

City Council of Peachtree City
Agenda
June 15, 2006
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Scott McCord for 10 Years of Service
 - Police Department Recognition of Citizen who Apprehended Burglar
- IV. Public Comment
- V. Minutes
 - June 1, 2006, Regular Meeting Minutes
 - June 4, 2006, Special Called Meeting Minutes
 - June 5, 2006, Special Called Meeting Minutes
- VI. Consent Agenda
 - 1. Consider Appointment to Library Commission – Keely Suiter
 - 2. Consider Appointment to Planning Commission – Patrick Staples
 - 3. Consider Approval of DOT LARP Contract
- VII. Old Agenda Items
 - 06-06-01 Public Hearing – Consider Rezoning, HomeTech Mortgage tract, GA 74 North (AR to OI)
 - 06-06-02 Public Hearing – Consider Request from Pathway Communities to Lift Multi-family Housing Moratorium for Two Parcels on Petrol Point
- VIII. New Agenda Items
 - 06-06-07 Public Hearing – Consider Adoption of Transmittal Resolution for Community Assessment and Community Participation Program – Comprehensive Plan
 - 06-06-08 Informational Presentation of Master Recreation Plan
 - 06-06-09 Consider Step One Annexation Request from Levitt & Sons
 - 06-06-10 Consider Planterra Traffic-calming Measures
 - 06-06-11 Consider July 3rd as Employee Holiday
 - 06-06-12 Consider Canceling July 6th Meeting
- IX. Council/Staff Topics
 - Hear Presentation from Airport Authority
 - Discuss Relocation of Football Program
- X. 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
Minutes of Meeting
June 1, 2006
7:00 p.m.

The City Council of Peachtree City met Thursday, June 1, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions

Mayor Logsdon recognized the graduating seniors who had served on the Youth Council Serving Fayette County. The Starr's Mill High School Girls Soccer Team was recognized as the state 5A champions.

Public Comment

Kim Cort addressed Council regarding Morallion Hills subdivision residents' concerns about the cart bridge over Flat Creek. She said the residents were concerned about crime, security, and noise that would be the result of the golf carts cutting through the subdivision to use the multi-use path to get to the Industrial Park. The bridge construction had caused additional flooding problems, trees were dying and falling, and some homes were now considered to be located in the flood plain. She requested a copy of the Army Corps of Engineers project study.

Wade Williams addressed Council about the CSX siding. No one knew what was happening. He asked if the City was informed about the siding construction, and whether the railroad had informed the City that hazardous materials could be stored in a highly populated and busy area. He asked if there was any update on the situation. Logsdon said the City would address those questions as the "battle" progressed.

Minutes

Rutherford moved to approve the May 18, 2006, regular meeting minutes as written. Boone seconded. The motion carried unanimously.

Monthly Reports

Kourajian referred to the Jail Fund balance and asked how much could be kept in the fund. City Manager Bernard McMullen said he had checked into the Jail Fund and found that the City had to keep paying into the fund, and unused funds would not be returned, according to state law. Administrative Services Director/City Clerk Jane Miller said that a percentage of each fine levied for a citation was required to be sent to the Jail Fund. The City was billed on the number of prisoner days when people were incarcerated. It just happened that currently the City was putting in more money than it was billed for prisoners. State law did not provide any means for unused balances to be returned to municipalities at the end of the year. If the City owed the jail any money at the end of the year, it had to be paid right away. The fund was cumulative, so the balance carried over. Rutherford asked if the City would have to make up any potential shortfall in the Jail Fund. Miller said the City would have to make up any shortfall at the end of the year.

Rutherford announced that Council would hold budget workshops on June 5 and June 6. Kourajian asked Financial Services Director Paul Salvatore if revenues were tracking well. Salvatore said they were.

Logsdon noted that accidents had increased at the GA 54/Commerce Drive intersection. He recalled that a resident had made suggestions regarding the intersection during Public Comment at the May 4 meeting. McMullen said that City Engineer Dave Borkowski was talking to the Georgia Department of Transportation (DOT).

Kourajian noted that accidents had decreased at the GA 54/MacDuff Parkway intersection. Rutherford said that people were probably being more cautious due to the lane shifting because of the construction. Plunkett added that the traffic signal had also been longer.

Consent Agenda

1. Consider Change in Agency Representative and Broker of Record

2. Consider Bid for Removal of Structure at 531 North Fairfield

Rutherford moved to approve the Consent Agenda. Boone seconded.

Kourajian asked what would happen to any building materials that could be salvaged when 531 North Fairfield was demolished. McMullen said that the person doing the work would salvage any material and sell it. Someone had asked the City about moving the building, and he was put in contact with the contractor to see what could be worked out. McMullen said the labor cost in trying to recover materials was very high and, in most cases, was not economical unless the labor was free.

The motion carried unanimously.

Old Agenda Items

02-06-02 Discuss Walt Banks/Peachtree Parkway Roundabout

City Engineer Dave Borkowski said that Council had requested staff to develop some improvement options at the February 2 meeting. The City's traffic consultant, QK4, had done some traffic counts and prepared recommendations. He introduced Jeffrey Dyer of QK4, who designed the concepts for the Peachtree Parkway/Walt Banks Road intersection. Dyer said the report measured the traffic impacts of existing and future traffic, and the forecast years were 2006 (existing), 2011, 2016, and 2026. The 2006 counts were taken in April before school was out.

Dyer continued that the study alternatives included Scenario 1 – no-build; Scenario 2 – added turn lanes; and Scenario 3 – roundabout. The alternates for Scenario 1 included a four-way stop (no-build), side street stop (stop signs on Walt Banks and Peachtree Parkway as the through street), or a signal. The Scenario 2 alternates included an added westbound (WB) right turn (RT) lane (side street stop), an added southbound (SB) left turn (LT) lane and WB RT lane (four-way stop, side street stop), or added northbound (NB) and SB LT lanes and WB RT lane (signal). Scenario 3 was a compact single-lane roundabout.

The assumed future land uses for the area included the completion of the Target shopping center and associated land uses, along with the undeveloped portion of Lexington Commons. The growth of the overall area was included by applying the compounded annual growth percentage of two percent to existing traffic counts. Dyer said they found there had been very little growth at the intersection during the last two years. The area was mostly built out, with the exception of a small amount of land in Lexington Commons. Two percent per year was a reasonable assumption as far as growth was concerned.

The principal findings were:

- Cart path traffic was concentrated during one hour in the morning (7:45-8:45 a.m.) and an hour in the afternoon (3:15-4:15 p.m.) and was related to the schools. More traffic was generated by the school than later in the evening when people were coming home from work.
- Currently, congestion was observed only during a short peak in the morning and another in the afternoon, within the hours listed above.
- Congestion at the intersection would increase as traffic increased over the next 20 years.
- A roundabout would accommodate the expected traffic growth at this intersection up to the year 2026 at an estimated construction cost of \$350,000.
- Signalizing the intersection and constructing a WB RT lane on Walt Banks Road and a LT lanes on Peachtree Parkway would accommodate projected growth through 2026 at an estimated cost of \$550,000, including a traffic signal (\$460,000 without signalization).
- If the intersection were widened, it would not warrant a signal currently, but the installation of a traffic signal would most likely be warranted within the next five years.
- Construction of a grade-separated tunnel under the intersection/roundabout for the cart path would require right-of-way, wall construction, earthwork, and a long culvert. The improvements would cost approximately \$520,000 in addition to the \$350,000 for the proposed roundabout, resulting in a total estimated cost of \$870,000. The tunnel would have to come diagonally through the intersection to avoid having to tear down any homes. The tunnel also would require approximately 140 feet of wall, some of which would be 12 feet high.

Dyer presented two options. Option 1 was to construct a roundabout with at-grade crosswalks provided for the cart path along the eastbound and northbound approach roadways, similar to what was designed and presented in February. Option 2 was to construct a WB right-turn lane on the WB approach of Walt Banks Road. Constructing a raised corner island could channelize a right-turn movement. Northbound and southbound LT lanes should be constructed along Peachtree Parkway. The reconstructed intersection could be signalized. If the warrants for a signal were not met by the time the intersection was reconstructed, the intersection could function as a four-way stop on an interim basis until the traffic signal was warranted. If the section were to be signalized, the northbound left turn lane should be relatively short so the occasional left-turning vehicle would not block the intersection. The cart path crossing would need to be relocated further away from the intersection. Pedestrian crosswalks with push buttons would also be needed so pedestrians could cross the street.

Rutherford asked why a school crossing guard could not be put at the intersection during the peak times. Dyer said that would work fine on a short-term basis; however, the amount of traffic would overwhelm a crossing guard in five years to 10 years. The congested period could expand to an hour or more. Dyer added that estimating traffic amounts was an art, not a science, and he had made reasonable assumptions. The growth could be quicker, which meant the congestion would get worse sooner, or slower, which meant it would take longer for the congestion to worsen.

Boone said he still had problems with the roundabout. They were not safe. He liked Option 2 since it provided the ability to signalize the intersection later. Boone moved to adopt Option 2, construct a WB turn lane, RT lane on the WB approach of Walt Banks, and channelize the RT movement by constructing a raised corner island, construct a NB and SB left turn lanes along Peachtree Parkway as in the figure, and to signalize the intersection later. Logsdon seconded.

Logsdon asked how the improvements would be funded. Kourajian said the funding would be a combination of federal grants, SPLOST, and the Lexington Commons developer, according to the staff memo.

Kourajian asked where the golf cart traffic came from. Borkowski went over the multi-use path system in the area. McMullen said he and Assistant City Manager Colin Halterman had observed the area, and most of the cart traffic came from Interlochen, which was connected to Walt Banks. The others came from the path that paralleled Peachtree Parkway. Plunkett asked if the new paths that were planned would change the cart traffic flow. McMullen said more traffic would cross at the intersection, rather than crossing at Interlochen, where there was no stop sign.

Plunkett said she had wanted a third choice, but there were really only the same two choices presented earlier. She had hoped to get the golf carts away from the intersection, since the situation would only get worse. McMullen said, in his opinion based on his observation, that the golf carts were better off crossing at the intersection since people were slowing down to stop. The conflict was at Interlochen where there was no crossing. Plunkett said the crossing at Lake Kedron was worse since cars were picking speed due to the hill. Kourajian said he had a hard time supporting anything that kept the cart crossing at street level. He felt Peachtree Parkway would become a thoroughfare to get to Target at all times of the day.

Kourajian asked Dyer how he came up with the two percent growth rate. Dyer explained that for 2011, he took the 2004 Target traffic study, which predicted that 19% of the Target traffic would generate from the south on Peachtree Parkway. Rutherford questioned why the Target traffic was not counted until 2011. Dyer said the Target traffic would probably not make a big difference until 2011. Dyer said the 19% was a conservative assumption in order to accommodate some of the Lexington development traffic. Kourajian said 19% of the Target traffic would come from the City center from Peachtree Parkway. Dyer said the report said that up to 19% of the vehicles leaving the Target center would use Peachtree Parkway, but much of that 19% would originate north of the intersection.

Kourajian said there had to be a solution for an at-grade cart crossing. Borkowski said the solution was a grade-separated tunnel for \$1 million. Rutherford said a tunnel was a solution, but there could also be paths on both sides of the road or a bridge. Plunkett said a tunnel in another location would not be as cost prohibitive. Borkowski said a tunnel or bridge, no matter where it was built, would be as cost prohibitive. He continued that it would be better for a crossing to be closer to the intersection since the traffic would be slowing down for the stop signs. Borkowski said there was a magnitude of options for at-grade crossings. Kourajian said he did not support any at-grade crossing. Boone said the City could look at a tunnel or bridge down the line. Until the traffic did increase, the danger was less once the improvements were made. Neither Rutherford nor Plunkett wanted to see the intersection signalized.

Dyer added that four-way stops worked most safely and efficiently when there was only one approach lane in each direction since there was less opportunity for potential conflict and confusion as to which driver should go first. A southbound left turn lane would be needed on Peachtree Parkway. The issue would not be there for a WB turn lane since the turn would be channelized. A signal was recommended because the City probably would not want to operate the intersection as a four-way stop on a long-term basis. Logsdon said no one wanted to see a signal at the intersection. Option 2 appeared to be the best choice. Change was inevitable; the intersection was stressed.

The motion failed 2 (Logsdon, Boone)-3 (Kourajian, Plunkett, Rutherford).

Kourajian moved to modify Option 2 and to construct a WB RT lane on the westbound approach of Walt Banks Road, to channelize the right movement by constructing a raised corner island, construct NB and SB LT lanes on Peachtree Parkway, and to not signalize in the future. Logsdon seconded. The motion carried 3 (Logsdon, Kourajian, Plunkett)-2 (Boone, Rutherford).

Plunkett asked about the request for a crossing guard. Rutherford added the changes would be great for the cars, but not the carts. She asked if the project would come back to Council. McMullen said the project itself would come back to Council. He said the cost of the guard was included in the proposed FY 2007 budget, which was effective October 1. He would address the funding from August through September through adjustments in the current budget, and he should be able to approve it based on the amount.

New Agenda Items

06-06-01 Public Hearing – Consider Rezoning, HomeTech Mortgage Tract, GA 74 North (AR to OI)

06-06-02 Public Hearing – Consider Request from Pathway Communities to Lift Multi-family Housing Moratorium for Two Parcels on Petrol Point

Logsdon noted there had been a request to continue the agenda items until June 15. Rutherford moved to continue both agenda items and move them to the June 15 agenda and to move Agenda Item 06-06-04 ahead of Agenda Item 06-06-03. Boone seconded. The motion carried unanimously.

06-06-04 Consider Request from Dr. Anthony Lawson for Extension of Sewer to 1330 Highway 74 South

Rutherford said that the Starr's Mill school complex was on sewer, and Council had recently approved the neighboring Scarbrough and Rolader residential subdivision request. Dr. Lawson requested that that his parcel at the GA 74/Redwine Road intersection be connected to sewer. Rutherford asked the WASA General Manager Larry Turner if there was any objection to the request. Turner said there was no objection. Rutherford said it made sense and would put the entire corner on sewer.

Turner said Dr. Lawson would not be able to get to the force main from his location, but he would have to tie in on Rolader's gravity sewer line. Lawson said he was aware of that, and had spoken to developer. The total line would be approximately 100 to 200 feet. He said Rolader had also suggested he could tie into the line between two of the homes that would back up to Panther Path. He said his children attended Peeples Elementary School, and the septic field for his parcel was adjacent to the school. Lawson added that the parcel behind his had a separate address. The development would only have his main office and two new buildings in the back. Sewer access would not change what he could build. Sewer access would allow him more room for parking. If the property were on septic, the field would be 15 feet from the Peeples Elementary School playground. Rutherford clarified that Lawson understood he would have to go a greater distance to tie into the line via the residential subdivision. Lawson said he did.

Rutherford moved to approve Dr. Lawson's request to tie in with the proviso that he understood he would tie into Rolader's, not the force main. Kourajian seconded.

Plunkett clarified that extending the sewer to Dr. Lawson's property would not increase density on his property. Lawson said he understood. The plan was for a total of 20,000 square feet. Rutherford agreed that people needed to understand what was going to happen.

Dennis Chase asked if there would be any pre-treatment issues since it was a medical office. Turner said medical offices had to deal with hazardous waste disposal separately, but Dr. Lawson also had to get permission from Fayette County to tie into the sewer. McMullen clarified that Lawson would have to get the appropriate clearances from Fayette County and the Board of Education. Lawson said he was talking to both entities.

Kourajian said the request was not to take the sewer further out into the County. He added that with sewer available on either side of the property, sewer was a cleaner and safer choice. Rutherford agreed.

The motion carried unanimously.

06-06-03 Consider Approval of City of Senoia Request to Enter an Agreement with WASA to Provide Wastewater Treatment

Richard Ferry, Senoia's city manager, addressed Council. He gave a brief history of Senoia's current wastewater treatment system, which included 10 pump stations, three ponds, 115 acres for land application system (LAS), and an Environmental Protection Division (EPD) permit that

allowed approximately 490,000 gallons per day. Senoia had taken over Southern Mills' LAS in 2000, which had a capacity of about 80,000 gpd. There had been failures in two subdivision sewage systems built in the 1980s, and Senoia took over the systems. In 2002, Senoia petitioned EPD to increase capacity. Ferry said the system was presently running at approximately 40% capacity. The capacity would be exceeded when the population reached 4,200, including commercial growth.

Ferry noted an excerpt from the Metropolitan North Georgia Wastewater Management Plan (NGWPD) – "Wastewater from the Line Creek Watershed will be managed through a regional project with Peachtree City." He added that the same plan had the decommissioning of the Senoia LAS as a proposed project in 2021-2030.

Ferry said that Senoia had two other options available, including expanding the present LAS system or building a new treatment facility in the Keg Creek/Line Creek area. Both options were feasible, but the option with the City was the best and would provide the needed capacity. If the request were approved, Senoia would build the infrastructure to pump the wastewater to the City's treatment plant on GA 74. Ferry said they would like to take everything from the Keg Creek basin and send it to the City, which allowed growth in other areas of Senoia. He asked Council to approve the resolution authorizing the Peachtree City Water and Sewerage Authority to enter into a contract with Senoia for up to 0.5 million gallons per day (mgd) of treatment capacity.

Plunkett asked how many building permits would be available if Senoia's request were granted. Ferry said he had not done a study to determine the number, but there would be another 500-600 homes in the Keg Creek basin on Rockaway Road. A portion of those homes was already under construction.

Kourajian asked how many homes per acre could be built under Senoia's zoning if sewer was available. Ferry said the City only had two zoning categories – R-40, one unit per acre, and a conservation subdivision, which was based from the mandate from the NGWPD. Ferry said Senoia altered it a bit. He explained that .9 was used as a multiplier for a 100-acre tract, which would be a maximum 90 lots. They preferred the homes be clustered so there would be a large amount of greenspace. Ferry noted that Senoia would not change its zoning ordinance regardless of Council's decision; however, the conservation subdivision zoning could only be used if the development was on sewer. If there were no sewer available, the R-40 zoning had to be used. Kourajian asked if the state had any requirement for at least one-acre lots for septic systems. Turner said he was sure there was a one-acre requirement for septic, but was not able to quote it. Kourajian said Senoia's Council could change what they would accept in the conservation subdivision zoning to allow more density. Ferry said the present Council had no desire to increase density, but he could not predict future Councils.

Logsdon asked Turner about the state's plan to decommission Senoia's current wastewater treatment plant. Ferry said that was what the NGWPD had. Logsdon asked what that meant. Turner said Senoia had a .5 mgd facility now and wanted .5 mgd from the City. The state wanted Senoia to decommission their current plant and send everything to the City in the future.

Turner said they would deal with the plan at some point in the future. Ferry said he understood that LAS were not favored by the NGWPD, and they were looking at options to put the water back into the creek so residents downstream could use the creek as well.

Turner said that the NGWPD was the service area for both municipalities, as well as both Fayette and Coweta Counties. He briefly went over the plan, and noted that the EPD would ensure compliance with the plan. The key point was that EPD would conduct an audit when any new permits or permit renewals were received to determine if local governments were in compliance. Turner said Borkowski had just received the City's audit letter for the stormwater permit renewal. WASA had not received the letter yet.

