdivision: <u>MASTERS SQUARE</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| APPLICANT                                            | Name <u>BETTY GAVER</u>                                                                                                                                                             | SUPPORTING DOCUMENTS | Phase: _____ Lot # <u>6</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                      | Address <u>111 AUGUSTA DR.</u>                                                                                                                                                      |                      | Please submit the following evidentiary items in support of this application and the requested variances.<br>(Please check off the items that are attached to this application)<br><input checked="" type="checkbox"/> Site plan (with property lines and proposed work)<br><input type="checkbox"/> A detailed report justifying the requested variance<br><input checked="" type="checkbox"/> Letters of support from adjacent property owners<br><input checked="" type="checkbox"/> Digital Photographs \ Renderings (CD or Email)<br><input checked="" type="checkbox"/> Other Items Demonstrating Need (topo. Survey, etc) |
| City, State, Zip <u>PEACHTREE CITY, GA 30269</u>     |                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Phone # <u>770-486-9079</u> Cell <u>215-821-7156</u> |                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Email <u>bgaver@comcast.net</u>                      |                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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

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

|          |                                                                                        |                                                                     |                                                                                                                                             |
|----------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE | Please review the ordinances and instructions on the back of this page.                |                                                                     | Briefly describe why this variance is being requested:<br>(A separate detailed report is still required to be attached to this application) |
|          | 1.) Is a current survey included with the application?                                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                                                                                                                                             |
| VARIANCE | 2.) How much of a variance is being requested?                                         | <u>7</u> Feet                                                       | <u>BUILD SCREEN ENCLOSURE OVER EXISTING STONE PATIO</u>                                                                                     |
|          | 3.) Were you the owner of the property when the violation occurred? (If not, who was?) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                                                                                                                             |
| VARIANCE |                                                                                        |                                                                     | <u>NO CURRENT VIOLATION</u>                                                                                                                 |
|          |                                                                                        |                                                                     |                                                                                                                                             |

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

Signature of Owner/Agent: Betty Gaver Date 5/23/2013

## OFFICE ONLY

|                           |                        |                                                                                                                        |
|---------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------|
| ADMINISTRATIVE VARIANCE   | Signature: _____       | <input type="checkbox"/> Approved <input type="checkbox"/> Denied<br><input type="checkbox"/> Approved with Conditions |
| Date of Acceptance: _____ | Date of Hearing: _____ |                                                                                                                        |

|                                               |                                                                                                                                                                                                                                                                       |                                         |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES | This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below: |                                         |
| Signature: <u>David E. Rant</u>               | Date of Acceptance: <u>05-23-13</u>                                                                                                                                                                                                                                   | Date of Public Hearing: <u>06-20-13</u> |

111 Augusta Dr.  
Peachtree City, GA  
30269  
May 23, 2013

Dear Peachtree City Zoning Board,

I am writing this letter to support the approval of a zoning variance, so that we can screen an existing patio.

We have lived in this home for 6 six years, and find that we would enjoy the outside more if we were not pestered by mosquitoes, flies, yellow jackets, and other bugs, when we sit on the patio. When we eat outside the bugs seem to become even more abundant.

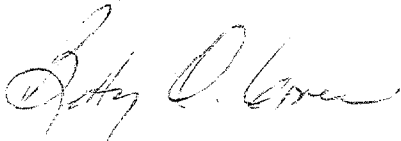
The Master's Square subdivision association has given us approval based on a positive zoning variance. Also there are letters from our neighbors, on both sides, stating that they have no problem with the screening-in of the existing patio.

Please see pictures that are enclosed with the application. Please note there is a wooded buffered zone prior to the Braelinn Golf Course fairway behind our property.

The screened area would allow us to spend more time as well as more quality time with our relatives, friends and neighbors without enduring the extensive population of persistent mosquitoes and other bugs.

Thank you for consideration of this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Betty O. Gaver".

Betty O. Gaver

**Masters Square Community Association**  
**P.O. Box 2221, Peachtree City, GA 30269**

**ARCHITECTURAL/LANDSCAPING IMPROVEMENT APPLICATION AND REVIEW FORM**

HOME OWNER B. GAVER / H. KLINGER DATE MAY 23, 2013

ADDRESS 111 AUGUSTA DR.

