City Council of Peachtree City
Agenda
June 19, 2003
7:00 p.m.

I. Prayer

II. Pledge of Allegiance

III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
Presentation of 10-year Pin to Chris Campbell
Recognize Employee of the Month – Thomas Holmes and Jimmy Freeman

IV. Minutes
May 15, 2003 Regular Meeting Minutes
June 5, 2003 Regular Meeting Minutes

V. Consent Agenda

VI. Old Agenda Items

VII. New Agenda Items

06-03-06	Alcohol License – NEW – Saffron Market
06-03-07	Public Hearing – Variance – 98 Pinegate Road
06-03-08	Consider Policy on Grant Awards Program
06-03-09	Consider Budget Policy to Prioritize Projects
06-03-10	Consider Change to EMS Fee Structure (Mileage)

VIII. Council/Staff Topics

IX. Executive Session

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

City of Peachtree City
Minutes of Meeting
May 15, 2003
7:00 p.m.

The City Council of Peachtree City met Thursday, May 15, 2003, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

Announcements, Awards, Special Recognition
Mayor Brown presented Fire Lieutenant Ron Mundy with a 20-year Anniversary pin. Art Bernard of Developmental Services was recognized as Employee of the Month.

Approval of Minutes
Rapson moved to approve the minutes of the April 3, 2003, regular meeting minutes with changes. McMenamin seconded. The motion carried unanimously.

Consent Agenda

1. **Consider Appointment to the Library Commission**
2. **Alcoholic Beverage License – Change in Licensee and License Representative – Creekside Chevron**
3. **Consider Bids for Emergency Generators for Stations 83 and 84**

Brown stated for the record regarding consent agenda item #1, additional documentation had been provided.

McMenamin made a motion to remove Consent Agenda Item #2 from the Consent Agenda to ask a question. Weed seconded. The motion carried unanimously.

Weed made a motion to approve Item #'s 1 and 3 of the Consent Agenda. McMenamin seconded. The motion carried unanimously.

Mr. Larry Jack Wallace, Jr., applicant for the change in Licensee and License Representative for the Creekside Chevron came forward at the request of Mayor Brown. McMenamin stated that all paperwork was in order, and stated that the City was very cognizant of drug abuse in Peachtree City and noted that the Creekside Chevron sold rolling papers. McMenamin advised that the City had approached all the stores in Peachtree City to request the removal of rolling papers from their stores and wondered if Wallace would be interested in removing rolling papers from his store. She said he did not have to answer tonight, but would like him to take it into consideration and contact the Police Department to advise whether he would be willing to do so. Wallace agreed to contact the Police Department.

McMenamin made a motion to approve Mr. Larry Jack Wallace, Jr., as the Licensee and License Representative for the Creekside Chevron. Rapson seconded. The motion carried unanimously.

Old Agenda Items

05-03-01 Alcoholic Beverage License – NEW – Mike & C's Family Sports Grill

Mr. Michael Francis Healy came forward at the request of Mayor Brown. McMenamin stated that all the paperwork appeared to be in order and made a motion to approve Healy as the Licensee and License Representative for Mike & C's Family Sports Grill. Tennant seconded. The motion carried unanimously.

New Agenda Items

05-03-08 Consider Bids for Purchase of New Asphalt Paver

Brown noted that this item did not appear on the Consent Agenda because it was not a budgeted item for 2003, but that the equipment had failed and the repair costs were so exorbitant that it would be more economical to buy a new one. Interim Public Services Director Bobby Thompson addressed Council and stated there was another paver budgeted for 2004, but that the current paver was unusable. Thompson said the estimated repairs to fix the machine without a guarantee was $10,000, and that it had cost over $7,500 over the past two years for repairs. Thompson advised that Tractor & Equipment Company of Forest Park, Georgia, was the low bid of $27,866 with a trade-in.

Rapson made a motion to award the bid to Tractor & Equipment Company and declare the 1994 asphalt paver as surplus property to be used as a trade-in and to finance the purchase through the Lease Purchase Program. Tennant seconded. The motion carried unanimously.

05-03-09 Consider Appointment of City Manager

City Attorney Ted Meeker addressed Council and stated that the Interim City Manager and he were satisfied with the agreement, hoped the Council was as well, and after speaking with the proposed new City Manager, Mr. Bernard McMullen, that he seemed satisfied as well. Mr. McMullen addressed Council and introduced his wife, Cathy McMullen. Tennant stated that, after a very prolonged procedure, all Council members were very pleased with the selection and made a motion to adopt the proposed City Manager contract effective May 15, 2003, and that Mr. Bernard McMullen would become the new City Manager effective Monday, May 19, 2003. Weed seconded. The motion carried unanimously.

05-03-09 Discuss Commercial Dumpster Collection Times

Brown stated for the record that two additional documents had been provided; a sample of the proposed ordinance for Article III, Section 42-83, and a 32-page document addressed to Mayor and Council from the Deputy City Clerk.

Meeker said Council had requested that he prepare an ordinance to prohibit commercial dumpsters from being cleaned out between the hours of 11:00 pm and 6:00 am. Meeker advised that he had taken a portion of the existing ordinance, which said that this service could not be provided during the prescribed time period, and created an exception in case of emergencies or any other hazards that needed to be considered. The Interim City Manager had provided Meeker a copy of the ordinance prepared by the previous City

Attorney that indicated there was a flat prohibition between the hours of 11:00 p.m. and 7:00 a.m. unless the dumpsters were located on property zoned for industrial use. Meeker said either ordinance would be fine, but there would be times when an exception would have to be created, he did not know how often, but he felt there should be some flexibility. Meeker advised that under the old version prepared by Richard Lindsey's office, if Council went with that version, he recommended that the sentence end where it stated "7:00 a.m." Meeker noted that, whether it was commercial or industrial property, he thought the net effect would be same, and that there would be disturbances if the dumpsters were emptied in the middle of the night.

Brown commented that he liked the language pertaining to the proximity to residential areas, and thought that would cover most situations.

Rapson indicated he did not want to approve an ordinance that might need exceptions in the very near future, and that he would not want to make the ordinance so prohibitive that dump trucks that had been emptying garbage at 2:00 a.m. would then be driving around the City when people were trying to get to work around 8:00 a.m. Rapson stated further that he was concerned about what the impact would be on residents and sanitation companies if the time were to be restricted.

Jim Bennett, Environmental Partners, addressed Council and stated that the only problem they had been advised about was the pickup time for Sherwin-Williams, located on Highway 74. Bennett said they had been picking up at that location early in the morning, but had changed the pickup time to about 3:00 p.m. Bennett explained that the only other problem was the pickup times for Fayette County schools because the school system wanted them in and out before 8:00 a.m.

Dave Wade, Operations Manager for EPI, addressed Council and stated that it was a safety issue with the Fayette County school system contract, and that the school system would like EPI to complete the sanitation pickups at the schools before the school children arrived. Wade pointed out that it would cause even more confusion due to the traffic congestion at that time of the morning when children were arriving. He said if people would contact them when they had a problem with the pickup times, they could work with them, but if Council told the sanitation companies they could not make pickups until 6:00 a.m., it would put them in a bind with the Fayette County Schools and create more traffic problems. Wade said he had instructed the drivers to be as quiet as possible, especially around the schools.

McMenamin said in past years the City had responded to a number of complaints throughout the City, not just in one location, but that she had not heard of any complaints since the City had begun working with the sanitation companies on a case-by-case basis through Deputy City Clerk Betsy Tyler. Halterman confirmed there had only been approximately 13 complaints since September 21, 2000.

Rapson pointed out the fact that *Article III* of the *Solid Waste Management* portion of the Peachtree City Code outlined the process for complaints, and thought that perhaps it was more of an education issue and suggested that the sanitation company place something on their vehicles identifying a phone number to call if there was a problem. Wade said he dealt with problems immediately when phone calls were received from the City.

McMenamin commented that Tennant had responded to only one individual citizen, and wondered if a change could be made for that person. Tennant confirmed the citizen's residence was located by Braelinn Baptist Church. Wade said changes could be made here and there, but not for the whole City.

Weed had Halterman clarify that the number of complaints on Attachment 5 was incorrect, and that there were actually 16 complaints, not 13 complaints, since September 21, 2000. Rapson suggested that Wade obtain a copy of Attachment 5 to ensure that all complaints had been addressed, and thought perhaps that would alleviate Tennant's concerns.

Tennant said it sounded like EPI was more than willing to work with the citizens to work around schedules on an individual basis. Rapson noted that 9 of the 16 complaints were just relocation (e.g., Fielding Ridge, Morgan's Turn and Blueberry Hill), and that if those three problems were corrected 60% of the problems would be eliminated. Tennant asked Wade to work on pick up time at the Braelinn Baptist location, and Wade said he would do so.

Brown requested a member of the press to advise the citizens of Betsy Tyler's phone number for these types of complaints.

Tennant added that the City was in a difficult situation because Council needed to be responsive to the citizens, but that Council certainly did not want to burden the business community. He said it was encouraging that EPI also wanted to be fair and cooperative, and that Council did not want to over-regulate.

Rapson made a motion to table this item from the May 15, 2003, City Council agenda and directed City staff to contact all sanitation companies that serve Peachtree City to ensure that all problems listed on Attachment 5 were addressed. Weed seconded the motion. Motion carried unanimously.

05-03-11 Public Hearing – appeal of Subdivision Covenants, Deed Restrictions and Architectural Guidelines – 141 Kenton Place

Executive Assistant Gloria Reid read the procedures for the Public Hearing protocol at the Mayor's request.

The applicant, Mr. Scott Weller, of 141 Kenton Place, addressed Council and stated that he had applied to put an above ground pool in the backyard of their home. He stated that the permit had been denied on the basis of the Kenton Place Subdivision's Covenant and

Deed Restrictions, but that it was his understanding that those restrictions would expire in 2008. Mr. Weller explained that the pool was a 30' above ground pool and that he wanted put it down in the ground where it would not be fully exposed. Weller provided copies of photos indicating where he wanted to place the pool and advised that he planned to build a deck around the pool so there would be no danger of anyone falling, and that he would abide by any rules that the Building Department deemed necessary.

Brown noted for the record that an additional 18-page document had been provided along with the position paper from the Interim Developmental Services Director/City Engineer dated May 12, 203.

Rapson asked Weller what his neighbors thought of the idea. Weller said one neighbor had an in-ground pool, that there was a high fence, and that he had spoken with his neighbors and they had no problems.