Turner discussed design vs. current flow. He noted that the remaining .44 mgd (what would be left if the Senoia request was approved) was twice the amount projected in 2000. The City's top two industrial customers, which paid \$500,000, were gone. He continued that the media had reported that Senoia would pay a lower rate than current customers. Turner said that was false. He explained that if the rates were broken down into treatment and transportation, the rates would be basically the same. He said Senoia was paying its own transportation cost because they were bringing the sewage to the Rockaway Road treatment plant. Senoia was not paying a lesser cost for the same service. Turner said it would be a win-win-win situation. WASA would operate more efficiently with additional flow, and the additional funds from Senoia's customers would offset a potential rate increase for City customers. It was also a good option for Senoia.

Boone said he had received several e-mails. The concern was that the system's capacity would be maxed out, and that there would be substantial growth. He asked Turner to explain the transportation costs. Turner said that, according to the North Georgia plan, the Rockaway treatment plant would expand to 8 mgd. WASA was in discussions with the state about the plan, but would need help to expand the plant. WASA was planning in the event the state dictated the expansion take place. Turner said the individual customer paid a rate that included treatment and the operation of the pump stations and collection system. Turner said WASA was still negotiating with Senoia, so no rate had been set. He continued that, since Senoia was bringing the waste to the treatment plant, they were looking only at the true cost of treatment.

Boone asked if there would be any sanctions against the City if it did not support Senoia's request. Turner said he did not know. All indications were that the state was serious about enforcing the plan because middle Georgia was running out of water. He had no idea what the sanctions would be. Boone said he wanted to make sure the City's residents got the best deal. They had to make sure the City's residents were taken care of first. Turner said he understood that and took it seriously.

Plunkett asked if there would be a sewer rate increase to make up for the loss of Photocircuits. Turner pointed out that Photocircuits had been eight percent of the revenue. The average sewer bill was approximately \$28, but could be more. The industrial rate was higher than the residential rate because of the way the bills were calculated. WASA looked at the total flow from industrial/commercial customers and decided how much money was needed from that sector. They looked at residential customers the same way, and calculated a rate for them.

Residential customers had a minimum rate. A portion of Photocircuit's eight percent would be moved to the residential side, which meant the residential rate would increase at some point. Rutherford figured the residential bill might increase \$3 a month. Turner said that would be a rough estimate.

Kourajian said he did not dispute the fact that WASA could handle Senoia's wastewater or that it was a win-win-win situation. The City had an infrastructure to handle the City's population. As the development and population inside and outside the City grew, the roads could not handle the population increase, which was evident on GA 54. If sewer were extended, there would be denser population growth dumping traffic onto the roadways. Traffic was a major concern. There would be congestion outside the City's borders. Turner said he appreciated Kourajian's position. WASA was a utility and was no different from Georgia Power or Fayette County Water. They provided a service to customers, and they had the capacity to do that. Historically, sewers had been used to control growth. Fayette County was doing that now. Other issues could be dealt with in different ways. There was already sewer service on Rockaway Road, so the area would continue to grow.

Logsdon asked Ferry if Senoia had a backup plan. Ferry said their engineer had conducted a study in 2004, which had four options. Obtaining capacity from the City had been the first choice. The second option was to build a larger LAS, which would have a higher cost initially, but would have a lower cost in the long run. The third option was to build a treatment plant on Keg Creek, Line Creek, or Dead Oak Creek. A fourth option was to find a way to pump the wastewater to a place that needed it for irrigation. Senoia was also looking at working with Coweta County and Newnan Utilities.

Logsdon asked Turner what would happen to the capacity if Council turned down the request. Turner said the capacity would just sit there unused.

Rutherford said sewer was preferable to other options from an environmental standpoint, but she had the same concerns as Kourajian. There was no way to get around the fact that growth in Senoia affected Peachtree City. She was responsible to the citizens of the City, and she was responsible for avoiding anything detrimental to the quality of life. The additional traffic was not positive for the City, especially if they were coming through town to get to work. She could see the "win" side, but she also saw the "lose" side. She was not sure this was something the City should do right now. Turner said what Senoia did would not be affected by Council's decision. Rutherford said there was not the infrastructure in place to support the growth. She said that Council's decision would not affect the growth pattern in Senoia, but the growth pattern in Senoia would affect the quality of life in the City.

Boone asked Turner about the NGWPD's projection that WASA's capacity would expand to 8 mgd between 2011-2021. Turner said that was what the plan had, but one of the assumptions for that projection was that there would be sewer in Fayette County. He did not know how the state would enforce that.

Chase told Council that several steps had been taken, and some significant information had been omitted. He said a previous Mayor and Council had promised the citizens that sewer would not leave the City limits eight years ago. A similar promise was made six years ago during the watershed assessment. He continued that Line Creek could not support more wastewater than it currently received. Line Creek would either be downgraded to a sewage collateral or the wastewater would require further treatment, which would be very expensive. It was not realistic for the City to expect to be able to increase capacity in the creek. Once the sewer capacity was sold to Senoia, it would be gone forever from the City's residents. The costs would be astronomical if the sewage had to be treated to near drinking water standards. Also, Lake McIntosh had not been considered during the watershed assessment. The state and federal governments would not consider it. When the lake was built, it would change the dynamics of Line Creek and the amount of water flowing to the wastewater treatment plants. It would probably be more difficult to expand capacity and could throw both wastewater treatment plants out of compliance.

Logsdon asked, if Senoia built its own facility, which creek the wastewater would go into. Chase explained that, after the state looked at the water levels; it cut back on the capacity the City could build at the time. There was not much more water joining Line Creek between Rockaway Road and where Senoia would be allowed to build a plant. The state would have to step down the stream, which meant it would no longer be available for fishing, and then Senoia would be in violation of the Endangered Species Act. Logsdon said that was his point; Senoia would also put wastewater into Line Creek. Rutherford pointed out there were two other creeks in Senoia.

WASA Chairman Mike Harman said the information was correct, but misguided. WASA was permitted for 6 mgd per day. During the summer months when flows were not as high, the excess water had to be pumped to the ponds at Planterra Golf Course. The golf course used the water for irrigation. Some of the wastewater also had to be pumped back across GA 74 to Flat Creek. WASA had the ability to pump 5 mgd into Line Creek during the winter, but that decreased in the summer. WASA also had to take into account everything that could happen in the City when considering flow conditions. There was nothing that could happen, with the exception of the City annexing another 3,000 acres that would use the .44 mgd. Selling capacity to Senoia would not affect the quality of life in the City. Senoia did not want to diminish their city's quality of life just because Senoia had the ability to send sewage someplace else. WASA was trying to look out for the best interests of all the citizens.

Rutherford asked if anyone had considered the change in flows with Lake McIntosh. Turner said he did not know. WASA had a seasonal discharge permit. From October to May, WASA could put 6 mgd into Line Creek. From May to October, the flow was limited to 4.9 mgd. The remaining 1.1 mgd had to go to either urban reuse or to the golf course. All permits were based on the minimum flow in the stream for a seven-day period on a 10-year frequency. Even if the lake was built, the flow in the stream had to be maintained.

Harman said WASA currently had 9,000 residential customers. The rates for residential customers would increase approximately \$6 per month to make up the \$500,000. There were

groups of customers, and the rates were based on the percentage of the total flow from each group. The proportion would change. The residential would be the larger user and would bear the brunt of a rate increase. Kourajian asked if the costs would also go down because Photocircuits was gone. Harman said they would not. The costs were fixed, and it took a certain amount just to run the plant.

Rutherford asked how WASA's revenues were without Photocircuits. Turner said they were about \$200,000 short now, and he expected to be about \$400,000 short by the end of the year. Money would be taken out of the cash reserve.

Logsdon said the issue was complex. He summarized that approval of Senoia's request would not change the growth patterns in or out of the City. If the request were turned down, the City's rates would likely go up. Plunkett reiterated that once the capacity was given away, the City could not get it back. Rutherford added that the contract would be for 30 years. The County was not inclined to go on sewer now, but Tyrone was having problems. Turner said the reason Tyrone went to Fairburn for capacity was because it was too expensive to tie into the City's system since the treatment plants were on the south side of the City. Rutherford said it was not the City's business to control growth in Senoia, but Senoia's growth did affect the City. Water quality truly affected quality of life.

City residents Juan Matute, Tom McBrayer, and Robert Brown spoke against the request.

Kourajian moved to deny Senoia's request to enter an agreement with WASA to provide wastewater treatment. Rutherford seconded. The motion carried unanimously.

06-06-05 Consider Traffic Calming Ordinance

Borkowski said the proposed ordinance established a fair and consistent procedure that was not in place currently. The ordinance provided a process for the preliminary investigation that did not involve the installation of a physical device on the ground. The data for the ordinance had been compiled from several sources, including transportation professionals.

Rutherford said she wanted to make sure the requirements were quantifiable and could be measured consistently in every neighborhood. Borkowski said there was a table in the ordinance with the warrants for action.

Plunkett asked if Planterra would have to go back through the process. Borkowski said that Planterra would technically be grandfathered since the City had already started working on the problem. Plunkett said she did not want to slow down anything going on in Planterra. Borkowski said it had already been decided to install temporary speed bumps in Planterra. Rutherford said there had been a workshop, but Council had not approved anything for Planterra. There was a list of recommendations, but no vote had been taken. Her understanding was that the residents were to work with City staff, then come back to Council with the recommendations. She agreed with Plunkett that Planterra should not have to start over again. Plunkett said that should be part of the motion. Rutherford said she wanted to ensure the plan for Planterra came back to Council. Plunkett said the motion should exempt Planterra from the procedure, not from

Council approval. Meeker said he would rather see Council include Planterra in the motion now than make an exception later on.

Rutherford moved to approve the traffic-calming ordinance and that Planterra had already started their project and would not be subject to this ordinance specifically. Boone seconded.

Kourajian asked Rutherford to clarify what she meant. Rutherford said Planterra would not be subject to the warrants in the new ordinance. Plunkett said they would be required to come back for approval of the plan. McMullen told Council he might have misunderstood their direction concerning Planterra. He understood Council had wanted staff to proceed with three items – lower the speed limit to 25 mph, put in temporary speed bumps, and to do another traffic study after GA 54 was completed and traffic was back to normal. The letter regarding the speed limit had been sent to the state. Borkowski had met with the homeowners association regarding the speed bump placement. Borkowski said he was going to meet with the homeowners association and go over each specific location. He asked Council if he should bring the speed bump plan in for approval. Kourajian said he did not want the speed bumps installed until Council saw the plan. McMullen said staff would work out the plan and bring it back to Council.

The motion carried unanimously.

06-06-06 Consider Approval of Air Compressor Bid (Fire Department)

Assistant Chief Ed Eiswerth addressed Council and recommended that Council approve the bid for one 6000-PSI breathing air compressor system to B&T Enterprises, the low bidder. The company met all specifications.

Rutherford moved to approve the purchase of the air compressor bid from B&T Enterprises, Sharpsburg, GA, for a sum not to exceed \$45,972. Kourajian seconded. The motion carried unanimously.

Council/Staff Topics

Administrative Services Director/City Clerk Jane Miller noted that, at close of business, 1,940 new decals had been issued, 841 had come to City Hall to register, 571 had mailed in registrations, and 528 had registered online. To date, 2,700 notices had been mailed. Another 2,900 notices would be sent out the next week. Several people had come to City Hall to register because they had seen the decals on other golf carts. The turnaround time was good so far for the mail-in and online registrations. Miller said staff was using two different sets of decals with City Hall walk-in registrations starting with the number one. The set for mail-in and online registrations started at 2000. Miller said everyone should have the new decals by October 31. The next mailing was the second of five mailings. The last mailing would go out September 1.

Rutherford moved to convene in executive session for threatened or pending litigation, future acquisition of real estate, and a personnel issue. Boone seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried unanimously.

Rutherford moved to authorize the City Attorney to extend an offer to Richard Sims for the acquisition of property for the price as discussed in executive session. Logsdon seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 10:55 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

City Council of Peachtree City
Minutes of Special Called Meeting
June 4, 2006
6:00 p.m.

The City Council of Peachtree City met in a special called meeting on Sunday, June 4, 2006, in the large conference room at City Hall. Mayor Logsdon called the meeting to order at 6:00 p.m. Other Council Members present were: Stuart Kourajian, Cyndi Plunkett, Judi Rutherford, and Steve Boone.

The purpose of the meeting was to hold an executive session.

Rutherford moved to convene in executive session to discuss a personnel matter. Boone seconded. Newspaper reporter John Munford noted the exceptions to Open Meetings law on discussion of personnel issues. The motion carried unanimously.

City Attorney Ted Meeker also attended the executive session.

Rutherford moved to reconvene in regular session. Plunkett seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Boone seconded. The motion carried unanimously. The meeting adjourned at 6:50 p.m.

Betsy Tyler, Deputy City Clerk

Harold K. Logsdon, Mayor

City Council of Peachtree City
Minutes of Special Called Meeting
June 5, 2006
6:30 p.m.

The City Council of Peachtree City met in a special called meeting on Monday, June 5, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 6:30 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, and Judi Rutherford. Cyndi Plunkett was out of town.

The purpose of the meeting was to consider approval of the construction contract for the satellite auto shop.

City Manager Bernard McMullen recommended that the bid for the construction of the satellite auto shop be awarded to R.L. Ward, LLC, of Newnan for \$498,500. He continued that Council had asked for additional information at the May 4 meeting, and a number of correspondences had been sent. In addition to the fire vehicles, there were other City vehicles that did not fit into the current shop. The Stormwater Utility would also have vehicles that were oversized.

McMullen discussed the economics of outsourcing maintenance and repairs. The closest facility authorized by Central States to perform warranty work was located in Chattanooga, Tenn. Non-warranty work could be completed in Union City and Jonesboro. The Public Works shop had mechanics certified to perform the work. McMullen said staff had looked at the number of times the vehicles were in the shop, looked at where the work had to be done, and at travel time and another vehicle to accompany the vehicle to be worked on so the employees could come back or pick up the serviced vehicle. If all maintenance on the oversized vehicles was outsourced, the estimated cost was \$261,667 per year compared to a cost of \$74,269 to do the work in-house. The \$187,397 difference was accounted for in higher parts costs, higher labor rates, and transportation costs. He added that the cost difference was not in the budget. The annualized debt service for the satellite auto shop and equipment was \$53,289.

McMullen said the only options were to outsource the work or to do the work in-house. There were other factors to consider than weather. The City did not have the ability to do the maintenance as it should be done. The floor plan for the proposed shop had two bays and an admin/storage area. The larger bay was designed for Tower 8, the largest vehicle the City would ever have. The bay would allow the vehicle to be raised so maintenance could be done. It also allowed for the ladder and cab to be raised, as well as for the ambulances to be raised so work could be done.

McMullen explained that another significant issue was the downtime of the vehicles. Fire Department vehicles would have to be stripped of equipment before they could be transported, which would take a day to take the equipment off and a day to put it back on when the vehicle returned. It would take one day to deliver the vehicle, which could

spend a minimum of three days in the shop, then another day would be needed to retrieve the vehicle.

Rutherford asked how the satellite shop would be staffed. McMullen said the current shop only had four bays, and there were five mechanics, plus one vacant position. One employee was always working outside. Two people would work out of the satellite shop, and three people would be assigned to the main facility. Rutherford noted that there always had to be two people in the shop due for safety.

Kourajian asked if there was third option. McMullen said that staff would do whatever Council directed. In his opinion, it was not safe for mechanics to work out in the weather all the time and to not be able to get underneath the vehicles to do the maintenance correctly. Rutherford noted that although fire vehicles were designed to fight fires outside, they were not designed to be stored outside for any length of time.

Boone said the bottom line was this was a life safety issue. He supported the satellite auto shop. It would make the operation better, cut down on down time for the vehicles, and would be safer.

Rutherford said she had visited the Public Works area that day. A dump truck was in one of the bays, and people were not able to walk around it. Space was tight. She had not supported the satellite auto shop in the past because the City had not had mechanics that could do the work. Now there were two employees qualified to perform maintenance on the fire vehicles. Her concern was that the building had been designed for a particular site, but now would be at another site. McMullen said the design had a set of pull-up doors for ventilation. The doors would provide the access needed for the site. Boone asked if the design included precautions to prevent the problems the Police Station was having with moisture. McMullen said Integrated Science & Engineering had designed the concrete so there should be no issues.

Kourajian asked about the funding for the project. Finance Director Paul Salvatore said the project would be funded through the Bricks & Mortar loan. Rutherford asked what it would cost to cut down the length of the loan. Salvatore said the debt service was already in the budget, and the projects were all 10 and 15-year projects. Rutherford asked if there was a penalty to pay off the debt early. Salvatore said it depended on how the loan was set up, and how many projects remained in the Bricks & Mortar loan. If there was no prepayment penalty, the interest rate was usually higher. McMullen added that the loan was approved, but the City had not taken the cash yet. Logsdon clarified that the Bricks & Mortar loan had not been exercised, so the City could set the terms. Salvatore said that \$218,000 per year had been budgeted for debt service for the entire \$2.3 million Bricks & Mortar loan. Logsdon asked if the larger loan could be broken up into separate loans for each project. Salvatore said the City would have to pay closing costs on each loan, which was not cost-efficient.

Logsdon asked what other projects were to be built out of the Bricks & Mortar loan. McMullen said the projects included in the loan were the satellite auto shop (\$498,000) and equipment (\$61,500), senior center design (\$50,000), Riley Field parking improvements (\$248,000), City Hall re-roofing (\$80,000), City Hall HVAC upgrade (\$71,000), senior center construction (\$650,000), the Kedron storage facility (\$121,550, although there was a recommendation to remove the Kedron storage facility from the list), Station 83 living quarters (\$126,000), and Police Station moisture repairs (\$300,000). Rutherford said it did not make sense for the City Hall roof to be on the list since the roof would not be here in 15 years. It would need to be worked on again. McMullen said when the City Hall re-roofing was first placed on the list the estimate for the work was over \$100,000. Staff had met with some roofing consultants, who had given some less expensive alternatives.

Rutherford noted the high cost of steel. She asked if another material could be used for the building exterior. McMullen said masonry would not be cheaper. They would have to go with 12-inch block. The building was basically a butler building, a steel frame with a metal skin. It was the most efficient way to do build it.

Rutherford moved to approve the award of the bid for the contract for the satellite auto shop to R.L. Ward, LLC, of Newnan, for an amount not to exceed \$498,500. Boone seconded. The motion carried 4-0.

Kourajian asked when the project would break ground. McMullen said as soon as they could, but they would need at least 10 days to mobilize.

There being no further business to discuss, Rutherford moved to adjourn the meeting. Kourajian seconded. The motion carried unanimously. The meeting adjourned at 6:57 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: June 6, 2006
SUBJECT: LIBRARY COMMISSION APPOINTMENT
June 15, 2006, Council Agenda

The Selection Committee composed of Mayor Harold Logsdon, Council Member Judiann Rutherford, Library Commission Chairman Marie Washburn and myself considered two applicants for the vacancy on the Library Commission.

It is the recommendation of the Committee that Ms. Keely Suiter be appointed to a term from 6/1/06 through 5/31/09.

A copy of Ms. Suiter's application is attached for your review.

BJM:gr

Attachment

LIBRARY COMMISSION
APPLICATION FOR APPOINTMENT

Thank you for your interest in being considered for appointment to the Library Commission.

Applicant must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Library Commission is comprised of five members who are appointed to 3-year terms. The Commission meets the second Wednesday of the month at 6:30 p.m. at City Hall. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** The Commission is responsible for promoting and supporting library services in Peachtree City, assisting in recommending policies that enhance the operation and programs of the Library, providing recommendations regarding budgeting needs of the library, and advising City Council and staff in their efforts to establish and maintain the highest quality of library services for Peachtree City.