**NATURE OF IMPROVEMENT:**

BUILD A SCREENED PORCH OVER THE  
EXISTING STONE PATIO.

A ZONING VARIANCE FROM PTC HAS BEEN APPLIED FOR

Betty Gaver, Home Owner  
SIGNATURE OF HOME OWNER

A SKETCH OR DRAWING OF THE PROPOSED IMPROVEMENT(S) MAY BE ATTACHED.  
IT SHOULD INCLUDE LOCATION, DIMENSIONS, MATERIALS, PLANTINGS AND ANY  
OTHER ITEMS TO BE CONSIDERED. SEND THE REQUEST TO THE ASSOCIATION AT  
THE ABOVE ADDRESS OR DELIVER TO JOHNNY SMITH AT 101 AUGUSTA DR.  
.....

**FOR BOARD USE ONLY**

DATE RECEIVED BY BOARD: 5/23/13

**BOARD RECOMMENDATION:**

Will be approved when City OK's the project.  
[Signature]

BOARD ACTION: APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**CONDITION OR REASON FOR DISAPPROVAL:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL PAGES MAY BE ATTACHED TO THIS FORM**

7-486-9077

5-24-73

To Whom it may concern

I have no problem with my  
neighbor, Betty Bauer, adding a  
screened porch to her patio. I  
will enjoy visiting her there.

Sincerely

Margaret Alford  
113 Augusta Dr.

May 23, 2013

Herm Klinger  
Betty Gaver.

It is OK with us, to  
build a screen in porch  
on the back of your house  
next door to us

Jean Watts  
Larry Sweeney  
109 Augusta Dr.  
Lot 5



March 22, 2007

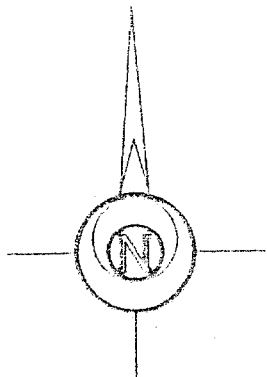
Mrs. Betty Gaver  
111 Augusta Dr.  
Peachtree City, GA. 30269

Dear Betty,

This letter is being written in regards to your request for the buffer zone needed for your home renovation at 111 Augusta Dr. next to the Braelinn Golf Course. This letter will serve as the authorization from Canongate Golf (the owner of the Braelinn property) for you to have special access to our property directly behind your lot so that you may proceed with your project with the approved property buffer. If you, the HOA, or Peachtree City planning has any questions, please contact me at (678)333-7910.

Regards,

Tim Dunlap  
Regional Manager  
Canongate Golf



NORTH BASED ON  
SUBDIVISION PLAT

LOT 5

N 29°11'13" E  
110.04'

3/8" REBAR  
FOUND

PATIO

FOUNDATION  
LOCATION

EX. HOUSE

LOT 6

5'

1/2" REBAR  
FOUND

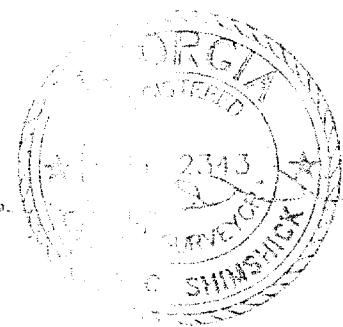
596.52' TO THE R/W  
OF BRAELLYN ROAD  
(60' R/W)

1/2" REBAR  
FOUND

50.77'  
N 70°46'45" W

AUGUSTA DRIVE  
(PRIVATE STREET)

35' EASEMENT



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

This plat prepared for the purpose of showing the FOUNDATION LOCATION for the building, and NOT to be used for any other purposes, such as transfer of title of land.

Graphic Scale: 1 inch = 20 feet



In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP, Community #1, 10090.

N/F  
PATTEN SEED CO.  
(BRAELINN GOLF COURSE)

8

B/L  
set back

20'

IPF

10.2'

7

S 51°07'58" W  
458.41' TO INTX OF  
AUGUSTA DR./  
BRAELINN RD.

21.2'

S 70°48'47" E  
150.77'

15'

16'-0"

5'-0"

6

FOUNDATION

AREA  
5507 S.F.  
0.13 AC.