McMenamin asked if extra precautions would have to be taken regarding chlorine, and Weller said it would be a regular above ground pool, but would be placed in the embankment. Weller said further he intended to put in a retention wall around it to keep the dirt from falling into the edges of the pool and to prevent a mud slide. McMenamin asked if it would be all right to bury an above ground pool. Building Inspector Tom Carty verified that 30" above the ground, at any point, constituted an above ground pool in answer to Weed's inquiry.

Hearing no one else speak in favor of the application, Brown asked if anyone wanted to speak in opposition to the request.

Interim Developmental Services/City Engineer Troy Besseche addressed Council and stated that the Wellers had approached City staff with an application to install an above ground pool in the backyard at 141 Kenton Place. Besseche continued that part of the review process was to check the covenants and deed restrictions and that Council had been provided with copies of the ordinance, Chapter 18, Article 12, Section 18-2, paragraph (b) (3) of the Code of Ordinances that dealt with construction of swimming pools stating "*There has been compliance with the requirements of the design review board resolution.*" Besseche stated further that, based on that section, Building Department personnel had checked to determine whether there was an active Homeowner Association.

Brown pointed out for clarification that Article XXI. 1., of the Architectural Guidelines for Kenton Place Subdivision stated that no above ground swimming pools shall be permitted; therefore, the baseline document for the subdivision confirmed that fact.

Besseche said the Kenton Place Subdivision Covenants and Deed Restrictions as well as the Architectural Guidelines addressed that issue, and reiterated that Section 18-2 of the Peachtree City Code gave staff the authority to make that decision. Further, in this situation, the City had been assigned the enforcement rights for the Covenants and Deed

Restrictions by Pathway Communities, which gave the City the authority to make the decision not to allow above ground pools at the Kenton Place Subdivision. Besseche said that Peachtree City's ordinance allowed above ground pools, but in this instance the covenants in the Kenton Place Subdivision took precedence over the City's ordinance, and on that basis, City staff denied the permit application.

Weed asked if this object could be safely converted into an in ground pool and again requested clarification that 30" at any point above the ground constituted an above ground pool.

Rapson said clearly there were Covenants and Deed Restrictions as well as Architectural Guidelines that stated this type pool was prohibited, but the question was whether Mr. Weller could take a free, 30-inch above ground pool and make it into something that would not require a variance and that would, in fact, be subjective to a fully enclosed in ground pool.

Building Official Tom Carty addressed Council and said that the Building Department would refer to the manufacturer's installation instructions, but that unless the manufacturer's instructions stated that the walls were strong enough to bury, the permit could not be approved.

Brown commented that the structural integrity of an in ground swimming pool was pretty specific regarding enforcement.

After some discussion regarding the structural stability of the pool, the fact that that the material the pool was made of was not galvanized steel, Rapson said he could not approve anything that was prohibited by the Covenants and Deed Restrictions as well as the Architectural Guidelines that establish the character of the neighborhood and because Carty, as the head of Code Enforcement, had major concerns about the matter.

Carty answered yes to Weed's inquiry about his professional opinion that putting the proposed pool in the ground would make it unsafe.

Weller addressed Council again and stated that there would be a hole in the ground with railroad ties so there would not be any pressure against the wall of the pool, which would be down in the ground with a decking around it.

Hearing no one else to speak in favor of the applicant's request, Brown closed the public hearing portion of the meeting.

Senior Code Enforcement Officer Tami Babb addressed Council and pointed out that Peachtree City Development Corp. had gone to a lot of trouble to establish deed restrictions, and that the Kenton Place Subdivision had written their Architectural Guidelines, which stated that no above ground pools would be allowed. Babb stated further that there were currently 12 pools in the Kenton Place Subdivision and there were no above ground pools.

Brown commented that Kenton Place Subdivision had written Architectural Guidelines, which were not the norm for Peachtree City, and that people purchased homes in that subdivision thinking that those guidelines would be in effect; therefore, he saw no reason to go forward with the request.

McMenamin said it would set a dangerous precedent in other subdivisions that have the same guidelines.

Weed made a motion to deny the variance request and accept City staff's recommendation based on the fact that the request violated the Kenton Place Subdivision's Deeds and Covenants, and based on the information received regarding the fact that the pool could not be configured in a safe manner. Rapson seconded the motion. Motion carried unanimously.

Council/Staff Topics

Interim City Manager Colin Halterman invited Council to the Employee Picnic on Friday, May 16, 12:00-1:30 p.m., at Shakerag Knoll.

Halterman announced the City's annual Memorial Day event would be held Monday, May 26. The golf cart parade was scheduled to leave The Gathering Place at 7:30 a.m. and the program would begin upon the parade's arrival at City Hall Plaza.

Rapson said he had received several calls from reporters recently regarding the contention between Council Members. He asked staff for a list of how the Council Members had voted over the last 17 months. Rapson prepared a statement regarding the voting summary (a copy of the summary is included in the official meeting file) and gave a copy to Council and the members of the press present at the meeting. He noted that Council voted on 197 items and had cast 910 votes. According to his calculations, Rapson said 88% of the votes had been unanimous. Council only disagreed with each other 3.8% of the time. Rapson said the members in general had a very cooperative working relationship. He noted there were only a handful of issues on which the members had not agreed and those issues had been well publicized. Rapson assured the residents that their elected officials worked and supported each other to the benefit of the community.

Tennant thanked Rapson for his analysis. He pointed out Council was composed of five individuals and all were stubborn with strong beliefs. He said it was not important to have a unanimous vote on all issues. McMenamin added that if there were a unanimous vote on all issues, then the members were not representing everyone in the community.

Brown said his recent trip to San Francisco, the Atlanta Regional Commission (ARC)-sponsored LINK (Leadership, Involvement, Networking, Knowledge) trip, had been budgeted and the budget had been approved by a unanimous vote. Brown said the trip had been very worthwhile.

Brown noted that an agenda item had been added to the May 1 agenda when he was on the LINK trip regarding the Development Authority debt. He said the matter would probably come up again. He directed staff to contact Bill Foley, the architect for the Tennis Center expansion, to see if he could attend a Council meeting or a session to discuss how the overages on the expansion came about.

Weed moved to reconvene in executive session for a personnel matter and a real estate matter. Rapson seconded. The motion carried unanimously.

Weed moved to reconvene in regular session. Rapson seconded. The motion carried unanimously.

Weed moved to make an offer of purchase on certain real estate described in a memo dated May 8, 2003, subject being Huddleston/Dividend Drive intersection improvements in the amount stated in the memo. Rapson seconded. Weed amended the motion to authorize the Mayor to sign any documents necessary to complete the transaction. Rapson seconded the amendment. The motion carried unanimously.

There being no further business to discuss, Weed moved to adjourn the meeting. Rapson seconded. The motion carried unanimously. The meeting adjourned at 8:45 p.m.

Betsy Tyler, Deputy City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

City of Peachtree City
Minutes of Meeting
June 5, 2003
7:00 p.m.

The City Council of Peachtree City met Thursday, June 5, 2003, 7:05 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Dan Tennant, and Murray Weed. Steve Rapson was out of town.

Announcements, Awards, Special Recognition

Mayor Brown read a proclamation for Army Appreciation Day and United States Army Week.

Approval of Minutes

McMenamin moved to approve the April 17, 2003, regular meeting minutes with amendments. Tennant seconded. The motion carried unanimously.

Council Member Tennant stated for the record that he asked to have the discussion of the Development Authority debt placed on the May 1 agenda. He referred to Page 6 of the May 1 meeting minutes the discussion concerning the Development Authority debt. The Mayor was not present at the meeting, but Tennant said the record clearly showed that the item was placed on the agenda in an effort to bring the public up-to-date on the Development Authority legislation. City Attorney Ted Meeker informed everyone that the legislation was still waiting for the Governor's signature. McMenamin added that not only had the public been told about the legislation, but Council had been updated as well.

McMenamin moved to approve the May 1, 2003, regular meeting minutes as written. Tennant seconded. The motion carried 3-0-1 (Brown).

Monthly Reports

Brown noted that City offices would be closed on July 4th. He pointed out there would be a new parade route this year and read over the list of the scheduled events for the day.

Weed noted there had been a dramatic increase in code enforcement violations in 2003 and asked if there was any specific reason. Building Official Tom Carty said he would look at the details, but that it was probably just due to the growth in the City. Weed said it was a mixed bag. He was happy to see Code Enforcement was doing its job, but sad to the numbers were almost doubled from last year.

Consent Agenda

1. **Update Radar Permit**
2. **Consider Budget Amendments**
3. **Consider Change to Section 18-3, Code of Ordinances, Appeal of Denied Building Permits**

Tennant moved to approve Consent Agenda items 1, 2, and 3 as submitted. Weed seconded. The motion carried unanimously.

New Agenda Items

06-03-01 Annual Audit Presentation

Financial Services Director Paul Salvatore said a copy of the Comprehensive Annual Financial Report (CAFR) was now available on the City's website. He continued this was the first year working with the new auditors, Mauldin & Jenkins. Salvatore thanked his staff, particularly Assistant Finance Director Janet Camburn, for their assistance, and introduced Adam Fraley of Mauldin & Jenkins. A copy of the CAFR is included with the official file for this meeting.

Fraley addressed Council and said the presentation was the conclusion of the annual audit for the year that ended September 30, 2002. He said his firm gave an unqualified opinion, meaning a clean opinion. The opinion had been filed with the appropriate authorities, including the Georgia Finance Officers Association to continue the certificate. Fraley commended City staff and said they had great cooperation with management. He continued that audit City was not unscathed, but the problems encountered had been resolved.

Brown asked about the collateralization of the Airport Authority funds and if the problems had been resolved. Airport Director Jim Savage answered yes. Salvatore said there might have been a misstatement in the Airport Authority report as to the way the bank accounts were categorized. The report said the accounts were not collateralized, but Savage assured Salvatore that was not the case. The matter was being addressed.

Tennant had a question under the General Fund heading on page 68. He said there was a variance of $400,000 to the good under budget to actual on General Administration Expense. Tennant said $637,000 was budgeted and actual was $237,000 – a $400,000 variance. He asked what that variance could be attributed to. Fraley said there were multiple reasons. Salvatore explained that many times there were adjustments made for accruals. Salvatore said the amounts might be based on the cash spent and he would have to analyze the information to find out what caused the variance. Tennant directed Salvatore report on the matter next week. Salvatore continued that the amounts might be a carryover to next year's budget, which happened in that budget category. He said he would look into the matter and let Council know.