Please take a few minutes to complete the form below and to answer the questions on the reverse side of this letter and return it with a resume, if available, to the Gloria Reid, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 **by 5:00 p.m. on Friday, May 19, 2006.** The City will contact you within two weeks of the application closing date.

If you have any questions, please contact Gloria Reid at 487-7657.

NAME _____ Keely C. Suiter _____

ADDRESS _____ 817 Southern Shore Drive, Peachtree City, GA 30269 _____

TELEPHONE: (Day Time) _____ 678-423-6981 _____

(Evening) _____ 770-632-6691 _____

(Fax No:) _____

(Email): _____ ksuitel@progressive.com _____

Keely C. Suiter
SIGNATURE

5/8/06
DATE

How long have you been a resident of Peachtree City?

13 months

Why are you interested in serving on the Library Commission?

I wish to promote reading for all ages and assist the library in providing the best possible service to the community.

What qualifications and experience do you possess that would benefit the Library Commission?

I have a BA in Literature and a life long love of reading. My previous business experience has developed my skills in organization, planning, problem-solving, and dealing with a wide variety of people.

List major jobs you have held during your working career to include name of company and position.

Please see the attached resume.

Do you have any past experience relating to a library? If so, please describe.

I have been a patron at various libraries and did assist the librarian at my high school library.

Have you attended any Library Commission meetings in the past year and, if so, how many?

Not yet. However, I plan to do so.

Are you willing to take continuing education classes?

Certainly.

Would there be any possible conflict of interest between your employment and serving on the Library Commission?

None.

Describe your current community involvement.

I do not currently participate in any other community boards, etc. However, I do look forward to becoming more involved in the future.

Keely C. Suiter

**817 Southern Shore
Peachtree City, GA 30269**

770-632-6691 (home)

OBJECTIVE: To obtain a position offering career growth opportunities that utilize my skills and experience.

SKILLS SUMMARY:

- **Customer Service:** Establish and maintain contact with individuals to carefully and thoroughly explain claims process and resolve any subsequent questions or issues resulting in high customer comfort level.
- **Analysis & Research:** Able to analyze data, determine research requirements, and synthesize the information in an accessible and concise manner on a daily basis.
- **Negotiation/Persuasion:** Developed strong negotiation skills resulting in increased settlement of claims prior to litigation.
- **Computer Skills:** Microsoft Word and Excel, WordPerfect, internet based claims system.

PROFESSIONAL EXPERIENCE:

Progressive Insurance, Atlanta, Georgia
Claims Specialist

2005 - present

- Investigate, evaluate and negotiate attorney represented injury claims under both personal and commercial auto coverage.
- Identify and resolve any coverage issues arising during the loss.
- Communicate with policyholders to facilitate their understanding of the claims process and provide continuing status reports on open claims.
- Direct and monitor defense attorneys in handling litigated claims.
- Participate in mediation.
- Serve as resource for other adjusters with less injury evaluation experience.
- Serve as designated commercial coverage specialist for unit.

RLI Transportation (a division of RLI Insurance), Atlanta, Georgia
Claims Examiner

2003 – 2005

- Investigate and adjust from first report to conclusion commercial auto, tractor-trailer, and bus losses occurring in the continental United States.

Keely C. Suiter

- Investigate, evaluate, and negotiate represented and unrepresented bodily injury claims.
- Investigate and adjust first-party benefit claims including: Personal Injury Protection, Medical Expense Benefit, and Medical Payments Coverage.
- Direct and monitor defense attorneys in the handling of claims in litigation.
- Identify and determine the resolution of any coverage issues arising in the loss including handling of declaratory judgment actions.
- Communicate with safety directors to apprise of claim status and resolve any questions regarding the claims process.
- Participate in mediation and other alternative dispute resolution.
- Investigate and adjust commercial General Liability claims.

AI Transport (an AIG company), Atlanta, Georgia

Claims Representative

1998 – 2003

- Investigate and adjust from first report to conclusion commercial tractor-trailer and bus losses occurring in the continental United States.
- Evaluate and negotiate bodily injury claims valued up to \$200,000 either directly with the claimant or his/her attorney.
- Resolve first and third-party property damage.
- Direct and monitor defense attorneys in the handling of claims in litigation.
- Identify and determine the resolution of any coverage issues arising in the loss.
- Communicate with safety directors and owners to apprise of claim status and resolve any questions regarding the claims process.
- Participate in mediation and other alternative dispute resolution.
- Investigate and adjust commercial General Liability claims.
- Investigate and adjust cargo claims.
- Assist in the training of new bodily injury adjusters.

Kemper Insurance, Atlanta, Georgia

Claims Representative

1997-1998

- Investigate and adjust from first report to conclusion personal auto, commercial fleet auto, premise liability, and general liability claims.
- Evaluate and negotiate first and third-party property damage and bodily injury claims.
- Direct and monitor defense attorneys.

Keely C. Suiter

Edwards, Hale, Sturman & Atkin, Las Vegas, Nevada

Paralegal

1996-1997

- Provide paralegal support for two partners of this insurance defense firm.
- Obtain and summarize medical records and other discovery documents.
- Prepare draft discovery, discovery responses, briefs, and correspondence.
- Prepare exhibits for trial.
- Assist in preparation of clients for deposition.
- Serve as a liaison between the client and attorney.

EDUCATION:

University of Arizona, Tucson, Arizona, BA in English Literature

Paralegal Certificate Program, Las Vegas, Nevada

HONORS: Phi Beta Kappa, Golden Key Honor Society, Phi Kappa Phi, AIG Star Award

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: May 31, 2006
SUBJECT: CONSIDER APPOINTMENT TO PLANNING COMMISSION
June 15, 2006, City Council Agenda

The Selection Committee, composed of Mayor Harold Logsdon, Council Member Stuart Kourajian and myself considered three applicants for the vacancy on the Planning Commission.

It is the recommendation of the Committee that Mr. Patrick Staples be appointed to serve a term from 10/1/06 to 9/30/09.

A copy of Mr. Staples' application is attached for your review.

BJM:gr

Attachment

**PLANNING COMMISSION
APPLICATION FOR APPOINTMENT**

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second and fourth Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings prior to the beginning of their term. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Gloria Reid, Peachtree City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, May 19, 2006.** The City will contact you within two weeks of the application closing date.

If you have any questions, please contact Gloria Reid at 487-7657.

NAME Patrick Staples

ADDRESS 127 Crown Court

Peachtree City, Georgia 30269

TELEPHONE (Day Time) 678-266-8146

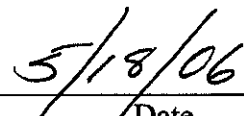
(Evening) 770-486-9534

(Fax No:) 770-487-1933

(Email:) pstaples@phrehab.com



Signature



Date

How long have you been a resident of Peachtree City?

Since June of 2005

Why are you interested in serving on the Planning Commission?

Given business and personal opportunities, my wife and I were fortunate enough to pick anywhere in the Southeast to work (grow our small businesses) and live. After extensive research and based on myriad criteria, we selected Peachtree City. First, I am interested in preserving the core values of our community – particularly on the aesthetic side. Second, I understand that we exist within a dynamic environment. We cannot ignore change (it will happen), but rather, we must participate in the dialogue such that we can positively direct, or at least influence that change, such that Peachtree City keeps getting better. There is an optimal balance that must be sought within the community, considering all stakeholders, including businesses, residents, and public interests. My family plans on staying in Peachtree City as long as possible, and I want to ensure the Peachtree City is the best place - for work, life, and play - that it can be.

What qualifications and experience do you possess that would benefit the Planning Commission?

I have served on the Peachtree City Comprehensive Plan Advisory Board with David Rast since its inception. I have an outstanding attendance and participation record. I am a Certified Facilitator, and have the ability to participate in and lead productive and efficient dialogue, uncovering true positions, reconciling / defining differing opinions, and avoiding being bogged down in minutia, understanding that sometimes as you are aiming, the target moves.

I am an objective decision-maker, with significant credentials sculpting my approach to problem solving and conflict resolution. I graduated first in my Vanderbilt's Owen School MBA class. I have achieved the Certified Management Accountant (CMA) and Certified Financial Manager (CFM) designations. I am also a candidate pursuing the Chartered Financial Analyst (CFA) designation.

Through my employment and educational experience, I have developed significant strategic planning, financial analysis, and group communication competencies. I also feel I have balanced perspective, appreciating the underlying interests of both business and residents.

I have led processes including site selection, building design (interior and exterior) and signage considerations for numerous bank branches and medical offices during my career, working with local authorities and within local ordinances.

List major jobs you have held during your working career to include name of company and position.

COO, Partner – ProgressiveHealth, a physical therapy and wellness management company that operates in five states, providing financial, administrative, human resource, strategic planning, and product and service support for our operations in outpatient clinics, major industrial settings,

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Benjamin M. Mullis*
Assistant City Manager *AW*
Financial Services Director *P.S.*
Assistant Finance Director *JF*

FROM: Public Services Director *Joe*

DATE: June 6, 2006

SUBJECT: Local Assistance Road Program (LARP) Contract
June 15, 2006 City Council Agenda

Recommendation:

Staff recommends that the City execute this contract for resurfacing the following nine streets:

LAU 06-S009-00 (005)

<i>STREET</i>	<i>LENGTH (MILES)</i>
Commerce Drive (SR 54 to Westpark Drive)	0.360
Fortress Drive	0.070
Kelly Drive (SR 74 to Flat Creek Bridge)	0.330
Kings Court	0.060
Kings Ridge	0.250
Marks Style	0.350
Paschall Road	0.250
TDK Boulevard (SR 74 to Dividend Drive)	0.410
Wynnmeade Parkway (SR 54 to Kings Ridge Drive)	0.750
<i>Total Miles</i>	<i>2.830</i>

Discussion:

Staff has reviewed the Georgia Department of Transportation (GDOT) Local Assistance Road Program (LARP) contract LAU 06-S009-00 (005) which is a standard GDOT contract. This contract is available for review should Council desire.

The contract amount of \$127,631.76 is approximate cost of materials only and does not include labor, equipment or delivery costs for the installation of the asphalt paving. The Fayette County Public Works Department will again provide labor and equipment to complete these resurfacing projects. Additionally, City staff will be utilized for traffic control and cleanup.

Budget Impact:

This has no budgetary impact on FY 2006 Budget but does enable the City to get these streets resurfaced through the GADOT LARP program.

cc: City Engineer



Department of Transportation

HAROLD E. LINNENKOHL
COMMISSIONER
(404) 656-5206

DAVID E. STUDSTILL, JR., P.E.
CHIEF ENGINEER
(404) 656-5277

State of Georgia
#2 Capitol Square, S.W.
Atlanta, Georgia 30334-1002

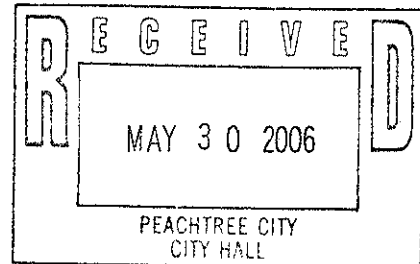
LARRY E. DENT
DEPUTY COMMISSIONER
(404) 656-5212

EARL L. MAHFUZ
TREASURER
(404) 656-5224

May 26, 2006

HON. STEVE BROWN, MAYOR
City Hall
Peachtree city, GA 30269

LAU06 - S009-00(005)
Fayette County



RE: VARIOUS STREETS - PLANT MIX RESURFACING

Dear Sir or Madam:

Please find attached three copies of the contract on the above project for execution by your officials.

Approval of this contract requires the original signature of the officials, the signature of a witness, the city IRS number, and the statement signed by the clerk giving place and date of approval.

After execution, kindly return all copies to this office for further execution by the Department, after which your copy will be returned to you. You are not authorized to begin construction until these contracts have been executed by the Department and you are so notified by telephone or letter from this office.

~~PLEASE DO NOT UNSTAPLE CONTRACT BOOKLET - DOING SO WILL VOID CONTRACT AND
DELAY PROCESSING**~~**

Yours very truly,

Department of Transportation

Terry Gable,
State Aid Administrator

Enclosure

District Engineer 3
General Files

Hon. Ronnie Chance

Hon. Valencia Seay

Hon. Virgil Fludd

Hon. Dan Lakly

Hon. John Yates

Hon. Roberta Abdul-Salaam

Hon. Darryl Jordan

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

ORIGINAL

CONTRACT

CITY CONTRACT

~~DO NOT UNSTAPLE THIS BOOKLET~~ . . . ENTER ALL REQUIRED INFORMATION
----- EITHER BY HAND OR BY STAMP.

DATE OF OPENING : NONE

CALL ORDER : NONE

CONTRACT ID : C37469-06-000-0

PCN

PROJECTS AND CONTRACT NO.

S009005C10000

LAU06-S009-00(005) C1

COUNTY : FAYETTE

CODE: 5PE090

1. CITY OF PEACHTREE CITY

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONTRACT ID : C37469-06-000-0

2.830 MILES OF PLANT MIX RESURFACING ON VARIOUS STREETS IN
PEACHTREE CITY.

SITE	CONTRACT TIME	LIQUIDATED DAMAGES
00 COMPLETE CONTRACT	NONE	

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONTRACT SCHEDULE

DATE : 05/26/06
PAGE : 3

CONTRACT ID: C37469-06-000-0

PROJECT(S) : S009005C10000 LAU06-S009-00(005) C1

LINE NO	ITEM DESCRIPTION	APPROX. QUANTITY AND UNITS	UNIT PRICE		BID AMOUNT	
			DOLLARS	CTS	DOLLARS	CTS
SECTION 0001 ROADWAY					127,631.76	
0005	402-1811 RECYCLED ASPH CONC LEVELING, INCL BITUM MATL	75.000 TN	34.20000		2,565.00	
0010	402-1812 RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	75.000 TN	34.20000		2,565.00	
0015	402-3131 RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,805.000 TN	33.00000		59,565.00	
0020	402-3140 RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	1,833.000 TN	33.00000		60,489.00	
0025	413-1000 BITUM TACK COAT	2,329.000 GL	0.66000		1,537.14	
0030	652-2501 SOLID TRAFFIC STRIPE, 5 IN, WHITE	1.980 LM	162.00000		320.76	
0035	652-2502 SOLID TRAFFIC STRIPE, 5 IN, YELLOW	3.050 LM	162.00000		494.10	
0040	652-3501 SKIP TRAFFIC STRIPE, 5 IN, WHITE	0.410 GLM	114.00000		46.74	
0045	652-3502 SKIP TRAFFIC STRIPE, 5 IN, YELLOW	0.430 GLM	114.00000		49.02	
TOTAL BID					127,631.76	

LARP Project Report

Roads/Streets in: FAYETTE

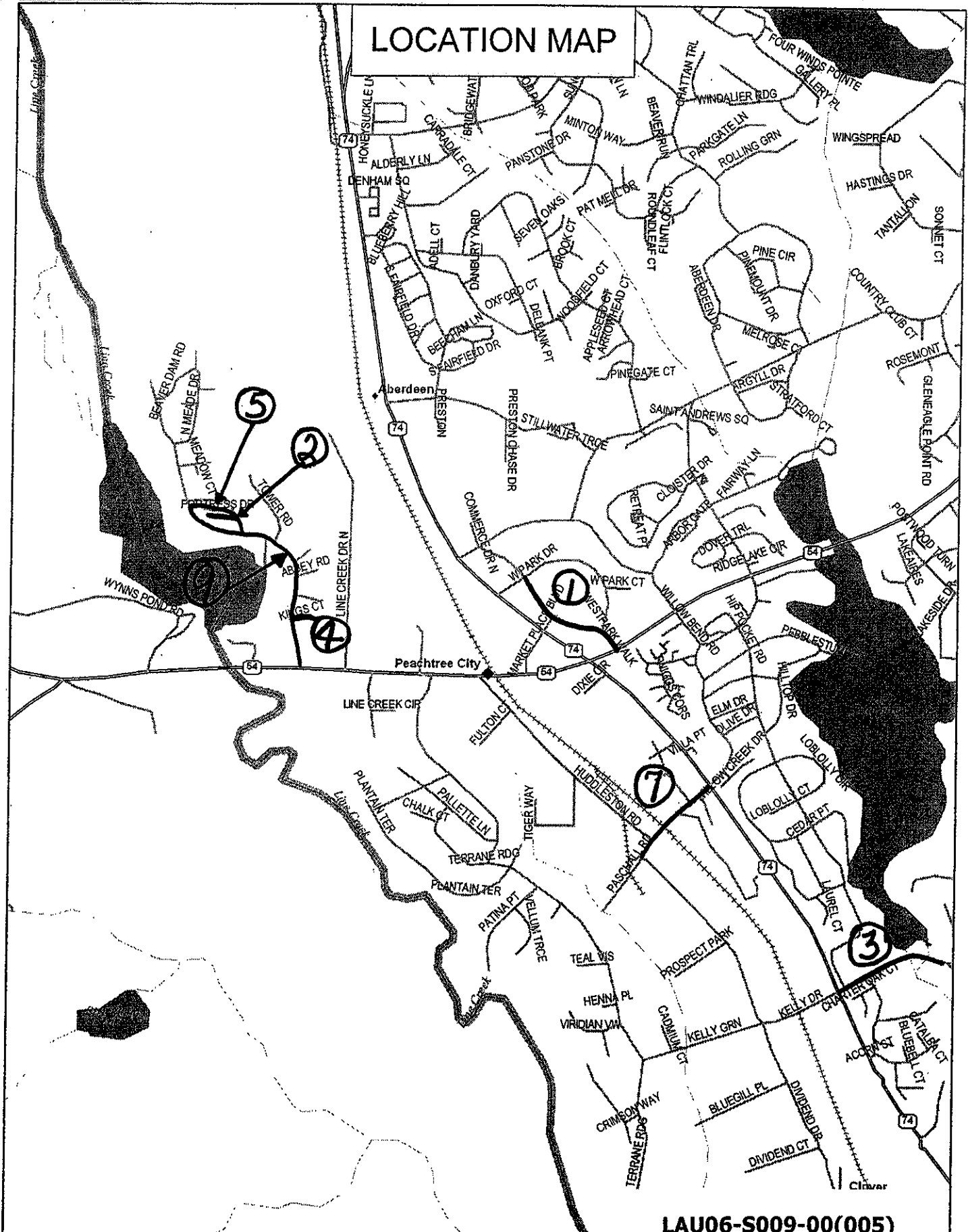
City: PEACHTREE CITY

Project Number: LAU06-S009-00(005)

1	Road Name: COMMERCE DR Co. Rd. No: Beginning At: SR 54 Ending At: WESTPARK DR	Length (MI): 0.360 Width (FT): 35.000 44.000 68.000	Proposed Construction: Superpave Design Lev B ASP LEV, INCL LIME SPE 9.5MMGP2 &L 125.0
		Required Striping:	
2	Road Name: FORTRESS DR Co. Rd. No: Beginning At: KINGS RIDGE Ending At: CUL-DE-SAC	Length (MI): 0.070 Width (FT): 27.000	Proposed Construction: Superpave Design Lev A ASP LEV SPE 9.5MM 125.0
		Required Striping:	
3	Road Name: KELLY DR Co. Rd. No: Beginning At: SR 74 Ending At: FLAT CREEK BRIDGE	Length (MI): 0.330 Width (FT): 31.000 38.000 38.000	Proposed Construction: Superpave Design Lev B ASP LEV, INCL LIME SPE 9.5MMGP2 &L 125.0
		Required Striping: Center Edge	
4	Road Name: KINGS COURT Co. Rd. No: Beginning At: WYNNMEADE PKWY Ending At: CUL-DE-SAC	Length (MI): 0.060 Width (FT): 27.000	Proposed Construction: Superpave Design Lev A ASP LEV SPE 9.5MM 125.0
		Required Striping:	
5	Road Name: KINGS RIDGE DR Co. Rd. No: Beginning At: WYNNMEADE PKWY Ending At: WYNNMEADE PKWY	Length (MI): 0.250 Width (FT): 27.000	Proposed Construction: Superpave Design Lev A ASP LEV SPE 9.5MM 125.0
		Required Striping:	
6	Road Name: MARKS STYLE Co. Rd. No: Beginning At: PEACHTREE PKWY Ending At: CLARIDGE CURVE	Length (MI): 0.350 Width (FT): 33.000 24.000	Proposed Construction: Superpave Design Lev A ASP LEV SPE 9.5MM 125.0
		Required Striping:	
7	Road Name: PASCHALL RD Co. Rd. No: Beginning At: DIVIDEND DR Ending At: SR 74	Length (MI): 0.250 Width (FT): 24.000 36.000 39.000	Proposed Construction: Superpave Design Lev B ASP LEV, INCL LIME SPE 9.5MMGP2 &L 125.0
		Required Striping: Center Edge	
8	Road Name: TDK BLVD Co. Rd. No: Beginning At: DIVIDEND DR Ending At: SR 74	Length (MI): 0.410 Width (FT): 33.000 51.000	Proposed Construction: Superpave Design Lev B ASP LEV, INCL LIME SPE 9.5MMGP2 &L 125.0
		Required Striping: Center Edge Lane	

9	Road Name:	WYNNMEADE PKWY	Length (MI):	0.750	Proposed Construction:	Superpave Design Lev A
	Co. Rd. No:		Width (FT):	45.000	ASP LEV	
	Beginning At:	SR 54		27.000	SPE 9.5MM	125.0
	Ending At:	KINGS RIDGE RD	Required Striping:	Center		

LOCATION MAP



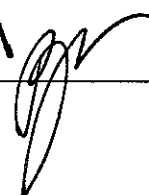
LAU06-S009-00(005)
FAYETTE COUNTY
CITY OF PEACHTREE CITY

POSITION PAPER

Proposed Rezoning: HomeTech Mortgage tract, GA Highway 74 North

City Planner/ Zoning Administrator

June 8, 2006

David 

Situation:

HomeTech Mortgage purchased the former Mamie Lee tract on GA 74 North, which is 0.461-acres in size and contains an unoccupied single-family home which was used by the Lee family for years. The property has frontage as well as an existing curb cut on GA 74.