IPF

10.6'

10.5'

23.7'

IPF

20.9'

N 29°11'13" E  
110.13'

5

10.3'

IPF

N 70°48'47" W  
50.77'

AUGUSTA DRIVE

35.0'  
ESMT.

26.0'  
BC-BC

30

approved  
10/15/97

I HAVE THIS DATE, EXAMINED THE

MAGNETIC

EQUIPMENT USED IN PREPARING THIS  
PLAT: TOPCON GIS 3B TOTAL STATION,  
100' STEEL TAPE

From: Betty Gaver <bgaver@comcast.net>  
Date: May 22, 2013 12:25:30 PM EDT  
To: "bgaver@comcast.net" <bgaver@comcast.net>  
1 Attachment, 182 KB



Sent from my iPhone

Back yard @ 111 Augusta Dr.

Masters Square  
Lot 6

From: Betty Gaver <bgaver@comcast.net>  
Date: May 23, 2013 1:09:18 PM EDT  
To: "bgaver@comcast.net" <bgaver@comcast.net>  
1 Attachment, 135 KB



*VIEW FROM PATIO*

Sent from my iPhone

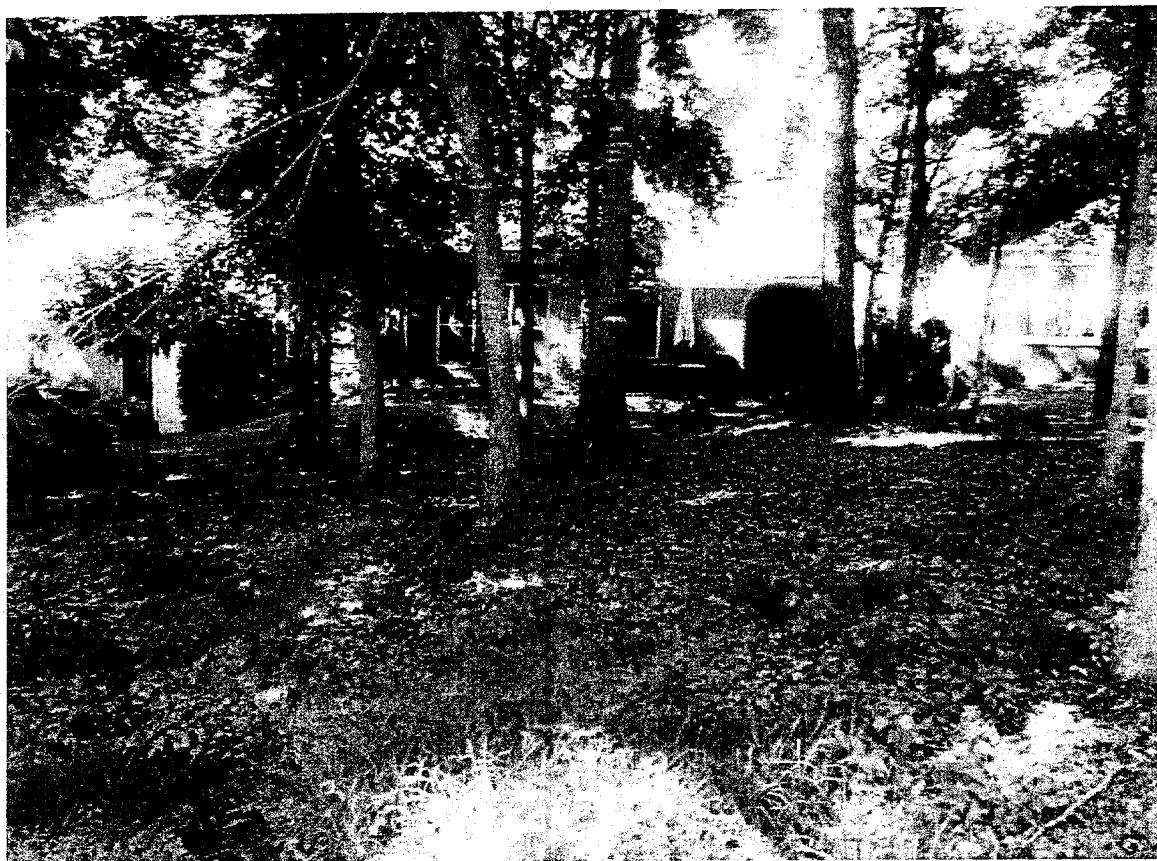
From: Betty Gaver <bgaver@comcast.net>  
Date: May 23, 2013 1:08:42 PM EDT  
To: "bgaver@comcast.net" <bgaver@comcast.net>  
1 Attachment, 184 KB