06-03-02 Public Hearing – Land Use Plan Update pertaining to Westside Village

City Planner David Rast addressed Council and said this was, hopefully, the final action so the City could officially close the book on the Land Use Plan update. He continued that staff and the Planning Commission had recommended the Land Use Plan in the area along Clover Reach reflect commercial rather than the industrial designation in place and had hoped for a continuation of The Avenue in future redevelopment. However, between making the recommendations and bringing to Council, the City received a site plan to redevelop Peachtree Skate into ABRA Body and Glass, which was clearly an industrial use, and a site plan for free standing children's gym on one of the out parcels, which was also an industrial use. The area was taken back to the Planning Commission for reevaluation at the request of Council. Rast said if the land use plan for the area was kept industrial, then each parcel would have to come to the City for rezoning and more stringent conditions could be imposed. Rast said they were recommending the Land Use designation for those parcels remain industrial. When the parcels were developed, they would come in on a site-by-site basis.

McMenamin agreed and said that was a good idea to leave the Land Use designation as it was. She continued that ABRA had concerned her, but ABRA was actually nice looking. McMenamin felt keeping the land use in the area industrial gave the City more flexibility and more clout when developers asked for rezonings to commercial.

Tennant asked if the property owners received letters concerning the public hearing. Rast answered that this was not a rezoning, but just a modification of the Land Use Plan. He said the zoning would stay as it was.

Brown agreed with McMenamin that ABRA was a nice-looking facility and whatever went in the parcel across the street would not be damaged by ABRA.

McMenamin moved to accept the recommendation of City staff to adopt the Land Use Plan as stated in the memo dated May 29, 2003. Weed seconded. The motion carried unanimously.

06-03-03 Consider Additional Funding for Coweta-Fayette Connector (TDK Blvd.)

Brown noted there were additional documents on the dais pertaining to this agenda item. Brown moved to approve the additional expense of $18,650 to use toward the engineering for the changes requested for the Fayette-Coweta extension. Weed seconded.

McMenamin asked where the additional funds would come from. City Manager Bernie McMullen answered the funds would come from PIP contingency. Brown amended his motion to include that the funds would come from PIP contingency.

Tennant said there was great interest in putting this matter to bed. The bottom line was the total investment for the City was under $600,000 on a $4.5 million road. Tennant continued that the citizens would be well-served to get a much-needed road for a relatively nominal cost. It was no fun putting even more money into something, but the City could not hold the project up. Tennant said that according to the letter from County Commission Chairman Greg Dunn dated June 5, 2003, the City was on its own and the County was not putting in any more money. Tennant asked if there would be any matching of the funds from the County. Brown said he did not want to spend another dime on the project and he prayed the City not be asked to spend another dime on the project. He said it was the last money he would "give the nod" for.

Weed asked staff whether anyone knew if the City would continue to get requests for more funding. Weed said if the number were not accurate, he would rather wait and get the accurate number. City Engineer Troy Besseche said there would be no more requests for funding as far as the engineering was concerned. He continued that the City still had to get right-of-way acquisition from two landowners – Patten Seed Company and Pathway Communities. He added the City was obligated for the right-of-way acquisition under the agreement with the County. Besseche explained that Pathway would benefit from the road going in as far as marketability of their property was concerned. He said they could work with the golf course and possibly make some adjustments to the right-of-way needed to make the road function with the golf course. Another property owner involved was Fayette County.

Brown asked when the plans would be ready. Besseche said he expected them on his desk on August 1. Tennant and Brown both questioned if the project would then be ready to turn over to Fayette County. Besseche said he would need a day to review the plans, but it would be around August 1.

Brown said that Highway 74 South widening continued to the be number one priority for the City and he wanted to make sure that project was not knocked off the ladder with finishing up this project. Obviously some of the volume from the Coweta-Fayette Connector would go onto Highway 74 South.

McMenamin noted that comment had been from the Mayor, not Council. She continued that it was important to move ahead and the state was waiting. Highway 74 South was part of the funding package and it was time to get on the way.

The motion carried unanimously.

06-03-04 Consider Golf View Traffic Calming Modifications – Third Phase

Besseche told Council that some residents were still concerned about the profile of the speed humps and the effect on emergency vehicles. He continued that he had looked at two categories of modifications for the hill – warning-related options and construction options. The options included flashing beacons, pulse loops in the road that indicated if a vehicle was coming from either direction, and warnings for those pulling out of driveways. Besseche said the options ranged in cost from $500 to $12,000, and all options were considered a marginal improvement. A transportation consultant from the Georgia Department of Transportation had looked at the hill and said no changes needed to be made.

Besseche pointed out that changing the speed hump profile would improve the mitigating effect the humps could have on emergency vehicles. Extending the length of the humps from the current 14 feet to 22 feet in the form of a trapezoidal table provided less of an impact for emergency vehicles. The cost of modifying the speed humps was $8,500.

The account balance was $4,656 so an additional $3,844 was needed to complete the work. Besseche said staff recommended Council provide funding in the amount of $3,844.

Tennant noted that he had received numerous e-mails and calls in the past regarding the Golf View situation, but had received no complaints during the last three-six months. In light of that, Tennant felt it might be best to leave well enough alone.

Brown said he had received comments regarding the increased volume of traffic on Pinemount. He continued that increased police presence would help the situation. He said the time savings for emergency vehicles seemed marginal after the speed hump profiles were changed. Besseche said the amount of time saved would be one to three seconds, depending on the location. He pointed out that Emergency Services supplied the timesavings information. Brown said the changes to the speed humps would also make it easier for the larger SUVs to go over the humps. Besseche said they expected the same results, but the SUVs were not as heavy as emergency vehicles.

Several residents from the Golf View area addressed Council, including Owen Cook, Grady Stone, Martha Stone, Clyde Finley, Marilyn Smith, Mrs. Frazier, and a few other residents who did not identify themselves. Their comments included:

- Appreciation for Council's efforts;
- When stop sign removed at Oakmount, conditions became worse on south side of the hill;
- Had accidents due to drivers speeding and traveling too close;
- Drivers did not stop for stop signs, but some did at least slow down;
- Residents were notified when some of original measures were removed;
- Bumper strip should be installed on west side;
- Children should not cross the street without adult supervision and could not even go out and get the mail;
- Concerns about increased cart traffic and bike traffic during the summer.

Brown asked the Golf View area residents to include as much information as possible when they called in with complaints, including the time of day of incidents, so the police could be in the area at the appropriate times.

Weed said he would not vote to change the devices in place and would not support a loosening of what was in place. Weed moved to do nothing regarding the traffic calming devices at this time and to keep everything in place. McMenamin seconded. The motion carried unanimously.

06-03-05 PTC Youth Council Presentation – Funding Request
Tennant noted for the record that Shelby Barker was his stepson and that Barker's mother was his wife.

Shelby Barker, spokesperson for the Youth Council, addressed Council. He said the Youth Council's goal was to bridge the gap between youth and adults. Barker continued that there were very few activities for youth in the City and the Youth Council planned to hold a Battle of the Bands at the Frederick Brown, Jr. Amphitheater on Saturday, July 12. Tickets were $3 in advance and $5 at the gate. The Youth Council was asking for $800 to help cover the remaining expenses for the event since the event would be City-sponsored.

McMenamin said she read that the Youth Council had received a $1,000 donation. Barker clarified the donation was in-kind from the Amphitheater.

Tennant asked Barker what the $800 from the taxpayers would pay for. Barker answered that $500 would pay for the lighting and sound, $100 would pay for the facility manager who would be on site during the event, and $200 would pay for two police officers to provide security, unless any officers volunteered.

Weed asked what entity the Youth Council belonged to – the City or was it a private organization. Barker said they were trying to organize through the Recreation Commission. Brown noted that everything had happened quickly and the Youth Council needed to step back, work on bylaws, and create a hierarchy.

McMenamin asked Leisure Services Director Randy Gaddo when the last battle of the bands was held. Gaddo said they tried to have one last year, but there were problems with ticket sales. Other than that, it had been nine years since the last event.

McMullen recommended Council approve the funding in the Leisure Services budget since the Youth Council had no formal structure in place. He said the funding could come from Council Contingency if the matter was handled in that way.

McMenamin applauded the efforts of the Youth Council, but said she would like more information. She pointed out that the budget was strapped and she was not in favor of approving the funds at this point.

Barker said that McIntosh High School had sponsored two battles of the bands during the school year that were very well attended. He said it was a matter of how to get the word out. Radio station 99X planned to attend the event and they were trying to get some word-of-mouth on the radio. Four bands had committed to the event and the Youth Council had a slot in the July 4th parade to advertise the event.

Robin Tennant, Barker's mother and adult member of the Youth Council, said the members had been approaching businesses in town regarding sponsorships. She explained that they had to have the money for the sound and lighting up front. The Police Department might have volunteers, but if not, the cost would be $200. Mrs. Tennant added that two police officers would be needed in addition to the parent volunteers who would be at the concert. She said the students had made a good effort and were very organized. She pointed out it was a City youth group and any profit from the event would go to the Youth Council's next project, which would be something to benefit the City. They hoped to get more youth involved in the program through the Battle of the Bands.

Brown pointed out that the Commission on Children and Youth and other organizations had come and gone. He said the Youth Council had good parent participation, who were providing adult input and know-how. Brown said they had to have adult participation to get some of their projects off the ground. Mrs. Tennant said they also had businesses that were participating and that Deli Delicious had agreed to provide concessions at the event.

Weed asked Mrs. Tennant if the Youth Council had considered asking civic organizations for funds. Mrs. Tennant said they had, but had not gotten to them yet. McMenamin added that the Youth Council was trying to do a lot quickly and had come to the government first before going out to other organizations. She said the civic organizations would embrace this kind of event. Barker said they would go to the civic organizations.

Bob Lenox addressed Council and said $400 in pledges had been raised in the back row during the discussion. Mrs. Tennant amended the request to $400. McMenamin personally pledged $100. Tennant also personally pledged $100, as well as Meeker. Weed pulled out his checkbook during the discussion and wrote a $100 check.

Gaddo said the checks should be made out to the City of Peachtree City and the money would be deposited into the Youth Council account. Tennant suggested writing "Battle of the Bands Fundraiser" in the memo section of the checks.