The Applicant desires to rezone the entire tract from AR Agricultural Reserve to OI Office Institutional and develop a freestanding office building and associated parking for their mortgage business. Because the property is not currently zoned for this type of use, the Applicant is requesting that it be rezoned to an appropriate classification. A copy of the application is included as Attachment "A".

Facts:

1. The overall tract is 0.461-acres in size and is currently zoned AR Agricultural Reserve.
2. The recent update to the City's Land Use Plan reaffirmed the previous land use designation for this tract as OFF Office (Attachment "B").
3. The Applicant is requesting that the entire tract be rezoned to OI Office Institutional to accommodate a freestanding office building and associated parking for their mortgage business.
4. The property adjoins the Campanile's Home Furnishings building to the north (zoned LUC-19 Limited Use Commercial) and the Fulton Realty building to the south (zoned OI Office Institutional). The Land Use Designation for both of these tracts is OFF Office.
5. The Applicant has submitted a schematic site plan identifying a freestanding office building and associated parking (Attachment "C"). Access to the site would be from the existing curb cut on GA 74, and the internal driveway would be interconnected with the existing driveway in front of the Campanile's Home Furnishings building. The plan proposes a 20' wide tree save and landscape buffer adjacent to GA 74, which complies with the City's Buffer Ordinance.
6. At their meeting on May 8, 2006, the Planning Commission voted unanimously to forward the rezoning request to City Council with a recommendation that it be approved (Attachment "D").

HomeTech Mortgage tract, GA 74 North

June 8, 2006

Page 2

Recommendation:

Staff recommends that the proposed rezoning of the HomeTech Mortgage tract on SR 74 North be approved subject to the following understandings and conditions:

1. The schematic site plan is intended only to suggest a concept and shall not be considered the final approved development plan. That plan must be prepared and approved as part of the regular conceptual site plan review process.
2. The site plan must comply with each of the recent amendments to the city's Land Development Ordinance. All building setbacks identified within the OI Office Institutional zoning district must be adhered to.
3. The architectural design and exterior building materials of the proposed building must be compatible with the surrounding developments. All sides of the building must include architectural detailing and similar building materials. Additionally, no wall-packs or other external security lighting sources will be permitted on the building.
4. All lighting within the parking lot shall be limited to 250-watt high-pressure sodium fixtures with a maximum pole height of 30' from finish grade to the top of the pole. The level of illumination within the parking area must not exceed 3 foot-candles.
5. The site plan must provide for a fully landscaped entrance off of GA 74, including meandering berms and extensive landscaping within the tree save and landscape buffer to screen the parking lot from view.
6. Access to the site will be limited to one right-in/ right-out access drive from GA 74. As a part of this development and with the approval of the adjoining property owner, the Applicant should provide an interparcel connection to the existing parking area in front of the Campanile's Home Furnishings business to the north.
7. The property must be connected to the sanitary sewer system, and all existing septic systems must be properly removed.
8. Each of the existing outbuildings on the site must be removed.
9. All existing overhead utility lines that traverse the site must be relocated underground.

A copy of the proposed amendments to Section 1005B.3 is included as Attachment "E".

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

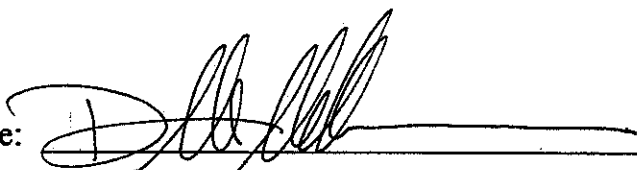
A request is hereby being made to change the zoning classification of the following described property:

.461 ACRES ON THE NORTH BOUND SIDE OF GA HIGHWAY 74.

This property is presently zoned: AP

The proposed zoning classification is: OEI

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

Signature: 

Owner: (print) JOHN ELLISON

Agent: (print) DAVID MILLIKAN

Address: 390 SENOIA ROAD, TYRONE GEORGIA 30290

Phone: 770 632-1826

Date: 4/20/06

This request, along with the required fee (\$600 + \$25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date: April 24, 2006

Request Number: 2006-08

Date of Planning Commission Public Hearing: May 8, 2006

Date of City Council Public Hearing: June 1, 2006

Delegation of Agent

We hereby authorize a representative of Trison Group Inc to act as our duly authorized agent for the purpose of requesting a rezoning for that certain property located on Georgia Highway 74 Land Lot 158 of 7th District, Fayette County, Georgia, consisting of approximately .46 acres.



John Ellison

HomeTech Properties LLC

Zoning Request

**A ZONING REQUEST FOR
HOMETECH PROPERTIES, LLC**

**0.461 Acres on Northeast of Highway 74,
Peachtree City, Georgia.**

CONTENTS:

- 1 Introduction**
- 2 Proposal**
- 3 Analysis**
- 4 Summary**

Submitted by:

**Trison Group Inc
390 Senoia Road
Tyrone Georgia 30290
David Millican
770-632-1826**

For:

**HomeTech Properties LLC
John Ellison**

Prepared by:



1. INTRODUCTION

HomeTech Mortgage has acquired the .46 acres on the North bound (East) side of Georgia Highway 74 to provide services to the Peachtree City community. They currently have office in the Atlanta area including Tyrone, Georgia. The site is proposed to contain an office building approximately 4,500 square feet.

This portion of Highway 74 has seen substantial retail and office growth in the past few years. This request to zoning is consistent with the other properties along Highway 74.

HomeTech Mortgage

HomeTech Mortgage is a locally owned and operated Mortgage company. John Ellison (owner) is a long time Fayette County resident and is an active member of our community.

2. PROPOSAL

This proposal is to zone the .46 acres from AR (Agricultural Reserve) to O&I (Office institutional district to allow HomeTech Mortgage Company to develop the site. This building will be approx. 4500 square feet single story office.

The site will have access from Highway 74 (proposed right in, right out) and connect with north adjacent property (as proposed). This would be in keeping with existing properties.

The proposed zoning is compatible with the Land Use Plan and the surrounding commercial and office uses to the north and south along Highway 74. The architecture will be in keeping with existing brick structures near by.

O&I Office Institutional district Zoning District

Section 1005A OI office institutional district.
This O&I will allow the proposed use.

3. ANALYSIS

The .46 acre site is on the north bound (east) side of Georgia Highway 74 and has approximately 135 feet of frontage on Highway 74, and a depth of 172 feet.

The Land:

The property is undeveloped with an older one story house on it. The topography is fairly level with a slight slope from Highway 74 to the eastern boundary. The land is mostly open grass with trees along the eastern boundary.

Police, fire and emergency medical:

The property is located about mid way between the fire and emergency station on Paschal Road to the south and the station on Crabapple Lane to the north. Leach station on Paschal Road is the primary response for the site. The police station is located at 350 Highway 74.

Transportation:

Georgia Highway 74 is a four lane state highway. The proposed plan has two access drives onto Highway 74. First, a right-in right-out at the existing drive to be approved by DOT and the second would be a drive connection to the existing north property. This second drive would be in keeping with existing business and would assist disperse traffic to any give single location.

Utilities:

All utilities are in place or can be extended to serve this property

Recreation programs:

No impact

4. SUMMARY

This zoning request is consistent with the Land Use Plan and compatible with the other uses along this area of Georgia Highway 74.

Property Owners: Within 200 Feet of Subject Property

Fulton Realty Associates, Inc
361 Highway 74 North
Peachtree City, Georgia 30269

CSX Transportation Inc.
500 Water St.
Jacksonville, Florida 32202

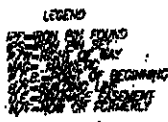
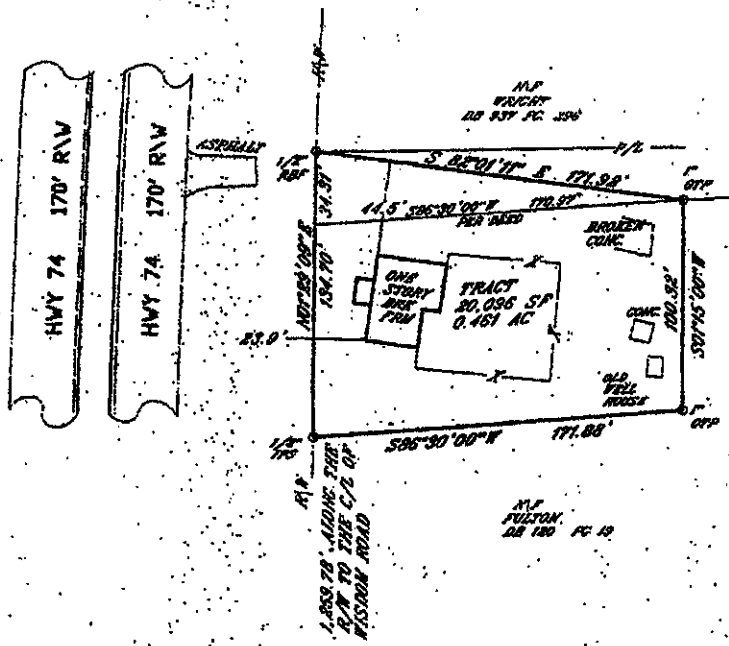
Campanile's
399 Highway 74 North
Peachtree City, Georgia 30269



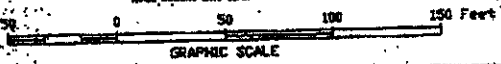
THIS PROPERTY DOES NOT LIE WITHIN
A 100 YEAR FLOOD PLAIN ACCORDING
TO REFERENCE PLAT.

THIS SURVEY DOES NOT CONSTITUTE A TITLE
SEARCH BY SURVEYOR. ALL INFORMATION
REGARDING RECORD EASEMENTS, ADJOINERS
AND OTHER DOCUMENTS THAT MIGHT AFFECT
THE QUALITY OF TITLE TO TRACT SHOWN
WERE NOT SUPPLIED TO THIS OFFICE.

EXHIBIT



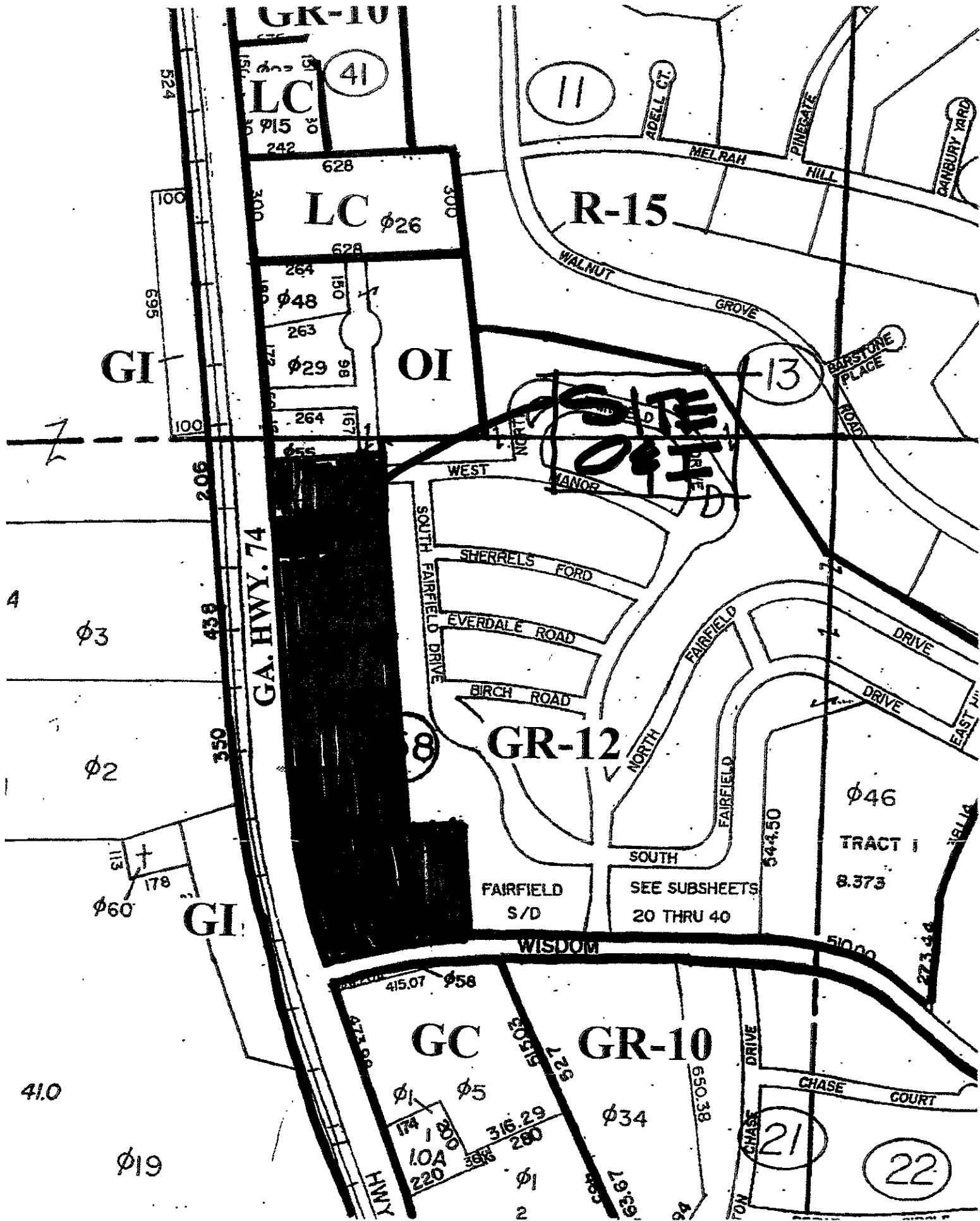
DECLARATION IS MADE TO ORIGINAL PURCHASER
OF THE SURVEY. ANY USE BY THIRD PARTIES IS
AT THEIR OWN RISK.
SURVEY IS VALID ONLY IF PRINTED IN ORIGINAL
FORM AND SIGNED BY SURVEYOR.



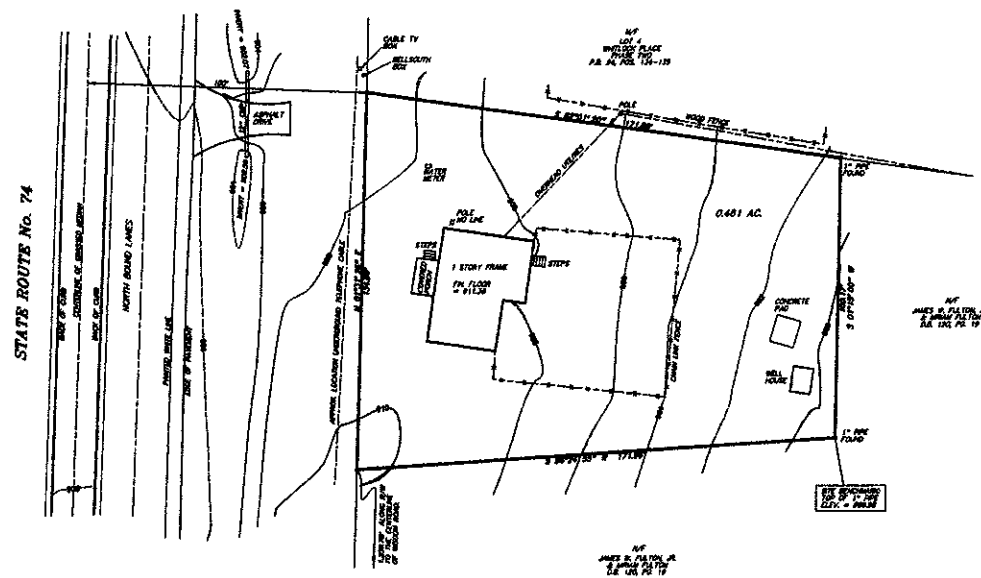
CLOSURE DATA
Field Closure: 1" = 2000' ±
Angle Point Error: 00.00 03
Intersection: 0.00000000 2
Adjustment: 0.00000000 2
Total Closure: 1" at 20000'

Prepared for: HOMETECH PROPERTIES, L.L.C.	
DA HWY # 74	
Lot: N/A	DB: 1482 ~ Pg. 56?
Land Lot: 158	District: 7 TH
County: FAYETTE, GA	Rev:
Scale: 1" = 50'	Date: 10/03/03 Job No: 03-0781
DELTA SURVEYORS, INC.	
surveyors planners development consultants 770-480-9342 ~ (fax) 770-480-2114	
P.O. BOX 571 FAYETTEVILLE, GA 30214	
JUN 2 2004	

FILE: C:\JOBS\BASE



PROPOSED ZONING



This is my professional opinion, this plat is not a warranty of title, and I am not responsible for any errors or omissions in this plat.