*VIEW FROM WALL*

Sent from my iPhone

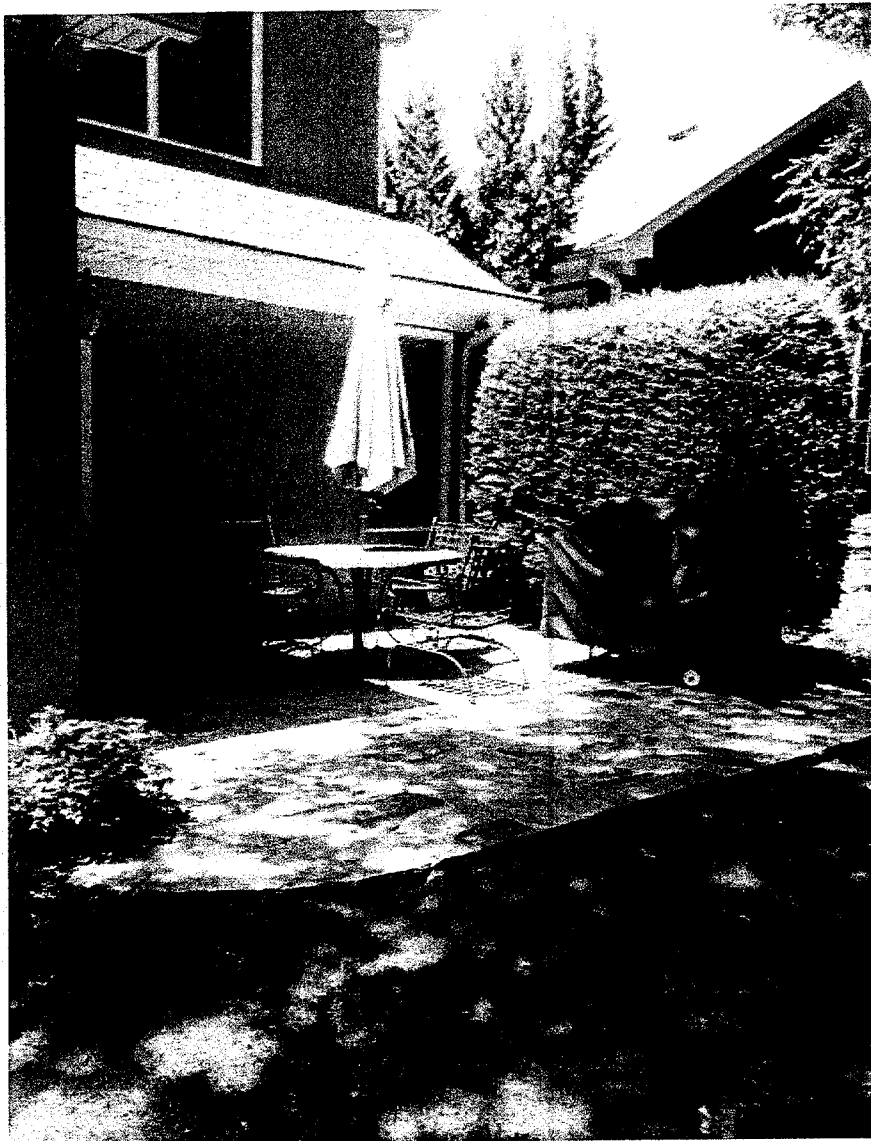
From: Betty Gaver <bgaver@comcast.net>  
Date: May 23, 2013 1:10:01 PM EDT  
To: "bgaver@comcast.net" <bgaver@comcast.net>  
1 Attachment, 136 KB



Sent from my iPhone

VIEW FROM GOLF COURSE  
APPROX. 45' BUFFER TO GOLF COURSE  
TO HOUSE

From: Betty Gaver <bgaver@comcast.net>  
Date: May 22, 2013 12:33:03 PM EDT  
To: "bgaver@comcast.net" <bgaver@comcast.net>  
1 Attachment, 166 KB



Sent from my iPhone

Back yard @  
111 Augusta Dr.