Council/Staff Topics

Brown said the City had been getting a lot of complaints about the high grass. He continued that even when it was not raining, the ground was so saturated that the heavy tractors used for mowing would tear up the ground. When possible, Public Works worked non-stop to cut the grass. Brown asked McMullen to pass on appreciation to Public Works. McMenamin added that the overgrowth at some subdivision entrances had caused site problems for drivers and Public Works had responded quickly in these cases.

Weed moved to reconvene in executive session for two legal matters and a personnel matter. Tennant seconded. The motion carried unanimously.

Brown moved to reconvene in regular session. Weed seconded. The motion carried unanimously.

Brown moved to authorize the City Attorney to proceed with action against Burcher for repairs at the Leach Fire Station. Weed seconded. The motion carried unanimously.

There being no further business to discuss, Weed moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 8:47 p.m.

Betsy Tyler, Deputy City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and Council**

VIA: **City Manager**

FROM: **City Clerk**

DATE: **June 9, 2003**

SUBJECT: **Alcohol License – NEW – Saffron Market**
June 19th City Council Agenda

Saffron Market, a take-out market located at 100 North Peachtree Parkway, has submitted an application for a new alcoholic beverage license. Mr. Sam Chreiteh has requested he be appointed as the Licensee. Ms. Gena Chreiteh has requested she be appointed as the License Representative. Ms. Chreiteh will attend the meeting on Thursday, June 19th, to answer any questions you may have. Mr. Chreiteh will be flying in to Atlanta just prior to the meeting and will attend if his flight arrives on time.

JSM:pd

Attachments

Peachtree City
Georgia

State of Georgia

City of Peachtree City:

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

Sam Chreiteh
Name

404 Loyd Road Peachtree City, GA 30269
Address

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

James V. Murray
Signature

May 3, 2003
Date

Major R. M. Dulin
Witness

151 Willowbend Road • Peachtree City, Georgia 30269 • (404) 487-7657

Peachtree City

Georgia

State of Georgia

City of Peachtree City:

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

Gena Haynes Chreiteh
Name

404 Loyd Road Peachtree City, GA 30269
Address

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

James V. Murray
Signature

June 3, 2003
Date

Major R.M. Dukes
Witness

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

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: SAFFRON MARKET, INC.	**Business Location:** 160 N. PEACHTREE PKWY. PEACHTREE CITY, GA 30269	
Nature of Business: RESTAURANT & MARKET (PREPARED FOOD TO GO)	**Mailing Address:** 404 LOYD ROAD PEACHTREE CITY, GA 30269	**Business Phone Number:** 770-632-7422
Name of Licensee: mc ~~GENA~~ SAM CHREITEH	**Home Address:** 404 LOYD ROAD PEACHTREE CITY, GA 30269	**Home Phone Number:** 770-632-1633
Name of License Representative: Gena Chreiteh	**Home Address:** same	**Home Phone Number:** same

Please indicate type of licenses applying for:

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

Please complete information below (use separate sheet if necessary)

NAME Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	**ADDRESS** Please provide Home Addresses for the individuals listed:	**PHONE NUMBERS** Please provide Home and Business Phone Numbers for individuals listed:
SAFFRONMARKET, INC.		
GENA CHREITEH	404 LOYD Rd.	770-632-7422 W
SAM CHREITEH	PEACHTREE CITY, GA 30269	770-632-1633 H

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

POSITION PAPER

Proposed Variance: Lot 1, Pinegate Estates
Seymour Property
City Planner/ Zoning Administrator David BM
June 12, 2003

Situation:

Mr. Scott Seymour is constructing a home on property he owns at 98 Pinegate Road within the 7-lot Pinegate Estates subdivision (Attachment "A"). The overall parcel is 1.32 acres in size and was heavily wooded prior to construction. A large portion of the lot falls within the 100-year floodplain. The Applicant was issued a Development Permit on January 14, 2003, and began clearing the front portion of the property, removing the majority of the vegetation between Pinegate Road and the floodplain (Attachment "B"). The Applicant then began filling the front portion of the property in order to raise the grade of the developable portion of the site. The site plan submitted along with the Building Permit application indicated the entire structure would be located out of the minimum building setbacks (Attachment "C"). The foundation survey indicates the home was placed in a different location than originally approved and that the building encroaches into the minimum front building setback (Attachment "D"). The foundation survey was not submitted until May 28, 2003, at which time the City placed a Stop Work Order on the subject property until the encroachment issue could be resolved. Mr. Seymour has applied for a variance to permit this encroachment (Attachment "E").

Facts:

1. The subject parcel is zoned R-43 Residential, which requires a minimum front building setback of 50'. The foundation survey identifies a corner of the home encroaches 3.7' into this setback.

2. A Building Permit for this property was issued on January 13, 2003, and clearly states (in red) that a foundation survey is required prior to any subsequent construction. Additionally, the Building Official included five conditions of approval. One of these states "no construction permitted above slab prior to foundation and elevation certificate approval" (Attachment "F").

3. Not only has the foundation and slab been installed, but the Applicant has completed the framing of the home; has installed electrical, plumbing and mechanical equipment; has installed the fireplace, roof structure and shingles, and the exterior trim and siding. All of this subsequent construction was completed prior to submittal of the foundation survey.

4. The foundation survey indicates the fieldwork for the foundation survey was completed on February 27, 2003; and the survey was prepared on March 4, 2003. This survey clearly indicates a corner of the foundation encroaches into the front building setback.

5. Our inspection reports indicate the Applicant continued to request building inspections and has obtained all of his rough trades and rough framing approvals for this structure. These reports also indicate the majority of these inspection requests were called in after the date the foundation survey was prepared.

6. It is unclear when, or if, the foundation survey was actually submitted to the Building Department, as there is not a copy of the foundation survey in the building permit file. The only copy of this survey we have is the one that was submitted as a part of the application for variance on May 28, 2003.

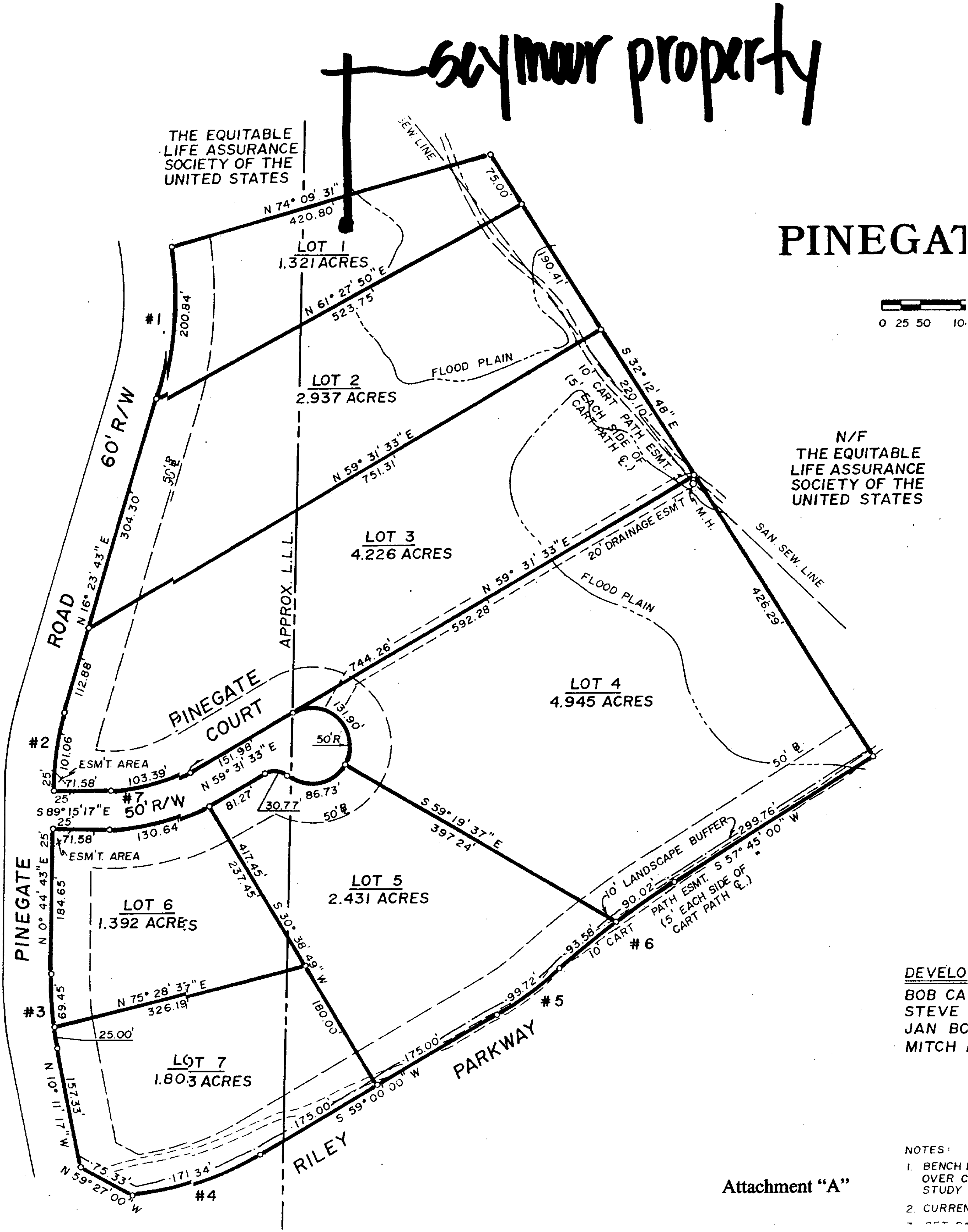
7. The application for variance also includes a letter explaining how the encroachment occurred and why alteration of the house to correct the encroachment at this time would pose a hardship to the Applicant (Attachment "G").

8. A copy of the portion of the Zoning Ordinance that addresses variance policies and procedures is included as Attachment "H".