Surveyed by
W.D. Gray and Associates, Inc.
Surveyed by W.D. Gray and Associates, Inc.
Surveyed by W.D. Gray and Associates, Inc.

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED AND SIGNED BY
LARRY C. SHAW, JR., R.L.S.
ON 01/18/08 AT 1:00 PM
THIS REPRODUCTION IS NOT A
CERTIFIED DOCUMENT.

This plat was prepared for the exclusive use of the person, persons or entity named herein. It is not to be used for any other purpose, and the surveyor assumes no liability for any errors or omissions in this plat.

In my professional opinion, this plat is not a warranty of title, and I am not responsible for any errors or omissions in this plat.



W.D. Gray and Associates, Inc.

land surveyors - planners
180 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH 770-486-7552 FAX 770-486-0496

PREPARED FOR

HOMETECH PROPERTIES, L.L.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND LOT: 198	DATE OF SURVEY: 01/18/08
PLAT DISTRICT	DATE OF REVIEW: 01/18/08
FAYETTE COUNTY, GA	REF:
SCALE: 1" = 20'	JOB NO. 0801017

PHOTO SHEET



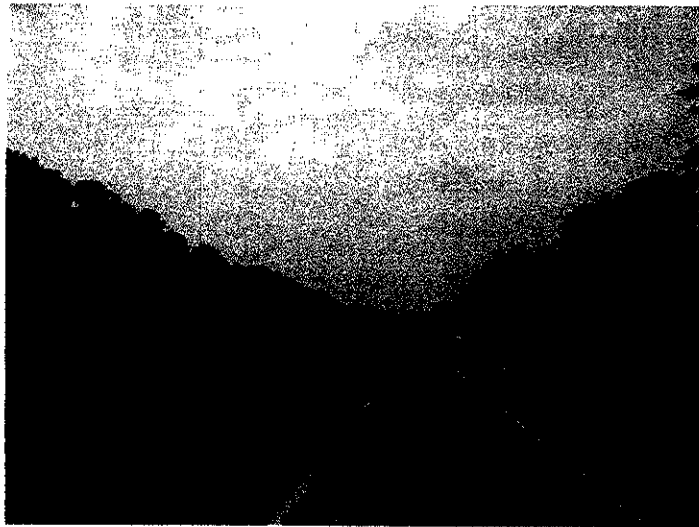
Proposed Property: HOMETECH



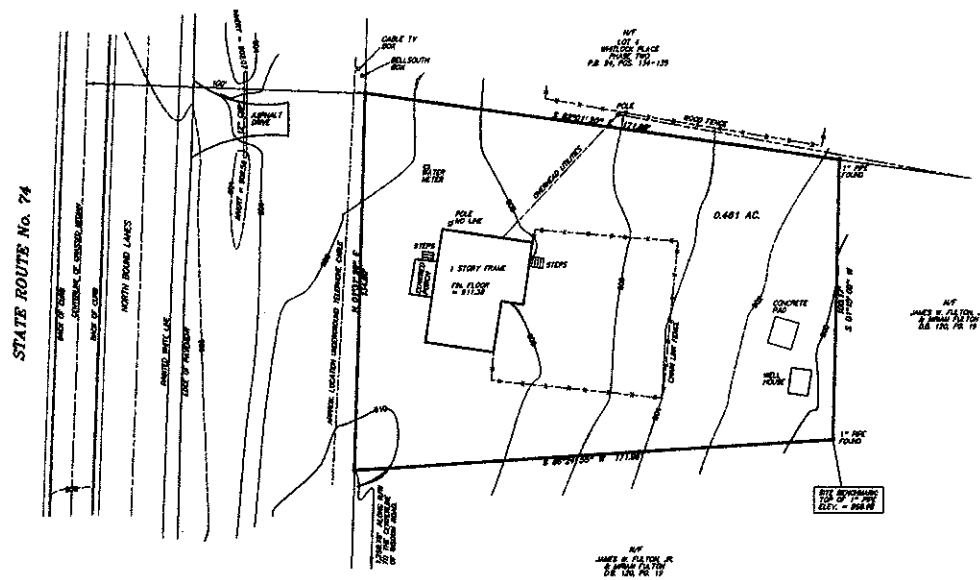
Adjacent North Property



Adjacent South Property



HWY 74



GRAPHIC SCALE: 1 inch = 20 feet

LAND LOT: 158	DATE OF SURVEY: 01/18/20
7th DISTRICT	DATE OF DRAWING: 01/28/20
FAYETTE COUNTY, GA.	REF.
SCALE: 1" = 20'	JOB NO. 0801017

STATE OF GEORGIA
COUNTY OF FAYETTE

BOUNDARY LINE AGREEMENT

The first undersigned parties (hereinafter collectively referred to as the "Party of the First Part") are the owners of the following property, to-wit:

All that tract or parcel of land lying and being in Land Lot 158 of the 7th District, Fayette County, Georgia and being Lot 4, Whitlock Place, Phase Two, as per plat thereof recorded in Plat Book 24, Pages 134-135, refiled at Plat Book 24, Pages 148-149, Fayette County, Georgia records, which plat is incorporated herein by this reference for a more complete and accurate description of the property (hereinafter referred to as Parcel "1").

The second undersigned party (hereinafter referred to as the "Party of the Second Part") is the owner of following property, to wit:

All that tract or parcel of land lying and being in Land Lot 158 of the 7th District, Fayette County, Georgia and being more particularly described in Exhibit "A", which is incorporated herein by this reference for a more complete and accurate description of the property. (hereinafter referred to as "Parcel "2");

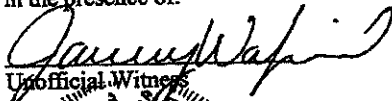
which adjoins the south boundary line of Parcel 1.

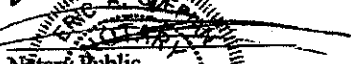
The parties hereto desire to enter into an agreement definitively locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of One Dollar (\$1.00) in hand paid by the Party of the First Part to the Party of the Second Part, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by the undersigned parties that the south boundary line of Parcel 1 and the north boundary line of Parcel 2 shall be as depicted on that certain plat of survey prepared by Delta Surveyors, Inc., registered land surveyors, for Hometech Properties, LLC, dated 10/03/2003, a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference. Each party hereby quit-claims to the other party such areas respectively adjoining said line as are required to establish the same as a boundary.

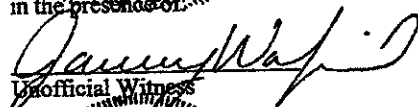
WITNESS our hands and seals, this 31st day of October, 2003.

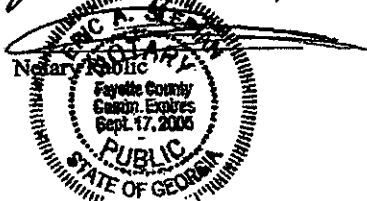
As to Party of the First Part
signed sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

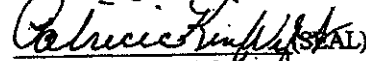
As to the Party of the Second Part
signed sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

Parties of the First Part:

 (SEAL)
Mason Wright

 (SEAL)
Patricia King Wright

Party of the Second Part:

HomeTech Properties, LLC

 (SEAL)

By: John C. Elms

Title: President

RETURN TO:

SLEPIAN & SCHWARTZ, LLC
42 EASTBROOK BEND
PEACHTREE CITY, GA 30269

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OF FAYETTE

THIS INDENTURE, made this 20th day of October, 2003, between MASON WRIGHT AND PATRICIA KING WRIGHT, of the County of Fayette, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and HOMETECH PROPERTIES, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

James W. Wright
Witness

Mason Wright
MASON WRIGHT
Patricia King Wright
PATRICIA KING WRIGHT

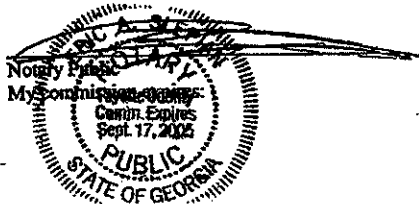


Exhibit A

All that tract or parcel of land lying and being in land lot 158 of the 7th District, Fayette County, Georgia, being more particularly described as follows:

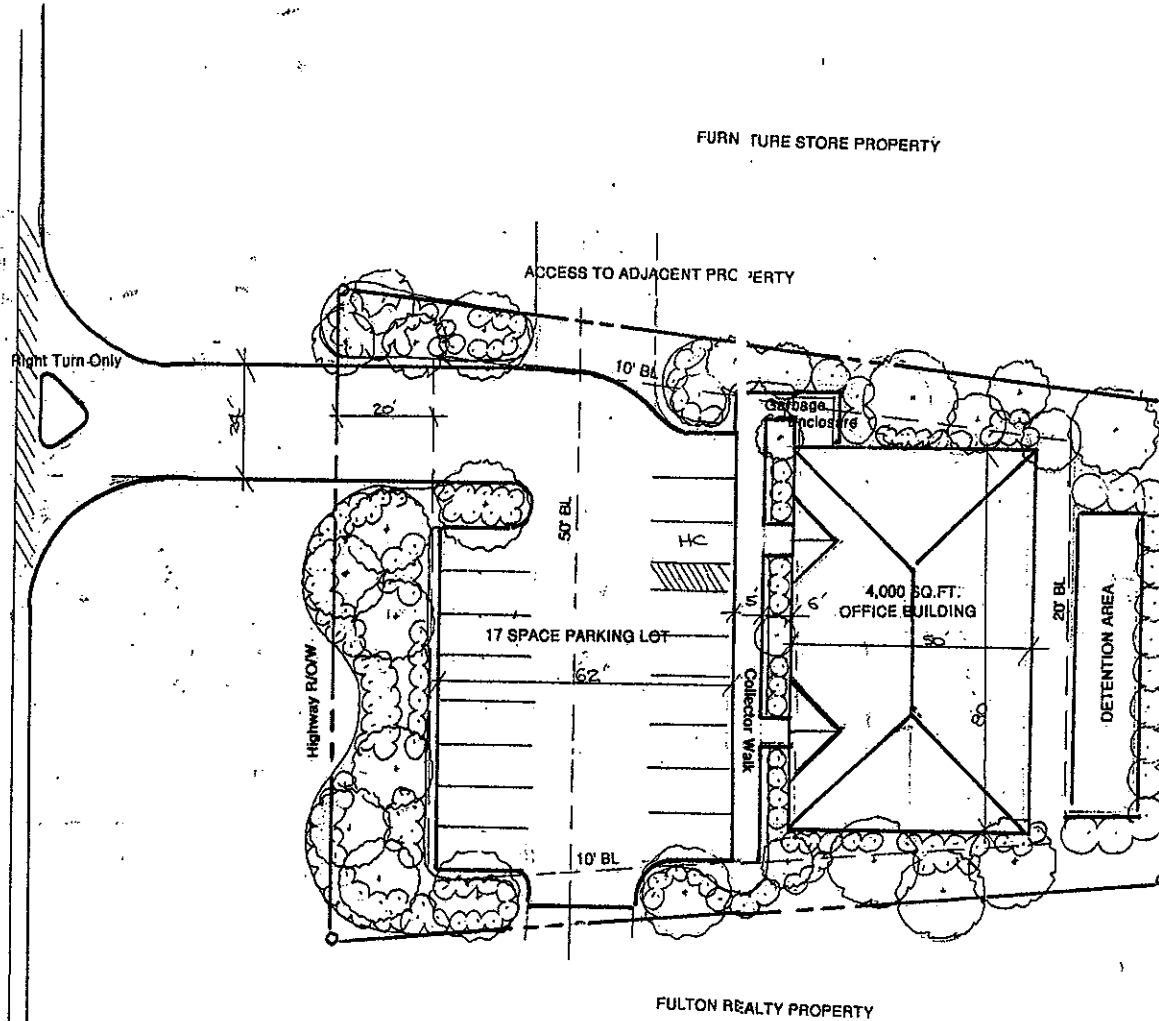
To find the TRUE POINT OF BEGINNING, Begin at a point located at the intersection of the center line of Wisdom Road and the eastern right-of-way line of GA Highway 74. Run thence in a northeasterly direction along the right-of-way line of said GA Highway 74, a distance of 1,259.78 feet to a ½-inch iron pin set. Running thence North 01 degree 29 minutes 09 seconds East, a distance of 100.39 feet to a point and the TRUE POINT OF BEGINNING. Running thence North 01 degree 29 minutes 09 seconds East, a distance of 34.31 feet to a ½-inch rebar found. Running thence South 82 degrees 01 minute 11 seconds East, a distance of 171.92 feet to a 1-inch open top pipe. Running thence South 86 degrees 30 minutes 00 seconds West, a distance of 170.97 feet to a point and the TRUE POINT OF BEGINNING. Said property being more particularly described on that certain plat of survey for Hometech Properties, by Delta Surveyors, Inc., G.R.L.S., dated 10-03-2003. Said plat of survey is attached hereto as an exhibit and made a part hereof by reference.

Sec.	Tract #	Tract	Land Use	Zoning	Acreage	Bldg SF	Lots / Units	Greenbelt/ Openspace
A-IV	11.000	Lake Peachtree S/D, Section X-A	SFM	R-22	3.20	0	7	0.00
A-IV	12.000	Flat Creek golf course	OS	OS	264.43	0	1	264.43
A-IV	13.000	Flat Creek clubhouse	CS	GC	0.00	16,106	0	0.00
A-IV	14.000	Central Park S/D	SFM	LUR-2	5.97	0	13	1.00
A-IV	15.000	Lake Peachtree lagoon	OS	OS	9.26	0	1	9.26
A-IV	16.000	Flat Creek Road Residential S/D:						
A-IV	16.001	Residence #1, Gribble	SFM	R-43	1.13	0	1	0.00
A-IV	16.002	Residence #2, Jenkins	SFM	R-43	1.00	0	1	0.00
A-IV	16.003	City of PTC (greenbelt)	OS	OS	52.75	0	1	52.75
A-IV	17.000	Country Club Court S/D	SFM	R-15	4.49	0	5	0.34
A-IV	18.000	Lake Peachtree S/D, Section XI	SFM	R-22	46.65	0	63	0.00
		Total			558.34	133,256	495	341.74

Aberdeen A-V/Wisdom Neighborhood

A-V	1.000	Pinegate Estates S/D	SFM	R-43	19.58	0	7	0.00
A-V	2.000	Cobblestone Creek Condominiums (Phas	MF	GR	16.00	0	96	0.00
A-V	2.001	Cobblestone Creek Condominiums (Phas	MF	GR	0.00	0	0	0.00
A-V	3.000	City of PTC (Wisdom Park)	OS	OS	3.80	0	1	3.80
A-V	4.000	Peachtree City elementary school	CS	OS	11.20	64,250	1	0.00
A-V	5.000	City of PTC (Riley Field)	OS	OS	19.50	0	1	19.50
A-V	6.000	Southland Nursing Home	MF	GR-12	8.40	46,903	1	0.00
A-V	7.000	Fairfield S/D	SFC	GR-12	41.06	0	265	2.17
A-V	8.000	Whitlock Place commercial S/D:						
A-V	8.001	Animal Medical Clinic	OFF	OI	2.00	3,500	1	0.00
A-V	8.002	Whitlock office building	OFF	OI	0.08	9,000	1	0.00
A-V	8.003	Gannon office building (ReMax)	OFF	OI	1.00	6,000	1	0.00
A-V	8.004	Campanile's Home Furnishings	OFF	LUC-19	1.00	7,700	1	0.00
A-V	8.005	East Point Masonic Lodge	OFF	OI	2.40	6,600	1	0.00
A-V	8.006	Kedron Village Dental	OFF	OI	1.05	4,300	1	0.00
A-V	8.007	Simms (undeveloped)	OFF	OI	2.07	0	1	0.00
A-V	9.000	Lee Residence (vacant)	OFF	AR	0.39	0	1	0.00

State Highway 74



CONCEPTUAL SITE PLAN
FOR THE
OFFICE OF HOMETECH PROPERTIES, LLC



Scale: 1" = 20'



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

May 8, 2006

**PH-06-06 Request for Rezoning, HomeTech Mortgage Tract, AR to OI,
GA 74 North.**

Mr. David Millican of the Trison Group was in attendance to represent HomeTech Mortgage in their request to rezone the former Mamie Lee property, a 0.461-acre tract on GA 74 North, from AR Agricultural Reserve to OI Office Institutional. The Applicant desired to rezone the entire tract and develop a freestanding 4,000 SF office building and associated parking for their mortgage business.

Mr. Rast explained the rezoning request and the proposed site plan. He noted that the property was heavily wooded and contained an unoccupied single-family home which had been used by the Lee family for years. He noted that the recent update to the City's Land Use Plan reaffirmed the previous land use designation for this tract as OFF Office, and the Land Use Designations for both of the adjoining tracts (the Campanile's Home Furnishings building and the Fulton Realty building) were OFF Office as well. The zoning for the two buildings was LUC-19 Limited Use Commercial and OI Office Institutional, respectively.

Mr. Rast pointed out that this tract did not have a connection to the access road that was being constructed behind Fairfield Subdivision. Access to the site would be from the existing curb cut on GA 74, and the internal driveway would be interconnected with the existing driveway in front of the Campanile's Home Furnishings building.

Mr. Rast stated that the buffers and setbacks met the current ordinances. The plan proposed a 20' wide tree save and landscape buffer adjacent to GA 74.

No one else spoke in favor of the proposed rezoning nor did anyone speak in opposition to it.

Mr. Payton wondered if there was any intention of giving access to the connector road. Mr. Rast stated that the Applicant did not own the property to the rear and, when asked by Mr. Payton, stated that the property was owned by Fulton Realty.

Mr. Millican stated that they did not want to tie into the .42-acre property to the rear of this site and that an additional drive on this property would not be advantageous to them.

Mr. Payton wanted to know about the plans for the access road. Mr. Rast explained that it was designed to extend from Whitlock Place Subdivision to Wisdom Road. All of the developments along Highway 74 had provided a portion of that road as they were developed. The road extended down to the Fulton property, and a small portion of that property was needed to extend the road and connect it to Park Place. Mr. Rast stated that this was something Staff wanted to pursue but, to his knowledge, no contact had been made with the Fultons. The ultimate plan would be to provide that connection and hopefully take some of the cars off of Highway 74 onto Wisdom Road.

Mr. Payton wondered if that could affect the location of the detention pond for this site. He thought that should be taken into consideration when the site plan was reviewed. Mr. Rast agreed.

Mr. Payton pointed out that this property was one of the tracts that had been discussed when the Land Use Plan was updated. He noted that the intention had always been to zone it for office use and to make it compatible with the rest of the zonings in that area.

Mr. Payton reiterated that when the site plan came back to the Planning Commission, the potential for the access road should be addressed.

After discussion, a motion was made by Mr. McCann, seconded by Mr. Scott, and unanimously adopted to forward this proposal to City Council with a recommendation that it be approved subject to the following understandings and conditions:

1. The schematic site plan is intended only to suggest a concept and shall not be considered the final approved development plan. That plan must be prepared and approved as part of the regular conceptual site plan review process.
2. The site plan must comply with each of the recent amendments to the city's Land Development Ordinance. All building setbacks identified within the OI Office Institutional zoning district must be adhered to.
3. The architectural design and exterior building materials of the proposed building must be compatible with the surrounding developments. All sides of the building must include architectural detailing and similar building materials. Additionally, no wall-packs or other external security lighting sources will be permitted on the building.
4. All lighting within the parking lot shall be limited to 250-watt high-pressure sodium fixtures with a maximum pole height of 30' from finish grade to the

top of the pole. The level of illumination within the parking area must not exceed 3 foot-candles.