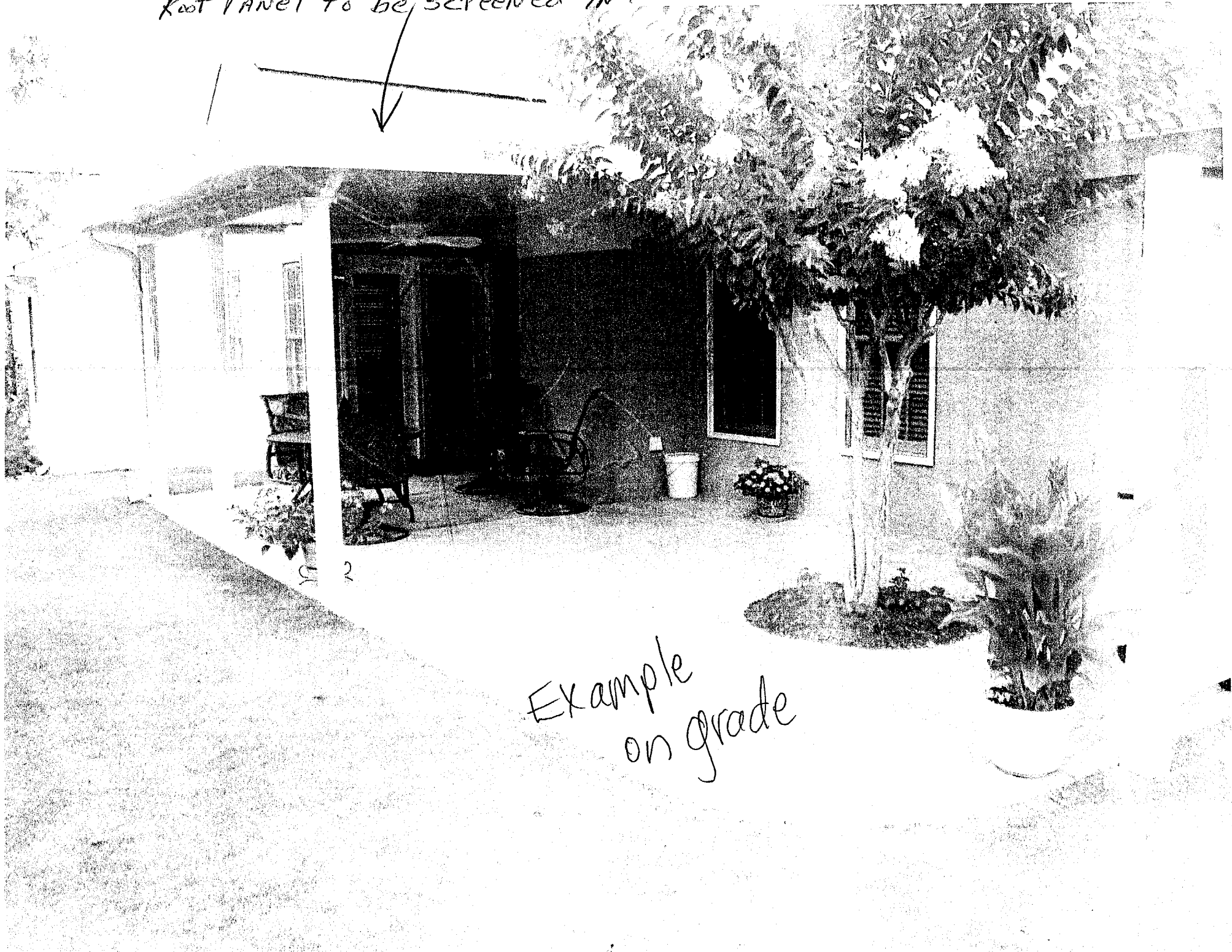
Top to be used not the deck



Ground level

on Grade

Root Panel to be screened in.



Example  
on grade