<u>Recommendation</u>:

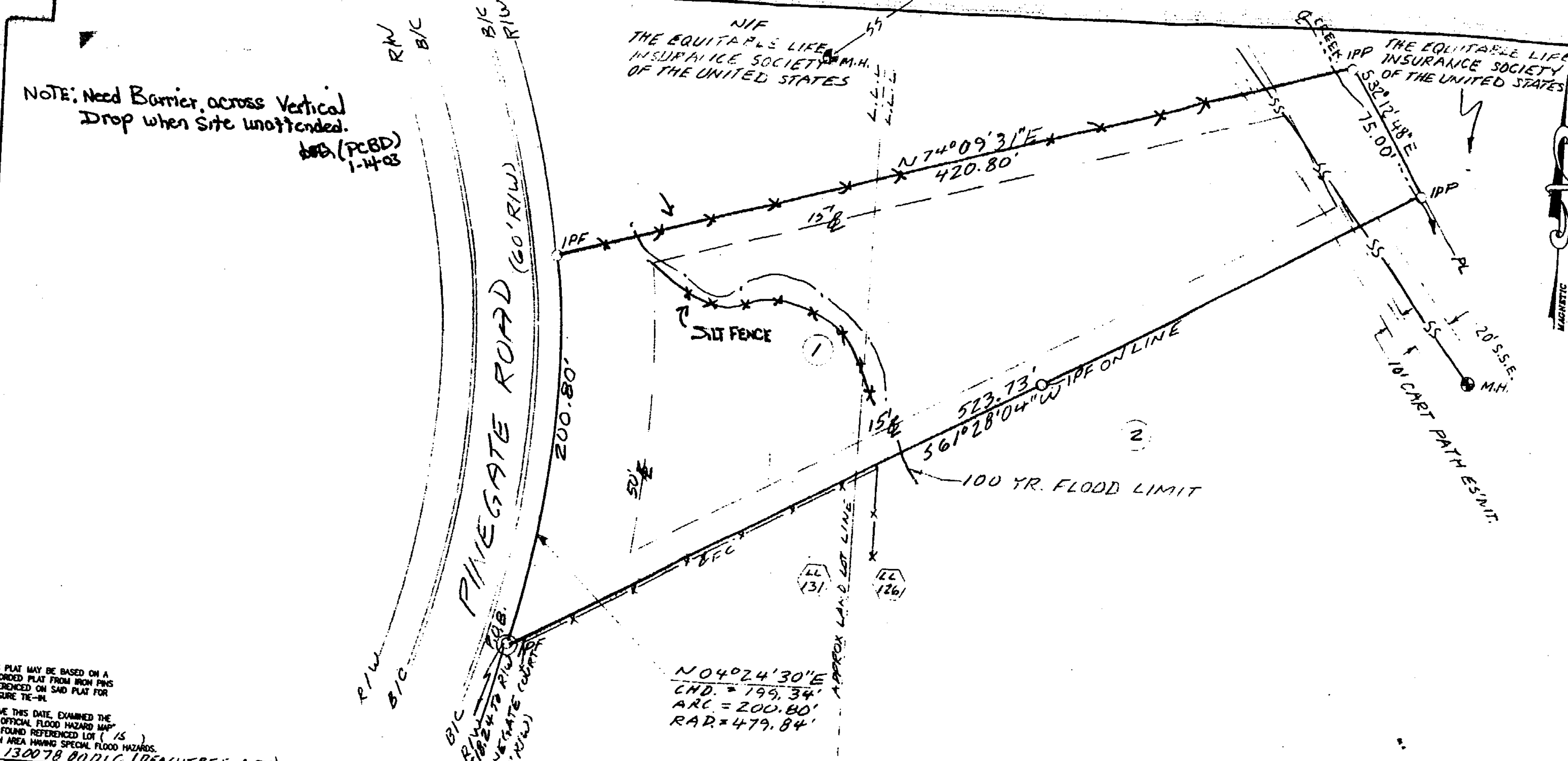
City Staff recommends that the variance not be approved. Pinegate Estates is an established neighborhood with homes on large, heavily wooded lots. The Applicant removed a significant amount of vegetation from the subject parcel prior to installing the foundation and retaining walls. The layout of the home differs from what was submitted and approved as a part of the Building Permit application. The Building Permit clearly states that a foundation survey is required prior to any subsequent construction, and it is apparent that construction of the home continued and inspections were requested long after the setback encroachment was identified on the foundation survey. If the foundation survey had been submitted as required, the encroachment would have been discovered long before this stage of construction and corrective action could have been taken without the need for a variance.

Attachments "A" – "H"



Attachment "A"

NOTE: Need Barrier across Vertical Drop when site unattended.
(PCBD) 1-14-03



THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE-IN.

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (15) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PER: 130078 0001C (PEACHTREE CITY) DATED: 12-1-79

DATE OF FIELD LOCATION: 8/10/01

AREA = 1.32 ACRES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,490 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 298 FEET.

ALL IRON PINS ... UNLESS OTHERWISE NOTED.
EQUIPMENT USED: TOPCON GTS TOTAL STATION AND 100' STEEL TAPE.

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

KENNETH WUNT
... LAND SURVEYORS, L.L.C.
1065 Sandtown Road, S.W. Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

SURVEY FOR:	
SCOTT SEYMOUR	
PINEGATE ESTATES	8-14-01
LOT 1	
	ATTY: INP.
LAND LOT(S) 126 & 131 DIST. 7TH SECT	CHKD: KLN
FAYETTE COUNTY, GEORGIA	PC: P.E.
PLAT BOOK: 12 PAGE: 148-149	JOB NUMBER
DEED BOOK 1366 PAGE 209	027201
	DRAWN: MM

LEGEND

—X—X— = Barbed Wire
SS = Sanitary Sewer
FH = Fire Hydrant
PP = Power Pole
IPP = Iron Pin Placed
IPF = Iron Pin Found
MON = Monument
LP = Light Pole
EP = Edge Pavement
OTP = Open Top Pin
CMT = Crimp Top Pin
B/C = Back of Curb
CL = Centerline
—o—o— = Chain Link Fence
SSMH = Sewer Manhole
SSE = Sanitary Sewer Esmt.
JB = Junction Box
DI = Drop Inlet
PL = Property Line
CMP = Corrugated Metal Pipe
RCP = Reinforced Concrete
DE = Drainage Easement
WV = Water Valve
WM = Water Meter
R/W = Right of Way
= Power Line

-50 0 +50
GRAPHIC SCALE
1 inch = 50 ft.

PEACHTREE CITY

DEVELOPMENT PERMIT

- CLEARING ONLY -

NO. 03-007

Tree protection and erosion control measures are to be accomplished prior to any other construction on the site and maintained until permanent ground cover is established.

THIS PLACARD MUST BE

POSTED IN A CONSPICUOUS

PLACE ON THE JOB.

IT MUST BE VISIBLE FROM

THE PUBLIC RIGHT-OF-WAY

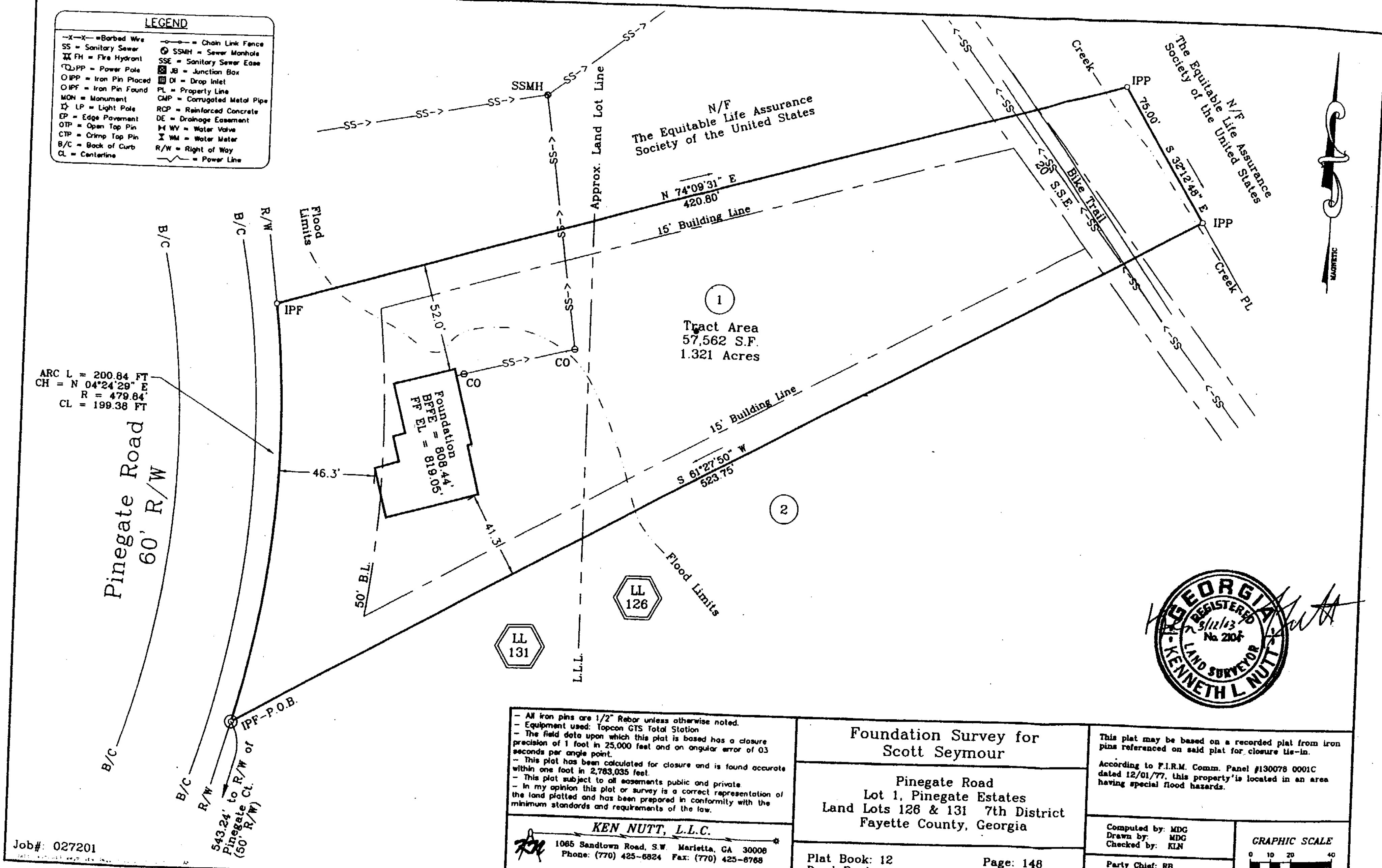
-Scott Seymour-

PROJECT NAME PINEGATE

LOCATION LOT #1

ALL WORK TO BE DONE IN ACCORDANCE WITH PLANS ON FILE WITH THE CITY OF PEACHTREE CITY

APPROVED 1-14-03 Attachment "B" HB



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point.
- This plat has been calculated for closure and is found accurate within one foot in 2,783,035 feet.
- This plat subject to all easements public and private
- In my opinion this plat or survey is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