5. The site plan must provide for a fully landscaped entrance off of GA 74, including meandering berms and extensive landscaping within the tree save and landscape buffer to screen the parking lot from view.
6. Access to the site will be limited to one right-in/right-out access drive from GA 74. As a part of this development and with the approval of the adjoining property owner, the Applicant should provide an inter-parcel connection to the existing parking area in front of the Campanile's Home Furnishings business to the north.
7. The property must be connected to the sanitary sewer system, and all existing septic systems must be properly removed.
8. Each of the existing outbuildings on the site must be removed.
9. All existing overhead utility lines that traverse the site must be relocated underground.

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A PARCEL OF LAND ON GA 74 NORTH
FOR AN OFFICE BUILDING,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that a 0.461-acre parcel on GA 74 North be rezoned from its current designation of AR Agricultural Reserve to OI Office Institutional by amending Section 1005B Property rezoned to OI and adding Section 1005B.3 as follows:

(Section 1005B.3) *HomeTech Mortgage, LLC tract.*

- (a) The property described below shall be rezoned from its present classification of AR Agricultural Reserve to OI Office Institutional. Said property is more particularly described as follows:

INSERT LEGAL DESCRIPTION

- (b) The above-described tract is illustrated in the Boundary and Topography Survey prepared by W.D. Gray and Associates, Inc. (dated January 26, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the OI zoning district be established specifically for a single office building to be developed substantially in accordance with the following express conditions:

(1005B.2.1) *Conformance with master plan.*

Development shall take place in conformance with the schematic site plan prepared by Lorber & Associates, Inc., a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(1005B.2.2) *Permitted uses.*

- (a) Business, professional, and government office facilities.
- (b) Business involving the rendering of a personal service on the premises in establishments having a size of 6,000 square feet or less.

- (b) Business involving the rendering of a personal service on the premises in establishments having a size of 6,000 square feet or less.

(1005B.2.3) Uses not permitted.

- (a) Transportation facility or terminal.
- (b) Self-service storage facilities, i.e., mini-warehouses.
- (c) Adult bookstores.
- (d) Package stores.
- (e) Gas stations.
- (f) Off-street auto parking facility.
- (g) Massage parlors.
- (h) Open yard for the sale, rental, and/or storage of materials or equipment, including junk or salvage materials.
- (i) Convenience-type stores.
- (j) Restaurants or food service establishments.
- (k) Bars.

(1005B.2.4) Conditional uses.

No conditional uses shall be permitted within this zoning district.

(1005B.2.5) Other requirements.

- (a) Maximum building size.

The overall area of the office building shall not exceed 4,000 SF.

- (b) Building height.

The maximum building height shall not exceed one story in height.

- (c) Parking

Parking shall be provided as set forth in Section 909. Dumpsters, loading and service areas shall not be located within any building setbacks and shall be properly screened from view in accordance with current City ordinances.

(d) Curb cuts.

The overall development shall be limited to one right-in/ right-out curb cut on GA 74 with appropriate turning lanes as approved by GDOT. The teardrop island within this entrance must consist of stamped and/ or stained concrete, brick or concrete pavers as opposed to plain concrete.

(e) Interparcel access.

Interparcel access should be provided between this development and the adjoining Campanile's Home Furnishings tract to the north.

(f) Architectural concept.

The architectural design and exterior building materials of the proposed building must be compatible with the surrounding developments. All sides of the building must include architectural detailing and similar building materials. Additionally, no wall-packs or other external security lighting sources will be permitted on the building.

(g) Site lighting.

A complete site lighting plan, including all lighting proposed on the exterior of the buildings, must be developed and approved by the Planning Commission. All lighting within the parking lot shall be limited to 250-watt high-pressure sodium fixtures with a maximum pole height of 30' from finish grade to the top of the pole. The level of illumination within the parking area must not exceed 3 foot-candles

(h) Signage program.

Signage shall be provided as set forth within the City's Sign Ordinance and in accordance with an overall sign program for the tract that shall be approved by the Planning Commission.

(i) Landscape concept.

A complete landscape plan must be developed and approved by the Planning Commission. The plan must provide for a fully landscaped entrance off of GA 74, including meandering berms and substantial landscaping within the tree save and landscape buffer adjacent to GA 74 to screen views to the parking lot. All landscaped areas within the site, including the GA 74 right-of-way, must be irrigated.

(j) Utility connections.

The property must be connected to the City's sanitary sewer system, and the existing septic systems must be removed. All overhead utility lines that traverse the site must be relocated underground.

(k) Application of requirements and conditions.

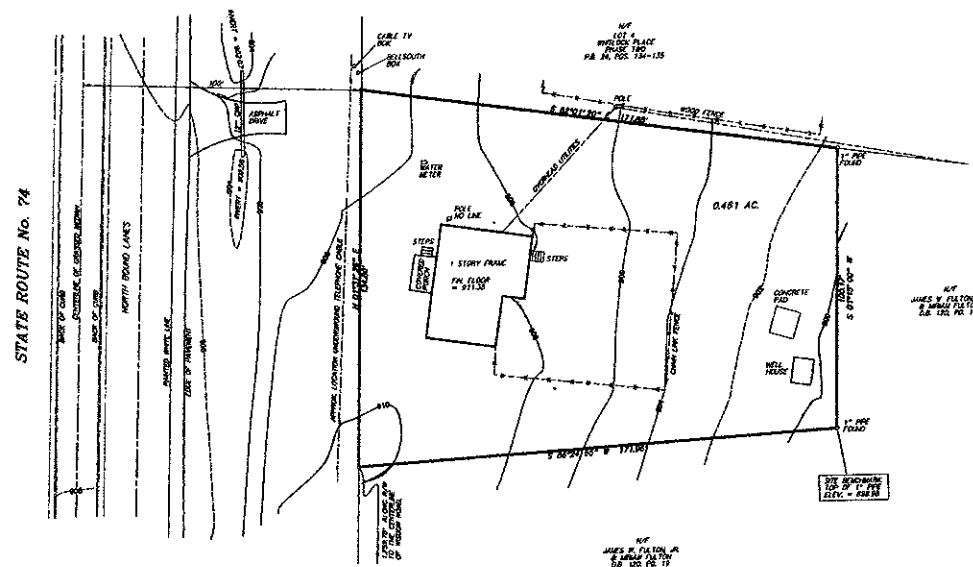
The requirements and conditions specified in this section shall remain in effect unless specifically amended or revoked by subsequent action of City Council in accordance with the established procedure for zoning amendments; and, in addition, if it is determined that the property will not be developed in substantially the same manner as depicted on the Lorber & Associates schematic site plan referenced above, and each condition of that plan substantially complied with, the zoning of this property shall automatically revert back to the zoning the property currently holds.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____, 2006.

Harold K. Logsdon, Mayor

Attest: _____
City Clerk



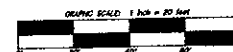
Is or professional opinion, this plat is a correct representation of the land and the same prepared in conformity with the standards and requirements of law.

BOUNDARY
PLAT BLOCKS = 1" x 100' x 100'
PLAT BLOCKS = 1" x 100' x 100'
PLAT BLOCKS = 1" x 100' x 100'

This plat was prepared for the exclusive use of the person, persons or entity named herein. It shall not be used for any other purpose, nor shall it be used to create a new boundary or to alter an existing boundary without the written consent of the person, persons or entity named herein.

Is or professional opinion, this property is not subject to any other claims, liens, or encumbrances, and the same is not subject to any other claims, liens, or encumbrances.

THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY LANDY C. DICKSON, JR., R.L.S. # 2345 ON 01/17/2008. THIS DOCUMENT IS NOT A CERTIFIED DOCUMENT.



W.D. Gray and Associates, Inc.

land surveyors - planners
150 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30590
PH 770-436-7552 FAX 770-436-0498

PREPARED FOR

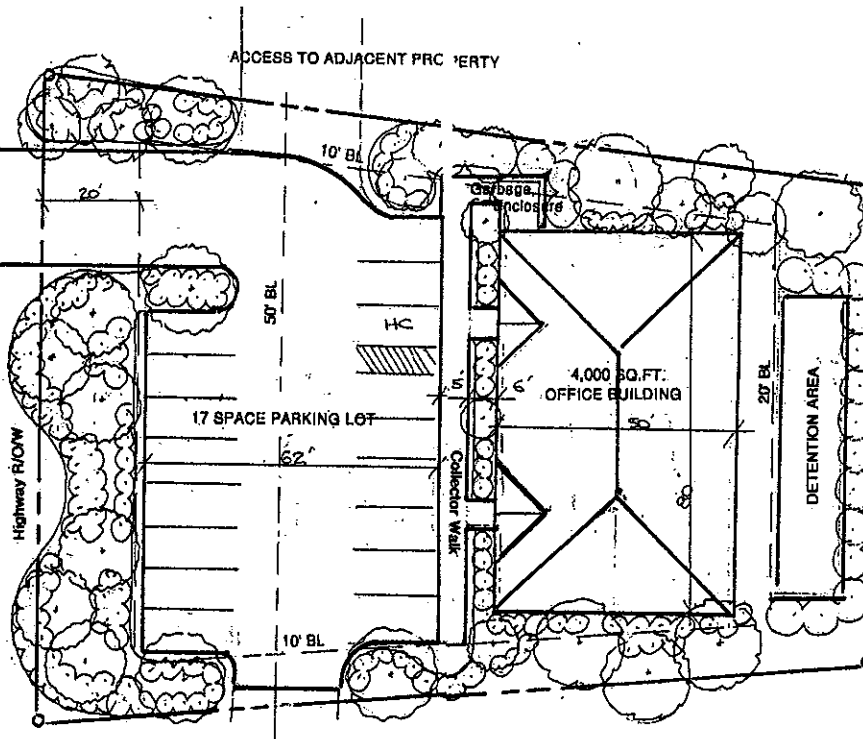
HOMETECH PROPERTIES, L.L.C.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND LOT: 158	DATE OF SURVEY: 01/17/2008
7TH DISTRICT	DATE OF DRAWING: 01/17/2008
FAYETTE COUNTY, GA.	REF:
SCALE: 1" = 20'	JOB NO. 0601017

State Highway 74

Right Turn-Only



CONCEPTUAL SITE PLAN
FOR THE
OFFICE OF HOMETECH PROPERTIES, LLC



Scale: 1" = 20'

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Ben M. Maller*
Developmental Services Director *David*

FROM: City Planner/ Zoning Administrator *David*

DATE: June 8, 2006

SUBJECT: Request by Pathway Communities to lift the moratorium on multi-family housing, Petrol Point tract
June 15, 2006 City Council agenda

Recommendation:

Based on the appeal procedures outlined in Section 1404 of the Multi-Family Rezoning Moratorium (Attachment "A"), Staff is not authorized to make a recommendation to Council on the application to lift the moratorium.

Discussion:

Pathway Communities submitted a letter to City Staff (dated May 2, 2006) requesting that City Council consider lifting the moratorium on multi-family housing for a 7.31-acre tract of land at the intersection of Petrol Point and Tivoli Garden (Attachment "B"). The Applicant has a contract from Weatherup Construction, who is planning a multi-building townhome development on the property. The subject parcel is currently zoned GC General Commercial and designated as OFF Office on the city's Land Use Map.

Lifting the moratorium in no way obligates the city to ultimately rezone the property to accommodate higher density development. What it does is provide Staff the opportunity to work with the Applicant to determine the impacts of the proposed development and to make recommendations to the Planning Commission and City Council.

Staff and the Applicant will be available at Thursday's meeting to answer questions pertaining to this request. Additionally, the prospective developer has requested that he be allowed to make a brief presentation on their proposed development.

Request to lift moratorium

June 8, 2006

Page 2

Budget impact:

Should the application move forward, budget impacts would be analyzed as a part of the rezoning process. The development is located within the Glenloch Service Area and would require impact fees for each new residential unit.

Attachments

ARTICLE XIV. MULTI-FAMILY--REZONING MORATORIUM*

***Editor's note:** Ord. No. 727, adopted Nov. 4, 1999, renumbered art. XIV, §§ 1401--1404 to art. XV, §§ 1501--1504 and added a new art. XIV, §§ 1401--1404 as herein set out.

Sec. 1401. Purpose.

In order to protect the health, safety, and welfare of its citizens, the city has determined that a moratorium on the zoning or rezoning of property for development of multifamily housing needs to be adopted and enforced for all property in the City of Peachtree City not currently zoned for use as multifamily.

This moratorium is intended to promote: the orderly development of property in the city; maintain the high quality of police services now provided; maintain the high quality of emergency and fire services now provided; maintain the quality of education now provided; maintain the high quality of life now existing; help reduce traffic congestion; and ameliorate air quality standards.

(Ord. No. 727, 11-4-1999)

Sec. 1402. Findings.

The mayor and council have made the following findings of fact in consideration of this moratorium:

- (a) The development of additional multifamily housing would create a significant burden on the police department and emergency and fire departments for the city;
- (b) The development of additional multi-family housing would overburden area schools
- (c) The development of additional multi-family housing would exhaust available resources, thus reducing the quality of life now existing; and
- (d) The development of additional multi-family housing would increase traffic congestion, which also reduces air quality.

(Ord. No. 727, 11-4-1999)

Sec. 1403. Moratorium.

The Mayor and Council of the City of Peachtree City hereby directs its staff to accept no applications seeking to zone or rezone property to any designation that would allow the development of the property as multi-family.

- (a) Multi-family shall include apartments, townhouses, duplexes, condominiums and assisted living facilities.

- (b) This moratorium shall be in effect for a period of one year and shall automatically expire if not reviewed by the mayor and council and if deemed necessary, renewed.
- (c) This moratorium shall not apply to property already zoned for use as multifamily.

(Ord. No. 727, 11-4-1999)

Sec. 1404. Appeals.

Any party with an ownership interest in property in the city that believes said property owner is severely prejudiced by this moratorium may file an application with the city planner requesting that the mayor and council remove the moratorium as it applies to the property.

- (a) The application shall be accepted by the city planner and placed on the council agenda after being properly advertised, and then, considered by the mayor and council.
- (b) City staff shall only provide council with current land use and zoning information regarding the subject property and its surrounding properties and shall not make a recommendation to council on the application to lift the moratorium.
- (c) In the event council lifts the moratorium, the property owner may then submit the request for rezoning following established procedures.
- (d) In the event council declines to lift the moratorium, the property owner shall have the same rights and follow the same procedures as those connected with the denial of a rezoning request.

(Ord. No. 727, 11-4-1999)

2006-09



May 2, 2006

Mr. David Rast
City Planner
151 Willowbend Road
Peachtree City, GA 30269

Dear David:

As the owner of an approximately 7.31± acre tract on Petrol Point, Peachtree City Holdings hereby requests that the multi-family moratorium be lifted from this parcel. The owner has contracted with Weatherup Construction for the development of a proposed townhome development on this property.

Please feel free to contact us with any comments you may have.

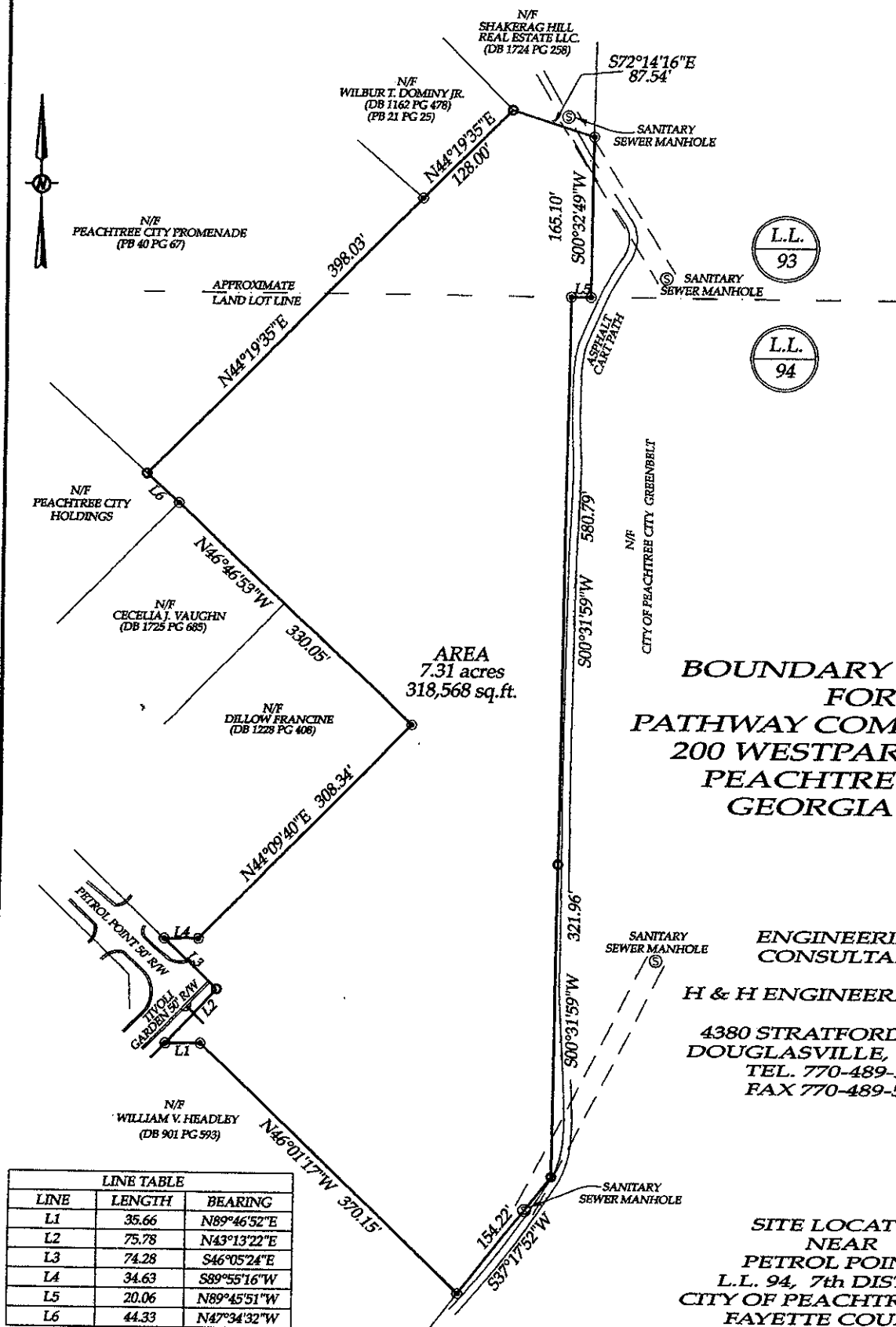
Sincerely,

A handwritten signature in cursive script, appearing to read "Pat".

Pat Heaberg
Vice President
Pathway Communities

PH/ra

RECEIVED MAY - 2 2006



**BOUNDARY SURVEY
FOR
PATHWAY COMMUNITIES
200 WESTPARK DRIVE
PEACHTREE CITY,
GEORGIA 30269**

**ENGINEERING
CONSULTANT**

H & H ENGINEERING, INC.

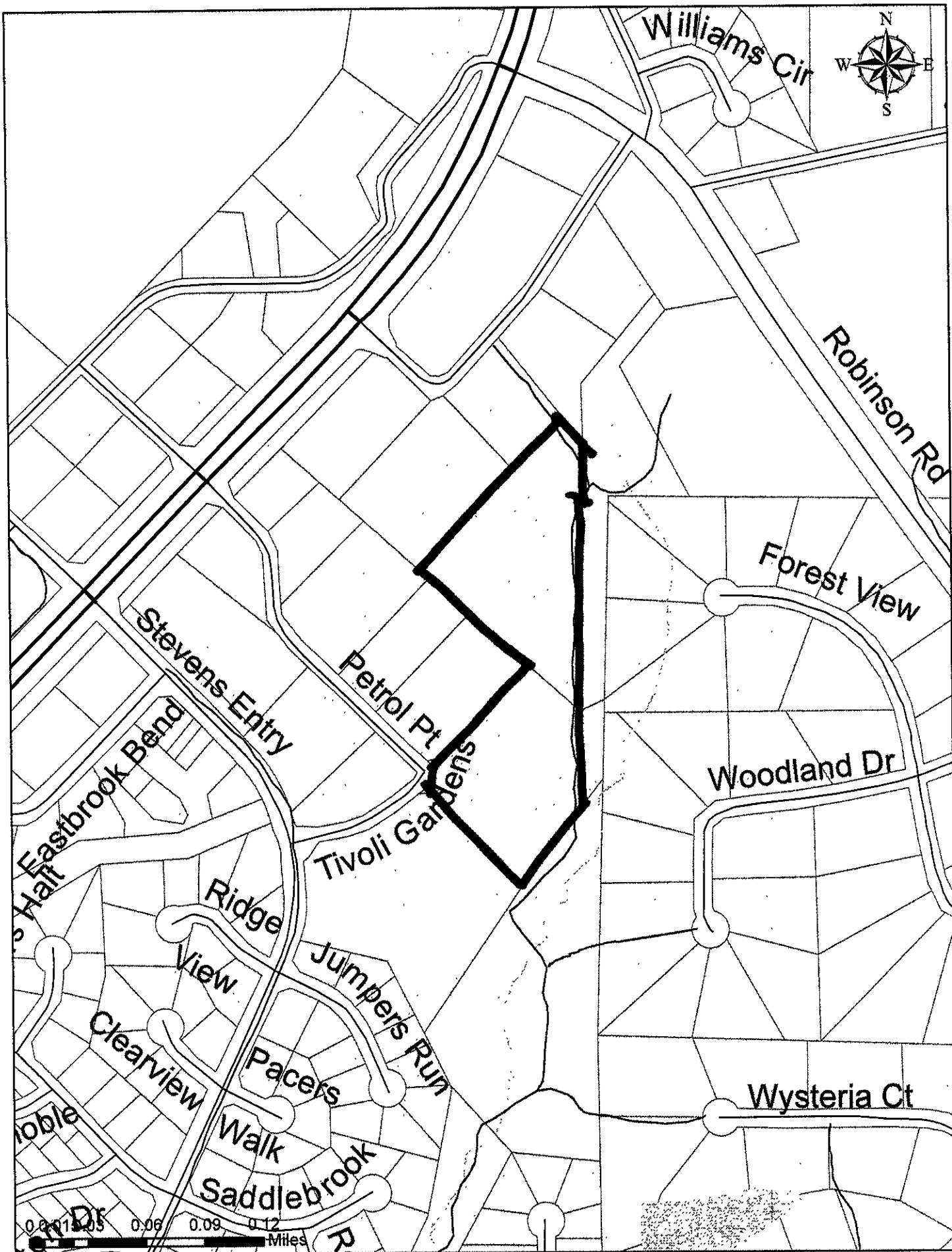
**4380 STRATFORD DRIVE
DOUGLASVILLE, GA 30135
TEL. 770-489-2802
FAX 770-489-5326**

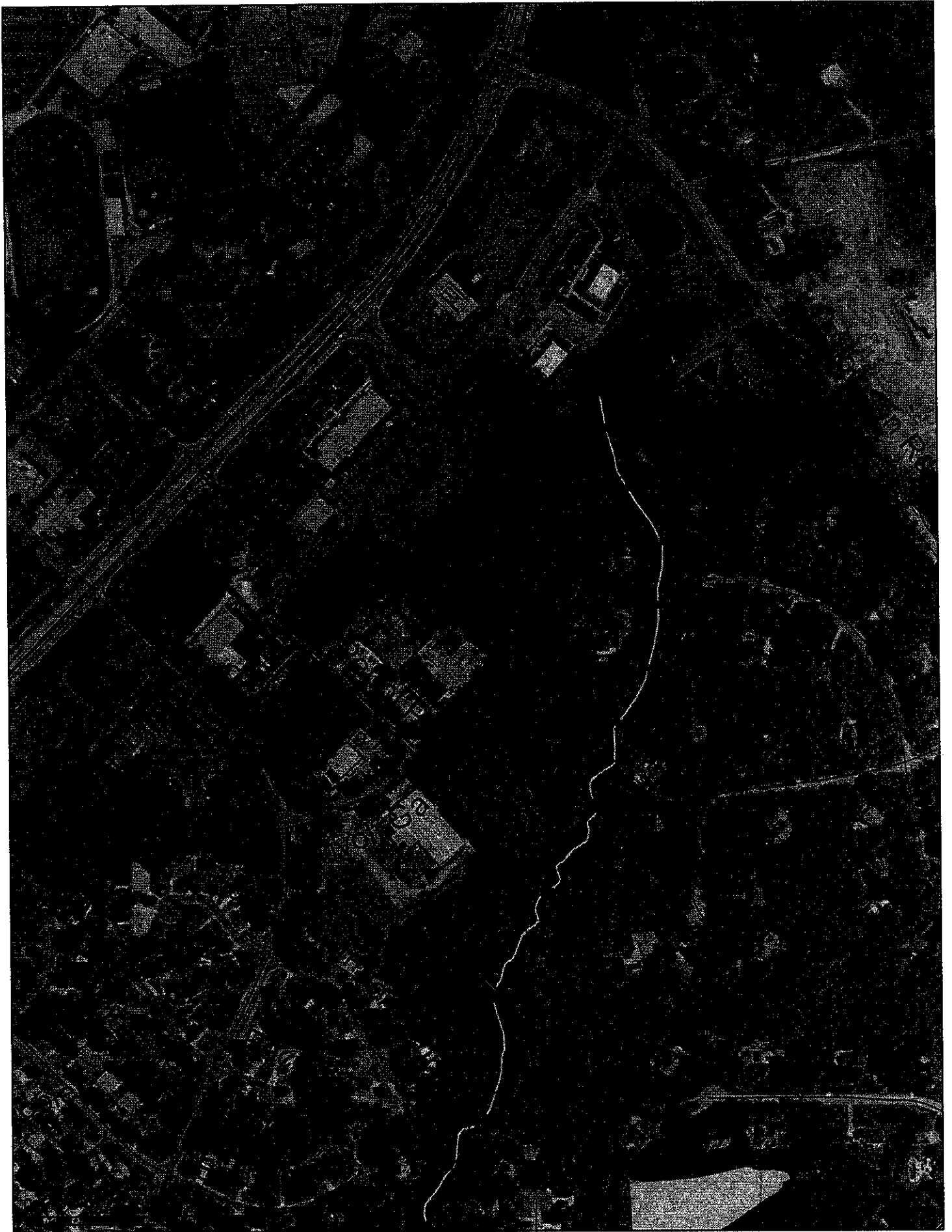
**SITE LOCATED
NEAR
PETROL POINTE
L.L. 94, 7th DISTRICT
CITY OF PEACHTREE CITY,
FAYETTE COUNTY,
GEORGIA**

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.66	N89°46'52"E
L2	75.78	N43°13'22"E
L3	74.28	S46°05'24"E
L4	34.63	S89°55'16"W
L5	20.06	N89°45'51"W
L6	44.33	N47°34'32"W



MAY 1, 2006





CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *Benjamin J. McManis*
Developmental Services Director *CWA*

FROM: City Planner/ Zoning Administrator *David*

DATE: June 9, 2006

SUBJECT: Adoption of Transmittal Resolution for Community Assessment and Community Participation Program as a part of the update to the city's Comprehensive Plan
June 15, 2005 City Council agenda

Recommendation:

Staff recommends that City Council approve the attached Transmittal Resolution authorizing City Staff to forward the Community Assessment and the Community Participation Program to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review.

Discussion

Staff has been working with the Comprehensive Plan Advisory Board (CPAB) for several months to complete the first phase of the comprehensive plan update process. The update must be prepared in accordance with the "Standards and Procedures for Local Comprehensive Planning" adopted by DCA on May 1, 2005. In order to meet these new planning requirements, a community's comprehensive plan must include a Community Assessment, a Community Participation Program, and a Community Agenda. The Community Assessment and the Community Participation Program must be submitted for review before a community can develop their Community Agenda.

Attached for your review is the draft of the Community Assessment and the Community Participation Program. These documents will remain in draft form until they are approved by DCA. During the review period, these documents can be updated as necessary to reflect changes.

Budget impact:

There are no budget impacts associated with this request.

Attachments

**A RESOLUTION OF THE
MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CITY
REGARDING THE TRANSMITTAL OF DOCUMENTS PERTAINING TO
THE 20-YEAR UPDATE OF THE CITY'S COMPREHENSIVE PLAN**

WHEREAS, the City of Peachtree City has completed the Community Assessment and the Community Participation Program as a part of the 20-year update to the city's Comprehensive Plan and

WHEREAS, these documents were completed in accordance with the requirements outlined within the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required Public Hearing was held on June 15, 2006.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby submit the Community Assessment and the Community Participation Program portions of the 20-year update to the city's Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review.

Adopted this ____ day of _____, 2006.

Harold K. Logsdon, Mayor

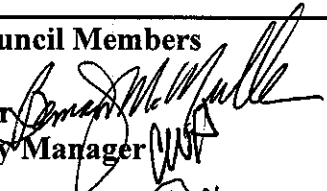
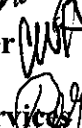
Attest: _____

City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Assistant City Manager 

FROM: Director of Leisure Services 

DATE: June 6, 2006

SUBJECT: Informational Briefing; Recreation Master Plan 2007-2011
For June 15 City Council Meeting

Recommendation: That Council hear a briefing by the Recreation Commission regarding the update to the Recreation Master Plan, and provide guidance, comments or other input back to the commission within 30 days. The intent is that this plan will become part of, or referenced to, the official City Comprehensive Plan and would receive approval concurrently with that plan.

Discussion: Council will have in their packages a final draft of the 2007-2011 Recreation Master Plan, **Book 1**. This book is an executive overview of the process used to develop a final set of priorities that the Recreation Commission and staff propose. The commission and staff will use this priority list to guide their actions over the next five years, specifically focusing on the items identified as top priorities. The priorities do not constitute "projects" at this time, but establish the basis to develop conceptual items into justifiable projects, options or other collaborative arrangements that will lead to resolving issues. This "rolling" plan will be updated annually. In this manner, the city decision makers and citizens will always have a fresh look at Recreational requirements for the upcoming five years.

There will be two more books to this triad. **Book 2** contains all the background material that went into producing the executive overview, such as survey results, decision matrix worksheets and other similar material. This book is intended for those who wish to review in more depth what went into the making of Book 1. **Book 3** will be a "tool kit," containing everything a future Recreation Commission will need to annually update the plan. This includes, both in written and electronic form, items such as a schedule and timetable, procedures, the user survey form and instructions, the facilities standards table, the decision matrix and other similar items. Book 3 will enable the Commission to smoothly move through updates in a systematic way without "reinventing the wheel" each year. This will ensure a robust, up-to-date Recreation Master Plan that truly reflects current needs and circumstances. Skeleton examples of these two books will be available for review at the Council meeting.

At the June 15 Council meeting, Recreation Commission chair David Ring will lead the briefing.

Budget Impact: There is no immediate impact on the city's budget, although final actions on many of the priority items will require expenditure of funds at some point in the future.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

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

FROM: City Planner/ Zoning Administrator

DATE: June 8, 2006

SUBJECT: Request to approve Step One annexation application – Levitt & Sons, LLC
June 15, 2006 City Council Agenda

Recommendation:

Based on the requirements identified within the city's Annexation Review Process, Staff is providing information to City Council for consideration of the applicant's request. After careful review of this information and discussion with the applicant, Council must then decide if the application should move forward to Step Two of the annexation process.

Discussion:

In 2004, the city repealed its moratorium on annexations and initiated a two-step process for review and consideration of annexation requests. The first step was written to provide a general overview of the proposed annexation and to identify how the annexation and proposed development may or may not be compatible with the established goals within the city's Comprehensive Plan.

Following the review of this information, City Staff and the Applicant present this information to City Council, who then decides if the application moves to Step Two of the application process, which requires the submittal of additional and detailed information pertaining to the annexation request and the proposed development. **Allowing a developer to move forward to Step Two in no way implies that City Council will ultimately approve the property for annexation.** Rather, it provides Staff the opportunity to work with the Applicant to develop a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

Application:

Levitt & Sons is proposing to annex a 400.306-acre tract of land currently located within unincorporated Fayette County into the city limits of Peachtree City to develop an age-restricted housing development geared towards active senior adults. The property is located immediately

Step One annexation application

June 8, 2006

Page 2

north and contiguous to the property John Wieland Homes and Neighborhoods is currently seeking to annex into the city.

The information submitted by the applicant complies with the requirements identified within the Step One submittal guidelines and is being presented to City Council for consideration. Staff has been working with the applicant for a number of months to refine their application. Staff and the Applicant will be present at the City Council meeting to answer questions about this proposal.

Should City Council authorize the application to move forward, the first item that would occur is the submittal of an application to initiate a Development of Regional Impact (DRI) review. This document is initially submitted by the city to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) and then forwarded to the Georgia Regional Transportation Authority (GRTA) and surrounding municipalities for consideration. Additionally, the city must officially notify the County that an annexation application has been submitted.

Due to the size of the overall document, a copy of the Applicant's Step One application will be placed in each Council member's mailbox. We will also maintain a copy of this application at City Hall for public review.

Budget impact:

The Applicant has identified preliminary budget impacts associated with the proposed development as a part of their Step One application. These impacts will be further refined and analyzed if the application is allowed to move forward through the Step Two process.

Attachments

City of Peachtree City
Annexation Review Process

Step One
INITIAL ANNEXATION INFORMATION

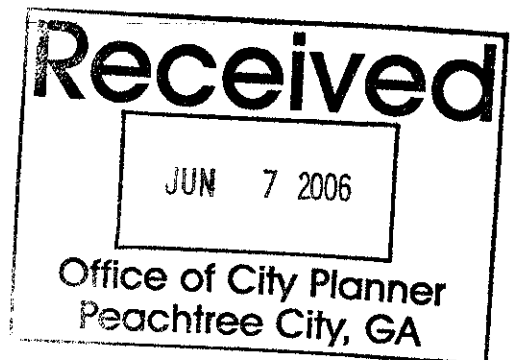
FOR

**400.306 Acres of Land in Fayette County, due west of Peachtree City, in Land Lots 183,
184, 166 and 167, 7th District, Fayette County, Georgia**

Prepared and Submitted By:

**Kathryn M. Zickert
Dennis Webb
Smith, Gambrell & Russell, LLP
Suite 3100, Promenade II
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
404-815-3704 - Phone
404-685-7004 - Fax
kmzickert@sgrlaw.com - E-mail
djwebb@sgrlaw.com - E-mail**

**May 10, 2006
Revised June 7, 2006**



Introduction

This document is intended to respond to the requirements of the Peachtree City annexation ordinance as it relates to requests for annexation. Levitt and Sons, a developer which specializes in the provision of active-adult housing, is seeking the annexation and rezoning of 400.306 acres of located on the western boundary of Peachtree City, immediately north and adjacent to a 360-acre parcel of land owned by John Wieland Homes and Neighborhoods (JWH) and also being considered for annexation and rezoning. Both of these tracts are north of the Centennial subdivision currently being developed by JWH. If approved, Levitt will develop this acreage for a project called "Seasons at Peachtree City," which will contain 762 single family detached homes; a 27,000 square feet clubhouse with indoor/outdoor pools, 8 tennis courts, a green house, craft rooms, card rooms, billiard rooms, entertainment space and the like; 180.2 acres of green space; and contribute, on a pro rata basis, to the completion of the MacDuff Parkway extension from its current terminus at the city limits immediately north of the Centennial subdivision to the northern portion of Kedron Drive at SR 74. A legal description of the property is found in Attachment "A" and a Boundary Survey of the overall tract is included in Attachment "B". The property is considered and unincorporated "island" within Fayette County and is bordered by Peachtree City to the east and south; the Town of Tyrone to the north and Coweta County to the west. The property is currently zoned A-R Agricultural-Residential in Fayette County, a zoning district which allows single family homes on a minimum lot size of 5 acres and a myriad of agricultural and farm uses. The Fayette County Land Use Plan designates the majority of this tract as Low Density Residential, which permits densities of up to 2 units per acre if public utilities are available. The remainder of the property is designated as CON Conservation. The portion of the Fayette County Land Use Map that shows these properties is

included as Attachment "C". If annexed, Levitt and Sons will request that the property be zoned LUR Limited Use Residential, which provides the flexibility needed for this Master Planned Community and allows the city to adopt site-specific zoning criteria for the overall development. The requested LUR would fit within the City's Low Density Residential land use plan category since overall density will be less than 2 units per acre.

I. Contact Information

Property Owners:	Tract "A" – 299.586 acres The Scarbrough Group, Inc. and Brent Scarbrough 518 Main Street, Palmetto, GA 30268 phone: (678) 429-2903 fax: (770) 460-3307 e-mail: n/a
	Tract "B" – 100.70 acres Roy J. Stillwell and Donna Stillwell 200 Brookclear Lane, Fayetteville, GA 30214 phone: (770) 460-7405 fax: (404) 872-4713 e-mail: n/a
Agent for Owners:	Levitt and Sons
Contact persons:	Dan Grosswald and Stephen Tyde
Mailing Address:	675 Mansell Road, Suite 115 Roswell, Georgia 30076
Telephone:	(770) 642-3966
Fax:	(770) 642-4924
E-mail:	dan.grosswald@levittandsons.com Stephen.tyde@levittandsons.com
Attorneys for Agent:	Kathryn M. Zickert, Esq. Shannan F. Oliver Smith, Gambrell & Russell, LLP
Mailing Address:	1230 Peachtree Street, NE Suite 3100 Atlanta, Georgia 30309
Telephone:	(404) 815-3704
Fax:	(404) 685-7004
E-Mail	kmzickert@sgrlaw.com

II. Project Information

Gross acreage: 400.306 acres

Acreage of lakes, flood plain, wetlands, streams and stream buffers: 140.263 acres

Other greenspace acreage: 39.875 acres

Total open space: 180.138 acres (to be owned and maintained by a mandatory Homeowners' Association).

Net developable acreage: 260.043 acres

Gross density: 1.9 units per acre (762 dwelling units/ 400.306 gross acres)

Net density: 2.93 units per acre (762 dwelling units/ 260.043 net developable acres)

Current zoning (in Fayette County): A-R, Agricultural Residential

The portion of the Fayette County Zoning Map that includes this parcel is included as Attachment "D".

Current Land Use Designation (in Fayette County): Low Density Residential and Conservation

Description: 1 dwelling unit per 1 to 2 acres of land; protection of environmentally-sensitive property.

The portion of the Fayette County Land Use Map that includes the subject tracts is included as Attachment "C", as is the portion of the County's Growth Management Plan that describes their version of low-density residential and conversation.