KEN NUTT, L.L.C.
1065 Sandtown Road, S.W. Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Foundation Survey for
Scott Seymour

Pinegate Road
Lot 1, Pinegate Estates
Land Lots 126 & 131 7th District
Fayette County, Georgia

Plat Book: 12 Page: 148
Deed Book: Page:

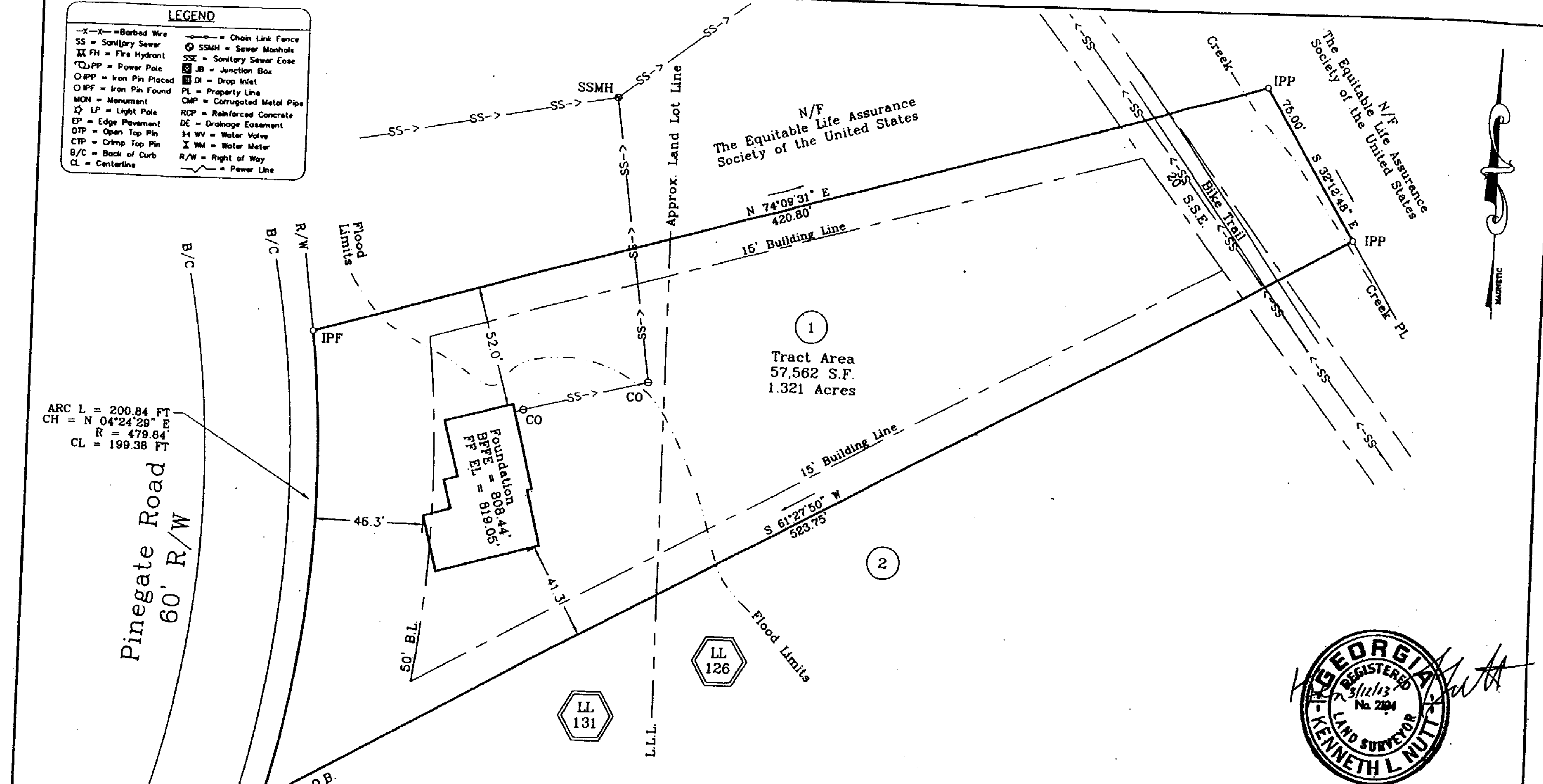
This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie-in.

According to F.I.R.M. Comm. Panel #130078 0001C dated 12/01/77, this property is located in an area having special flood hazards.

Computed by: MDG
Drawn by: MDG
Checked by: KLN

Party Chief: RB
Date Surveyed: 2/27/03
Date Drawn: 3/4/03

GRAPHIC SCALE
0 10 20 40
SCALE: 1"=40'



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point.
- This plat has been calculated for closure and is found accurate within one foot in 2,783,035 feet.
- This plat subject to all easements public and private.
- In my opinion this plat or survey is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

KEN NUTT, L.L.C.
1065 Sandtown Road, S.W. Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Foundation Survey for
Scott Seymour

Pinegate Road
Lot 1, Pinegate Estates
Land Lots 126 & 131 7th District
Fayette County, Georgia

Plat Book: 12 Page: 148
Deed Book: Page:

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie-in.

According to F.I.R.M. Comm. Panel #130078 0001C dated 12/01/77, this property is located in an area having special flood hazards.

Attachment "D"

Computed by: MDC
Drawn by: MDC
Checked by: KLN

Party Chief: RB
Date Surveyed: 2/27/03
Date Drawn: 3/4/03

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 40'

Job#: 027201

2003-07

REQUEST FOR VARIANCE
ZONING ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: 98 Pinegate Rd

The reason this variance is being requested is as follows: After receiving the foundation survey the house 46.3' from the right of way the zoning calls for 50'. The house is under construction. I layed the house out not accounting for the arc in the road

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

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

Name: (Please type or Print) Scott Seymour

Address: 524 Pinegate PTC 30269

Phone: 770 632 7082

Signature: SHS

****

This request, 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: David E. Rast

Title: Zoning Administrator

Date of Acceptance: May 28, 2003

Date of Public Hearing: June 19, 2003

Attachment "E"

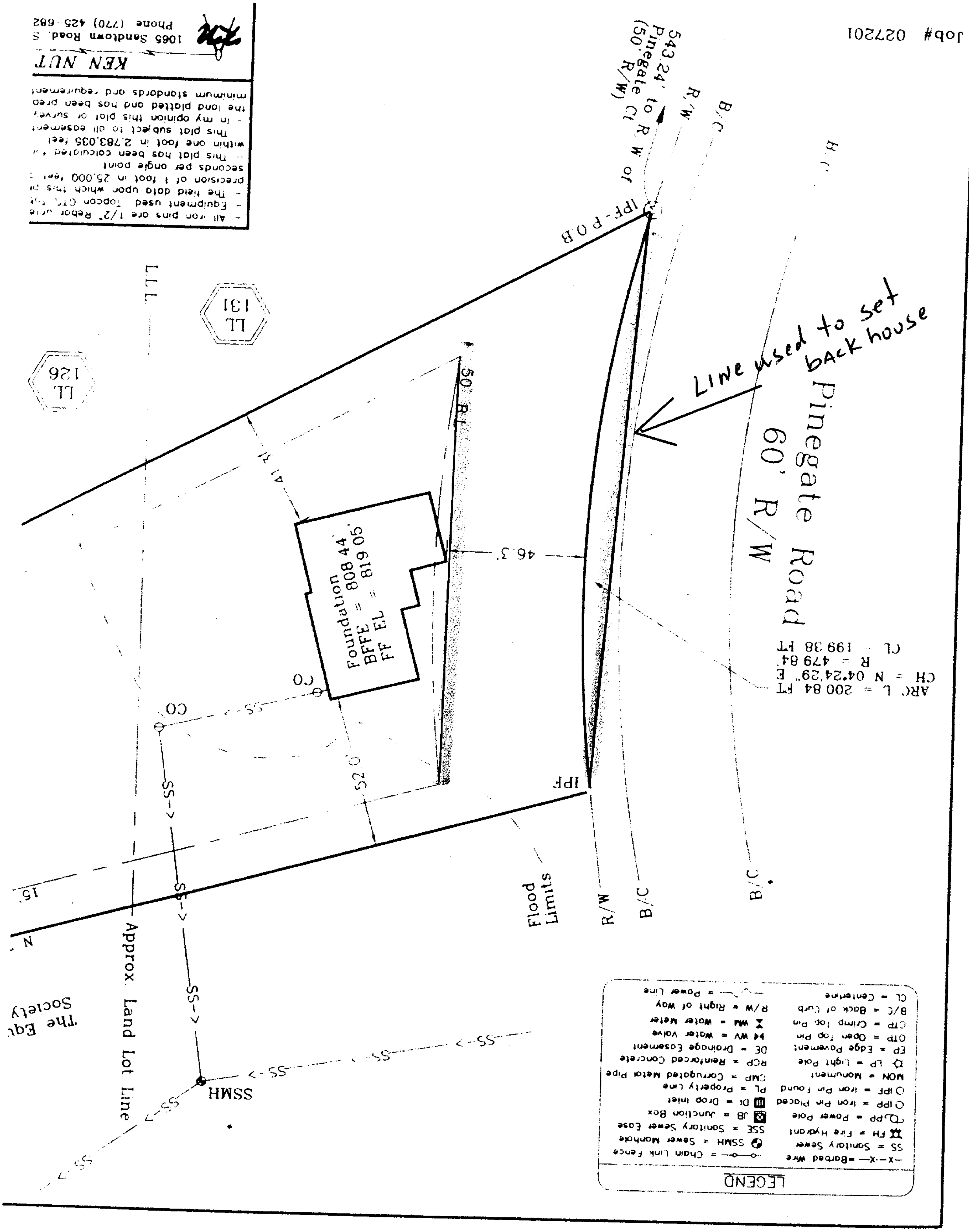
9/1/00

Request For Variance-

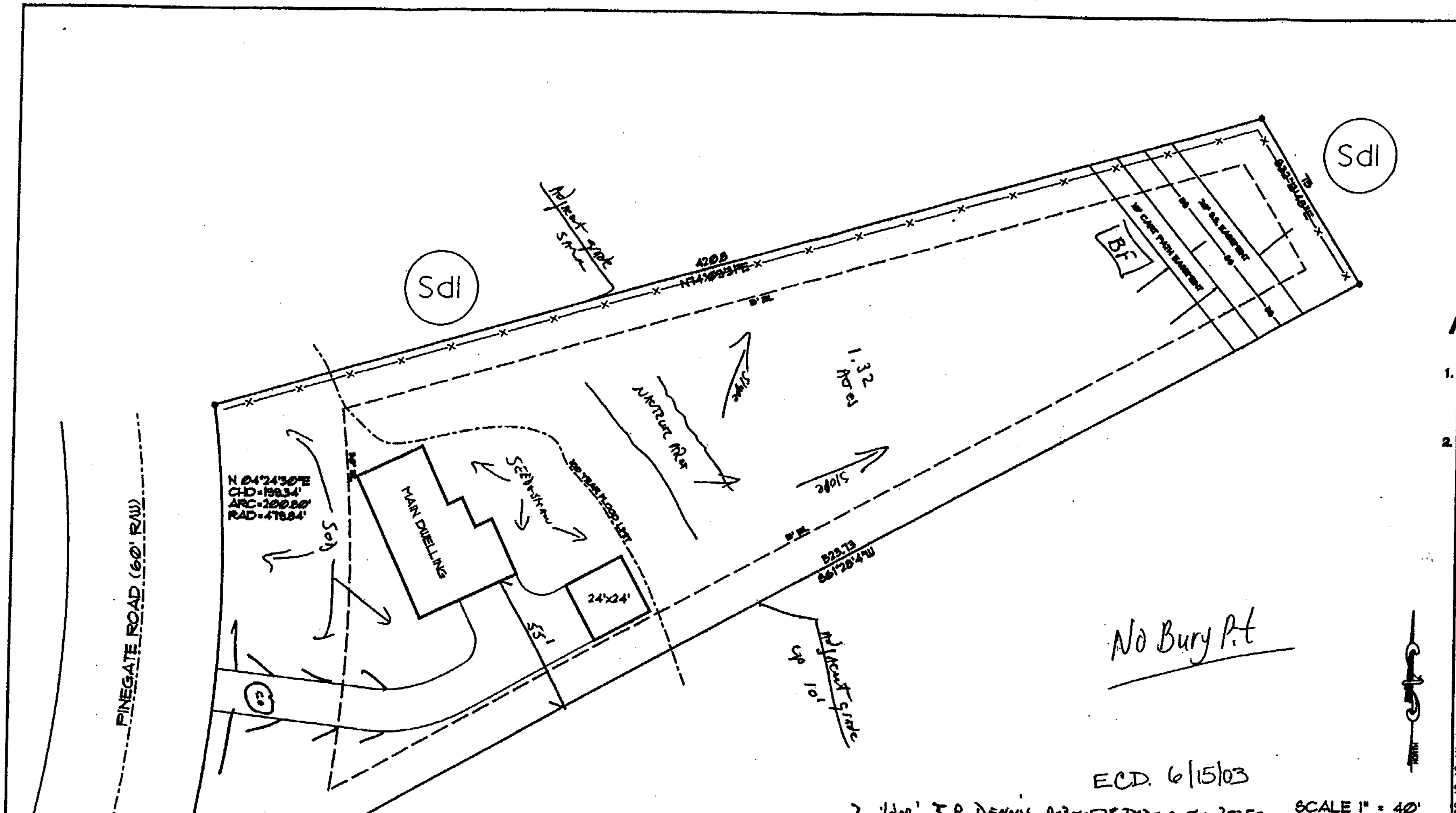
I am having a house built in Pinegate Estates on Pinegate Road. The lot is the last lot in the subdivision of older homes. During the layout of the home I had a survey company lay out corner pins representing the corner boundaries for the set backs. I laid the house out per those pins and began construction to the extent of being ready for drywall. At that time I had a foundation survey performed and found that I had encroached in to the set back by 3.7 feet. After talking with the surveyors on-site I came to the conclusion that I had not allocated for the curve in the road when laying the house out from the corner stakes. I had ran a line straight from corner stake to corner stake as highlighted on the plat. The area of the house which encroaches is the corner of the garage. To get this out of the encroachment I would have to cut four feet off the front of the garage and pour a new foundation to a footer depth of twelve feet. This would be costly as well as change the look of the house and lose garage space. I feel this new home is a pleasant addition to the older neighborhood. I have in no way intentionally violated the ordinance, but have made an innocent mistake.

Thank you,

Scott Seymour



Job# 027201
All iron pins are 1/2" Rebar unle
Equipment used Topcon GTS
The field data upon which this pl
precision of 1 foot in 25,000 feet
seconds per angle point
This plat has been calculated for
within one foot in 2,783,035 feet
This plat subject to all easement
In my opinion this plat or survey
the land platted and has been prep
minimum standards and requirement
KEN NUT
1065 Sandtown Road, S
Phone (770) 425-682
543.24' to R/W of Pinegate Ct. (50' R/W)
IPF-POB
B/C
R/W
LL 131
LL 126
LLL
Line used to set back house
Pinegate Road 60' R/W
50' BL
41.1'
Foundation
BFFE = 808.44'
FF EL = 819.05'
46.3'
ARC L = 200.84 FT
CH = N 04°24'29" E
R = 479.84'
CL = 199.38 FT
CO
SS
52.0'
IPF
15'
Flood Limits
Approx. Land Lot Line
The Equ Society
SSMH
LEGEND
—x—x— = Barbed Wire
SS = Sanitary Sewer
FH = Fire Hydrant
PP = Power Pole
IPP = Iron Pin Placed
IPF = Iron Pin Found
MON = Monument
LP = Light Pole
EP = Edge Pavement
OTP = Open Top Pin
CTP = Crimp Top Pin
B/C = Back of Curb
CL = Centerline
—o—o— = Chain Link Fence
SSMH = Sewer Manhole
SSE = Sanitary Sewer Ease
JB = Junction Box
DI = Drop Inlet
PL = Property Line
CMP = Corrugated Metal Pipe
RCP = Reinforced Concrete
DE = Drainage Easement
WV = Water Valve
WM = Water Meter
R/W = Right of Way
= Power Line



ECD. 6/15/03

Builder: J.P. Dennis PoBox 578 Tyrone GA 30290 SCALE 1" = 40'

SCOTT SEYMOUR	phone - 770 560 7693
PINGATE ESTATES	fax - 770 716 6694
LOT 1	
LAND LOT 126 & 131 7TH DISTRICT FAYETTE COUNTY, GEORGIA	
PLAT BOOK 12 PAGE 148-149 DEED BOOK 1365 PAGE 209	

...\Seymour\Pinegate.dgn 01/06/03 09:13:16 AM

EROSION CONTROL PLAN

APPROVED

1. MAINTAIN EROSION CONTROL MEASURES FOR DURATION OF PROJECT.
2. REINFORCE AND AUGMENT AS NECESSARY TO ASSURE EFFECTIVENESS.

1/14/03

Peachtree City Engineering Dept.

Attachment "C"

CITY OF PEACHTREE CITY
153 WILLOWBEND ROAD
Peachtree City, GA 30269
Phone (770)487-8901
Inspection Request Line (770) 631-2588 Ext.222

BUILDING PERMIT

Permit# 03-00082 | Permit Type: SF
Master Permit# 03-00082 | Date Applied:01/13/03

Project Address: PINEGATE ROAD 0098
Location: PINEGATE ROAD 0098
Subdivision: PINEGATE ESTATES | Lot: 1

Owner Name: DEANNA SEYMOUR
Address: 524 PINEGATE ROAD
City: PEACHTREE | Phone: - - #A8184

ATTACHMENT "A"

Contractor: J.P. DENNIS
Address: 2721 HWY 85
City: SENOIA | Phone:770-560-7693 ✓ 1/10

Work: 3,193 HEATED SF, 2.5 BATHS, B'MENT 1 ...
Desc:

FOUNDATION SURVEY REQUIRED
Prior to any subsequent construction

Proposed Use: SFR LOT 1 PINEGATE ESTATES

⋆⋆ ③ no construction permitted above Slab prior to foundation survey & elevation Certificate approval

Zoned: Set Backs: F S R NOTE: ① all demolition waste on site must be removed by the time the basement is poured. ② C/W all ③ pages of Attachment "A"	Valuation:$ 205000.00 Fees Due:$ 798.25 Fees Paid:$ ~~100.00~~ pd. 898.25

Plan Name: inspection procedures & Sec 18-7 on site burial of debris | Stories: 2 | Sq Ft: 3993
Heated Sq Ft: 3193
④ C/W all redline notes on approved plans

Variance Granted By: #48147 1/14/03 Date:
Eros Plan Approved By: $100.00 PD Date: 1-14-03
Approved For Issuance By: AB Date: 1-16-03
Plans Checked By: AB Date: 1-16-03

**** N O T I C E ****

This permit becomes null and void if work or construction authorized is not commenced within 6 months or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started Separate permits are required for electrical, plumbing, heating, fireplace ventilation, air conditioning.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws amd ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law requlating construction or the performance of construction.

⋆⋆

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT — DATE 1-17-03

BUILDING OFFICIAL CITY OF PEACHTREE CITY — DATE 1/16/03

Attachment "F"

Request For Variance-

I am having a house built in Pinegate Estates on Pinegate Road. The lot is the last lot in the subdivision of older homes. During the layout of the home I had a survey company lay out corner pins representing the corner boundaries for the set backs. I laid the house out per those pins and began construction to the extent of being ready for drywall. At that time I had a foundation survey performed and found that I had encroached in to the set back by 3.7 feet. After talking with the surveyors on-site I came to the conclusion that I had not allocated for the curve in the road when laying the house out from the corner stakes. I had ran a line straight from corner stake to corner stake as highlighted on the plat. The area of the house which encroaches is the corner of the garage. To get this out of the encroachment I would have to cut four feet off the front of the garage and pour a new foundation to a footer depth of twelve feet. This would be costly as well as change the look of the house and lose garage space. I feel this new home is a pleasant addition to the older neighborhood. I have in no way intentionally violated the ordinance, but have made an innocent mistake.

Thank you,

Scott Seymour

Attachment "G"

(1202.2) The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

An application for a variance may be submitted only by the owner of the property for which a variance is desired, or his authorized agent.

(a) Variance applications shall be filed with the city planner on forms provided by the city planner.

(b) Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

(c) An application fee of $50.00 must accompany each variance application.

(d) Upon receiving an application, the city planner shall schedule a public hearing on the request before the city council within 45 days after receipt.

(e) A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date.

(f) A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear at least 15 days prior to the hearing date.

(g) At the public hearing before the city council, the applicant may appear in person or be represented by an agent or attorney.

(h) Variances from the provisions of this ordinance may be approved by the city council if it is determined that they will not cause substantial detriment to other parties or impair the purpose or intent of this ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the city council shall consider the following factors:

(1) Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;

(2) Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and

(3) Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance. (Ord. No. 589, 11-19-1992; Ord. No. 618, 7-7-1994)

Attachment "H"

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**

FROM: **Director of Financial Services** P.S.

DATE: **June 11, 2003**

SUBJECT: **Policy on Grant Incentive Program for City Employees**
June 19 City Council Agenda

Recommendation

Staff recommends adoption of attached draft CAR 9-7, Grant Incentive Program for City Employees.

Discussion

Attached is a draft policy regarding the Grants Award Program that was outlined and introduced at the last Council Retreat by Council Member Steve Rapson. Staff used the outline from the retreat as a guide in preparing this draft policy. The objective of this policy is to encourage City employees to identify additional revenue sources for projects that Council and/or management wish to fund.

Budgetary Impact

A. The annual operating budget shall include a line item for anticipated Grant Revenues in the amount of $50,000, and a corresponding appropriation for grant related expenditures of $50,000.
B. The $50K appropriation will enable the City to leverage the $50K into $500K worth of Grant Awards, if 10% is used as the local match factor.
C. No expenditures will be made against the $50K appropriation until such time the offsetting revenue of the grant award is approved.

I. Purpose

The purpose of this regulation is to establish a program to reward city employees who find, apply for, and receive a grant on behalf of the City for an appropriate grant award.

II. Objectives

A. To encourage city employees to identify additional revenue sources for projects that Council and/or management wish to fund.

III. Program Guidelines

The following guidelines describe how the Grants Award Program is to be funded and the process to be used for employee incentive payments:

A. The annual operating budget shall include a line item for anticipated Grant Revenues in the amount of $50,000, and a corresponding appropriation for grant related expenditures of $50,000.
   a. The $50K appropriation will enable the City to leverage the $50K into $500K worth of Grant Awards, if 10% is used as the local match factor
   b. No expenditures will be made against the $50K appropriation until such time the offsetting revenue of the grant award is approved

B. An employee must have their Director approve a proposed grant application, prior to the application being submitted.

C. Applications for grants in excess of $75K will require City Council approval, prior to being submitted.

D. Grants of any size that will involve the incurrence of any recurring expenditures, or cash matches, must be approved by the City Council prior to submission of the grant application.

E. For employees who request grants as part of their normal job duties, written approval of their Director and the City Manager must be obtained in order for the employee to be eligible for an award.

F. Once the grant revenue is collected, eligible employees shall receive a grant incentive payment equal to the lesser of 10% of the grant award, or $1,000.

G. If a grant award is recurring, the employee would only be eligible for the incentive payment for the initial grant award received.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor and City Council**

VIA: **City Manager**

FROM: **Director of Financial Services** P.S.

DATE: **June 11, 2003**

SUBJECT: **Policy on Capital Spending Goals and Priority Setting**
June 19 City Council Agenda

Recommendation:
Staff recommends adoption of attached draft policy CAR 9-6, Capital Spending Goals and Priority Setting.

Discussion:
The Financial Services Director presented an outline of this draft policy at the last Council Retreat. The general intent of the policy is to streamline the budget process by having an agreed upon set of guidelines for including capital expenditures in the PIP budget. Staff used sample policies of other jurisdictions, and other GFOA literature to formulate this policy. Council Member Steve Rapson suggested the only changes that were made to the original draft policy that had been sent out to all Council Members a few weeks ago. It involved moving the first criteria in the 'discretionary' category (Public Demand) down from the 'essential' category, and moving the last criteria in the essential category (Other Projects) up from the 'discretionary' category. The attached draft includes this change, and staff has not received any other change requests since it was sent out for Council's review.

Budgetary Impact:
Streamline the budget process.

I. Purpose

The purpose of this regulation is to establish a policy for prioritizing capital spending by defining evaluation criteria for allocating resources to capital projects and equipment in the city's Public Improvement Program (PIP).

II. Objectives

A. To identify broad goals based upon community needs
B. To streamline the budget process by providing agreed upon guidelines for decision makers who need to allocate limited financial resources.
C. To balance diverse and sometimes competing community values and needs.
D. To provide an objective basis for assessing capital projects and supply defensible justifications for decisions.
E. To provide a methodology, or 'ranking' system to reduce the list of proposed projects down to an affordable level.

III. National Advisory Council on State & Local Budgeting – Recommended Practices

The city should strive to follow the following NACSLB recommended practices, which primarily focus on methods and techniques for facilitating stakeholder involvement and incorporating stakeholder input into the priority setting process:

A. ***Identify Stakeholder Concerns, Needs & Priorities*** – The city should develop mechanisms to identify stakeholder concerns, needs, and priorities including but not limited to:
   a. Surveys
   b. Meetings of leading citizens and citizen interest groups
   c. Public Hearings
   d. Government strategic planning processes
   e. Meetings with city employees
   f. Workshops involving city staff and/or City Council

B. ***Identify Broad Goals*** – The city should identify broad goals based on its assessment of the community it serves and its operating environment. The goals should:
   a. Define the priorities and preferred future state of the city
   b. Be in writing and reflect stakeholder concerns, needs and priorities as well as factors affecting the community and the city
   c. Be prioritized, and be sufficiently specific to help define the services to be emphasized so that resource allocation decisions can be made.

NACSLB Recommended Practices (continued):

C. ***Disseminate Goals and Review with Stakeholders*** – The city should disseminate the broad goals and review them with stakeholders by:
   a. Conducting public forums
   b. Publishing goals in key public documents
   c. Posting goals on city web site and/or sending e-mails to key stakeholders
   d. Encouraging feedback on the goals & related policies

D. ***Identify Opportunities for Stakeholder Input*** – The city should provide opportunities in the budget process for obtaining stakeholder input through public hearings, advisory commissions, informal conversations, roundtable briefings, cable television and video presentations, opinion surveys, neighborhood meetings, office visits, letter writing, telephone calls & e-mail.

E. ***Monitor, Measure, and Evaluate Stakeholder Satisfaction*** – The city should monitor and evaluate stakeholder satisfaction with programs and services:
   a. Assessments should be conducted regularly
   b. Stakeholder satisfaction should be reported using appropriate technology and should be available to all stakeholders
   c. The city should develop and use benchmarks and performance measures as an effective means of evaluating stakeholder satisfaction

IV. Priority Setting Guidelines

The city should use the following evaluation criteria as guidelines for setting priorities for both broad goals and specific capital projects to be included in the city budget:

A. ***Core*** – those that must be funded and meet one of the following criteria:
   - Critical to remedying or preventing a major safety/health hazard (including infrastructure improvements such as road/bridge widening)
   - Legally mandated or contractually obligated
   - Essential to completing a project phase that began in a prior period

B. ***Essential*** – those that are essential in order for the city to provide services *(listed in order of importance)*
   - Positive Fiscal Impact – revenue producing or cost saving projects supported by a cost-benefit analysis
   - Facilities/Equipment Maintenance or Replacement – essential to avoid predicted failure in the near future and/or attain cost efficiency
   - Project interdependence - such as furniture, equipment required for opening of a new facility
   - Severity of foregoing the project – service levels will be severely impacted as a result of not going forward with the project

- Conformance with Regulations & Policies – the project implements a specific plan or policy that has been adopted by the City Council Other projects – including those that will reduce energy/water consumption, address automation, improve employee morale/productivity, and other projects deemed worthy of consideration for future implementation
- Other projects – including those that will reduce energy/water consumption, address automation, improve employee morale/productivity, and other projects deemed worthy of consideration for future implementation

C. ***Discretionary*** – when discretionary funds are available after meeting the Core and Essential needs, consideration may be given to the following:

- Public Support – public has clearly demonstrated a significant desire to have the city undertake the project by way of surveys, petitions or other clear indicators.
- Economic Development – projects recommended by the County or local development authority that will encourage capital investment, increase tax base, improve job opportunities, attract businesses, or produce public or private revenues
- Timeliness – project will allow the city to take advantage of favorable current situation, such as the purchase of land or materials at favorable prices
- Special Need/Percent of Population Served – project meets a special need of a segment of the city's population such as low-income, minorities, seniors, youth, etc. Consideration should be given to the size of the group served relative to the entire city population.

CITY OF PEACHTREE CITY
INTER-OFFICE MEMORANDUM

TO: Mayor Brown and Members of Council

VIA: City Manager, ATTN: Mr. Bernie McMullen Bernie McMullen
Director of Finance, ATTN: Paul Salvatore P.S.

FROM: Stony Lohr SM
Fire Chief

DATE: June 6th, 2003

SUBJECT: EMS Fee Structure (Mileage)(Corrected)
(June 19th, 2003 City Council Agenda)

RECOMMENDATION. Staff recommends that the current EMS fee structure be amended to reflect a loaded patient mileage charge of $5.53 per mile to all transport locations effective July 1st, 2003. Other provisions will remain unchanged.

DISCUSSION. We last amended the EMS fee structure effective October 1st, 2000. The specified mileage fee was $3.00 per loaded mile for transports outside of Fayette County, and no charge for transport to a medical facility within Fayette County. Changing the mileage fee to $5.53 per loaded mile to all transport locations will be consistent with current Medicare reimbursement rates.

BUDGET IMPACT. This change will increase annual revenue and remain consistent with current Medicare rates. We responded to 1,610 medical/rescue incidents during CY2002. Of those, we transported 937 times. Of those, we transported to Fayette Community Hospital approximately 808 times. Based on those events, the estimated increased annual revenue stream would be approximately $34,968.69

808 transports to FCH x 6 miles avg per trip x $5.53 = $26,809.44

129 transports to out of county x 25 miles avg per trip x ($5.53-$3.00) = $8,159.25