Location of Property: A legal description of the property is found in Attachment "A" and a Boundary Survey of the overall tract is included as Attachment "B".

Brief Description of Proposed Project: Levitt and Sons seeks rezoning to LUR (Limited Use Residential) to allow the development of an "active adult" community on the Subject Property restricted as allowed by law to adults 55 years of age and older. Its plan reflects development of

762 single family detached homes, and a 27,000 square foot club house/fitness center. House prices will run from approximately \$200,000 to \$500,000; and will range in size from a minimum of 1500 square feet to 3000 square feet. The minimum lot size is anticipated to be 7,000 SF, which is comparable to the Lexington subdivision currently located within Peachtree City. The average lot size will exceed 7,000 square feet, and will be comparable in size to the Belvedere, Sagamore, Albermarle and Cottage Grove subdivisions with the city. This property will be owned and maintained by a mandatory Homeowners' Association.

A conceptual Site Plan reflecting the intended development of the Subject Property accompanies this application and is found in Attachment E (confirm attachment numbering). A more detailed description of the intended project is as follows:

- Total Units: 762 (age restricted per Fair Housing Act)
- Minimum lot width: 50 feet at front building setback line
- Minimum lot width at r-o-w: 30 feet
- Minimum House Size: 1500 square feet
- Anticipated Price Point (range): \$220,000 - \$500,000
- Monument signage at entrances.
- Gated community with private roads, right-of-way, landscaping and parks all owned and maintained by the HOA in perpetuity.

III. Relation to Comprehensive Plan

A. **Housing**. This project serves the City's goal of providing a broad range of housing opportunities with an appropriate mix of homes to satisfy the needs of new and future residents. Census data confirms that in 2000, the City contained 11,470 housing units, 9,548 of which were single family detached and 98% of which were owner occupied. 1,646 new housing units were approved in 2004.

Price points and the size of new housing in Peachtree City are high. Of seven residential subdivisions recently constructed, the average price point was \$332,717 and the average home size was 3,109 square feet with multiple stones, 4 bedrooms and 2.8 baths. Per the same data the

year 2000 median value for all owner-occupied homes was \$189,900. Several of these factors are relevant to Seasons at Peachtree City: (1) Levitt's experience is that its proposed housing is of a size more needed and wanted by seniors; (2) the price point of the Levitt product will be consistent with new housing in Peachtree City; and (3) the Levitt price point is higher than median house value and therefore unlikely to cause any kind of depreciative effect upon existing single family homes.

As a state Georgia has the fastest growing senior population in the U.S., except for Colorado. Not surprisingly that growth is concentrated in the Metro-Atlanta area. Between 1990 and 2002, the number of 60+ residents in the 13 core counties increased from 286,739 to 410,391: a 43% increase. One out of ten persons in this area at present is 60 or older. This number will increase to one out of five residents (1.2 million persons) by 2015 according to the ARC's "Aging Atlanta" project.

Levitt and Sons, (Applicant), is the country's oldest homebuilder, and has been at the forefront of innovative communities for "active adults" (55 years of age or older). It has constructed over 200,000 homes since it began operating in 1929. These communities provide amenities for their residents in the form of extensive social, recreational and sports programs. A staffed gate house assures resident privacy and security. Fifteen innovative floor plans will be available for single family homes in these communities, which then are further customized to suit individual needs. The company's attention to detail is evident not only in the interior of their dwellings but also outside of them: brick, stone and hardiplank exteriors; brick pavers; sidewalks/trails; and abundant landscaping and substantial green space are customary. The "crown jewel" of each community is the "Grand Clubhouse," a 27,000 square foot building on approximately 10 acres of land, which contains a performing arts center, billiards room, arts and

crafts center, library, state-of-the art fitness center, two card rooms, a classroom/computer center, an indoor/outdoor pools with jacuzzi, horticultural center with greenhouse; and tennis center with pavilion and 8 courts with stadium seating. The location of each community is selected with the needs of an older, retired resident in mind. Shopping is in close proximity, as well as medical services and facilities. Levitt and Sons also tries to locate in areas proximate to colleges or other schools so as to implement "outreach programs" for its residents. In short, each community is designed with the needs and desires of its residents first in mind.

The following specific policies in the City's Land Use Plan relative to housing will be served by this project:

Housing:

- Develop subdivisions linked to the main cart system where the homes are serviced by an entrance road, and the entrances open onto collector roads which then feed arterials.
- Provide a variety of housing prices by encouraging innovative residential developments and housing types in accordance with the existing Land Use Plan.
- Offset dense residential developments with greenbelts and natural areas within the subdivision. These greenbelts should be more than what is required in single family developments.
- Encourage a variety of architectural styles and different sizes to accommodate the individual buyers and better establish the unique character of the community.
- Ensure that adequate infrastructure is in place prior to any development, including transportation links, water and sewer, police, fire, and multi-use path connections.
- Impacts on natural conditions in general, as well as wetlands, floodplains, and watersheds should be evaluated before the environment is disturbed.
- Design subdivisions that highlight the layout of the land, and are screened from the major roadways with natural buffers or geographical features.
- Promote the availability of senior living accommodations in order to keep up with the changing demographics of our society.

B. **Commercial.** This project does not conflict with the City's goals concerning commercial development. SR 74 is a four-lane median-divided state highway. The City has long recognized that the SR 74 corridor itself is inappropriate for new housing, and has required substantial buffers and greenbelts to separate residential development from the highway. Along SR 74 and south to the commercial activity node at Highway 54, the east side of SR 74 is characterized by attractive, smaller scale nonresidential development such as small office parks, professional offices, and light retail uses. The west side of SR 74 largely follows the CSX rail line. This proposed community, set back from SR 74 and the CSX rail line; is similar in plan to the existing residential developments on the east side of SR 74. These neighborhoods exist in harmony with and have not been negatively impacted by commercial development in this area.

C. **Economic Development.** An active adult community positively benefits a community from an economic development standpoint. Primarily this benefit stems from the fact that a majority of the new residents pay property taxes, but do not generate school age children who then require the expenditure of tax proceeds. It is estimated that at build out, Seasons at Peachtree City will generate at least \$35,452,201 million a year in gross property tax revenue. Some of this tax generation goes to Fayette County or the State of Georgia. 22.35 mills, which translates into \$23,332,059 annually, will go to the public school system. The City should see a minimum net positive tax benefit of at least \$5,512,002 annually. These calculations use present City tax rates (mills) as applied to future home sales at an average price of \$350,000, with an average homestead exemption of \$3,000 per residence.

The National Association of Home Builders' Housing Policy Department (attached as Exhibit F) also has developed a model to establish other local economic benefits from housing construction. The model has been successfully applied to and verified in 250 areas across the

country. Based on that model, the estimated benefits include "local income"; i.e. money which is spent in the community which would not have been spent; new taxes paid (including sales taxes); and jobs created by the development. The model separates these benefits between those which occur within one year of commencement of development as well as recurring benefits over time. For 100 new homes these benefits are as follows:

One year impact, 100 single family homes:	\$10,000,000 "local income"
	\$1,000,000 taxes
	216 local jobs
Recurring impacts per year after construction, 100 single family homes:	\$3,000,000 "local income"
	\$504,000 taxes
	67 local jobs

These figures translate for this project as follows:

One year impact:

Local income: \$76,200,000
Local taxes: \$7,620,00
Local jobs: 1,654

Recurring annual income:

Local income: \$22,860,000
Local taxes: \$3,840,480
Local jobs: 510

D. **Transportation**. The City has long recognized the need for the MacDuff Parkway extension to serve as a collector system for residents in the emerging West Village. By definition under the City's current Comprehensive Plan, the City anticipates that as a collector it will be used by 8,000 to 15,000 vehicles per day. The approval of this project will allow that extension to become a reality. Seasons at Peachtree City also will connect to the City's multi-use path system. The path also shall be extended along the north side of the MacDuff extension to Senoia Road. Finally, since Seasons will be a gated community, its roads will be maintained by a Property Owners Association which eliminates this expense as a City obligation. Thus, but

for MacDuff Parkway, the City will not be obligated to bear the expense of maintaining the proposed new roads, landscaping and right of way.

The size of this intended project makes it a Development of Regional Impact (DRI), which stipulates that its traffic impacts must be studied and mitigated as required by the ARC and GRTA. According to the Institute for Traffic Engineers Trip Generation Manual Code 210, 762 housing units ordinarily will generate 6,735 vehicle trips per day. However, the same source confirms that an active adult population actually makes fewer trips and rarely do those trips occur at peak hours. Specifically, 100 units of active adult housing is expected to generate 21 vehicle trips in the morning peak hour vs. 75 a.m. peak hour trips for non-age-restricted housing. For the evening peak hour, the active adult generation from 100 homes is expected to be 23 vehicle trips, vs. 101 from non-age-restricted housing. Thus Seasons' peak hour usage should be nominal: 160 vehicle trips during morning peak hour and 175 vehicle trips during the evening peak hour. Should this property be developed for 400 homes (1 unit/acre); the peak a.m. generation would be 300 vehicle trips and the peak p.m. trips would be 404 per ITE code Section 251. Overall daily trips for 762 units of senior housing, according to the same code, is 3043.

Additionally, the City's Comprehensive Plan has certain policies regarding transportation, the following of which will be served by this project:

- Discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities. Develop bridges and underpasses for the cart-paths where needed to alleviate traffic and safety problems.
- Follow the existing hierarchy of street classification system in the development of new roadways.
- Allow a minimal amount of curb-cuts along major thoroughfares like Peachtree Parkway, State Routes 54, 74, and Crosstown Road.
- Continue the expansion of the cart-path system and require access to all commercial, residential, school, and recreational facilities.

- Develop major roads around not through the City in such a way that the existing environment is left as natural as possible.

Additionally, Levitt makes the following commitments with regard to transportation related improvements:

- All road improvements within the scope of the proposed development shall be at the full expense of the applicant/developer. These road improvements are to include additional signalization, turn lanes, widening of roads, striping, and signage as stated in the Traffic Impact Study being conducted by Kimley Horn & Associates, as well as its pro rata share of the cost of a bridge spanning the CSX rail line. Additionally, Levitt will pay its pro rata share of the cost of completing the MacDuff Parkway extension.
- The developer shall work with the Georgia Department of Transportation, CSX, and the City's Engineering Department to ensure that these improvements are performed in a timely manner so as not to conflict with any of the existing or planned road projects that are scheduled to take place outside the scope of the proposed development.
- All sign locations, access points (new and existing), designations for new roads, sight distances, and sight triangles shall be reviewed and clarified, in the beginning stages of plans and submittals with GaDOT and the City Engineer so as to limit the number of access points in that area.
- A signal warrant study may be required for the intersection of the SR 74 and the MacDuff Parkway extension. If a signal is warranted, such installation shall be completed at the developer's expense and shall meet all specifications as determined by the City Engineer. A signal shall not be installed until traffic volumes actually meet the levels as determined by the warrant study.
- The developer shall meet with the City Engineer prior to initiating the final civil design to discuss a traffic calming plan and to ensure the proposed road improvements comply with the city's Transportation Plan. A traffic calming plan, consisting of tools such as landscaped traffic circles at intersections, raised crosswalks, landscaped center medians, chicanes, or other measures that aid in keeping the average speed on residential streets approximately 25 mph or below shall be prepared and approved by the City Engineer. Specific measures in the approved plan shall be constructed at the same time the streets are constructed.
- All roads dedicated to the City shall meet city specifications, and all private roads shall be constructed with materials that meet city specifications.
- All interpretations relating to transportation and/or traffic improvement conditions shall be subject to approval of the City Engineer.
- Sidewalks will be constructed along both sides of the streets within the development and shall be a minimum of five feet (5') wide along streets classified as residential streets, if

any, and six feet (6') wide along collector streets. Alternatively, sidewalks shall be permitted along one side of the street at a minimum width of ten feet (10') to accommodate the multi-path system.

E. **Recreation.** As noted Seasons at Peachtree City will contain an extensive amenities package. Additionally, this project will serve the following policies for recreation as defined in the City's Comprehensive Plan:

- Continue to provide a full range of recreational facilities and programs which serves to satisfy the needs of individual neighborhoods, and the new community as a whole.
- Ensure proper location and adequate access to all facilities so that every resident has the opportunity to make use of a facility near their home.
- Accommodate the needs of residents of all ages including toddlers, school age children, adults and senior citizens.
- When new recreational facilities are developed, insure minimal impact on the environment. Proper buffer zones, and screening also should be used to lessen the impacts on adjoining neighborhoods.

F. **Land Use.** This project represents a very reasonable utilization of land. Although it will contain 762 units, overall density will be less than 2 units per acre. This density is comparable to the Centennial project to the south (350 homes on 182 acres = 1.92 units/acre), as well as to the Wieland development directly adjacent for which annexation is being currently sought. This project serves the following City Land Use goals:

- Provide adequate buffers and screening between different land uses, even different housing densities by utilizing natural features such as lakes, streams and ridges to accomplish this as much as possible.
- Work with the county in encouraging the developments on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies. The impact of a nearby quarry in Tyrone has been analyzed and that study is attached as Exhibit "G". Blasting will not impact upon the proposed homes.

G. **Natural Resources.** Prior to design of the land plan the Applicant secured the services of a wetland consultant. A copy of the report is attached as Exhibit H. Flood prone areas, streams and wetlands were identified and serve as the basis for conceptual design. These areas will be avoided to the maximum degree practical. To the extent any of these or their associated buffers are impacted by road or utility crossings, such impacts shall be limited in nature and in a manner consistent with Peachtree City development regulations for Watershed Protection, Soil Erosion and Sedimentation Control, Drainage, Flood Control, Ground Water Recharge, Wetland Protection, and Post Construction Stormwater Management. The Applicant may seek to use bottomless arch culverts or timber bridge construction to further limit potential impacts and protect the environment. The Applicant's intent is for the combined effects of impacts to not exceed establish Federal standards which would require an Individual Permit from the US Army Corps of Engineers.

In addition Protected and Specimen Trees will be identified before development activity commences. Removal of such shall only be through established procedures of the City. The Applicant anticipates extensive landscape improvements on residential property, not presently required by the City. These further enhancements will provide cover, food and forage for birds and other small animals.

A moderate portion of the site is floodplain. This area is intended to remain in its natural condition with the exception of temporary impacts associated with construction of underground utilities. This project is very respectful to and protective of the environment where it will be located. Levitt has committed to preserve 180.138 acres of open space, 45% of the site's gross acreage, to be owned and maintained by its future HOA. Care has been taken in site plan design to give wide birth to streams and stream buffers, and also to avoid unnecessary stream crossings.

Detention and water quality treatment will be afforded on site to insure no negative impact upon Line Creek (which forms the tract's western boundary).

This master planned community has been expressly designed to accommodate and complement surrounding uses, while affording substantial green space. The design of this community thus assures that it will not adversely impact adjacent or nearby properties.

On-site quality controls have been voluntarily assumed by the rezoning applicant. Proper attention has been given to open space, stream buffers, floodplain and perimeter buffers to create an environmentally-friendly and attractive community. Different types of housing in the project itself are properly buffered from one another and external uses, while preserving useful pedestrian connections. Consistent signage, architectural standards, and controlled lighting will further insure that this development will not have an adverse effect upon adjacent or nearby properties.

The City's Land Use Plan goals served by the project include the following:

- Protect all of the lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of the water in the lakes and streams and prevent periodic flooding by developing stormwater management systems which will prevent increased runoff by the least environmentally damaging method.
- Enhance the natural environment by encouraging major tree planting programs, ensure close following of the landscape ordinance, encourage median plantings, and limiting the use of preserved open spaces.
- Continually provide levels of service in all areas as needed for the residents of Peachtree City.

H. **Community Service and Facilities.** During the Comprehensive Plan review process currently underway, the City has recognized that the majority of its current residents are between 40 and 55 years of age. The aging of this "baby boomer" population requires the

availability of housing geared to a more senior population, also as expressly recognized in the Comp Plan review process. According to 2000 census data between 1990 and 2000, only 6.4% of the City's residents were 65 or older. That number already has increased to 7.9% under most recent population counts, and translates into 2,487 residents. Within 20 years those numbers are expected to triple according to the ARC. This project will help serve the needs of an aging Peachtree City population base.

The following Comprehensive Plan policies for community services and facilities are served by this project:

- Ensure that the level of service corresponds with the growth of the community. Plans should be in place before the need exists so that facilities are ready as they are needed.
- Explore the option of more private services providing some of the necessary public services.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.

I. **Community Aesthetics.** To make sure that this community will be aesthetically pleasing, Levitt and Sons also makes the following commitments:

- A Mandatory Property Owners Association will be created for the community as a whole to insure that these conditions are observed during development and in terms of architectural consistency thereafter. Covenants shall be prepared to allow enforcement of the age restriction of this community and to enforce architectural and other controls. Open space and the Club House shall be maintained as common area by the Property Owner's Association. Maintenance of the amenities package, internal streets, sidewalks, multi-use paths within the community, landscaping, street lights and street signs shall be the responsibility of the Property Owner's Association.
- A 75-foot wide buffer shall be provided against all blue line streams. The first 50-feet of the buffer shall be measured from the top of the creek bank and shall be undisturbed with the exception of limited roadway, trail and utility crossings, which shall be as close to perpendicular as practical. The remaining 25-feet of the buffer, if disturbed, shall be stabilized and replanted with vegetation subject to Planning Department approval.

- Tree save areas are to be identified in the second phase of annexation/rezoning. Such cannot reasonably be determined until grading studies and utility concepts are complete. These are pending favorable Council conceptual support of this initial submittal. Site shows abundant open space with significant protection of hardwoods primarily in floodplain and stream channel areas. Much of proposed development area is regrowth/planted pine. A 50' perimeter buffer is additionally proposed which will preserve or supplement a significant number of healthy trees adjacent to adjoining properties. A minimum 50' greenbelt buffer along the MacDuff extension will be dedicated to the City.
- All proposed detention and water quality ponds shall be sufficiently fenced and buffered from view from all roads and adjacent properties in accordance with the city's fencing and buffering policy. All buffer materials shall be approved by the Planning Department.
- The residential community will be gated. Private roads, sidewalks, paths, street lights, and street signs shall be built to city specifications.
- The community will be age-restricted for an active all adult community in compliance with the Fair Housing Act, as amended.
- A landscape is not shown as yet, but shall be consistent for all parts of this planned community and will meet or exceed City standards approved by the City Landscape Architect as a part of the plan review process. Landscape plans for each individual residential lot, as well as all amenity area, will be submitted for approval and shall comply with the city's tree replacement criteria. An overall landscape plan will be submitted as part of the zoning process.
- Signage plan to be consistent throughout this planned community and will be subject to approval by the City's Sign Administrator.

The Comprehensive Plan policies for Community Aesthetics which are served by this project are as follows:

- Maintain and beautify all entrances of the city with wooded areas, trees, and natural landscapes, creating a visible impact for all residents and visitors.
- Require that all future utilities are located underground.

J. **Planning.** The applicant is being very proactive in setting up community meetings. At the suggestion of City Planner David Rast, Levitt plans to meet initially with the Comprehensive Plan Advisory Board (CPAB), which is a citizens group charged with working with City Staff to develop the update to the city's Comprehensive Plan. Suggestions and input

will be accepted from this group and incorporated into the final zoning submittal. Levitt also plans to meet with interested residents of surrounding subdivisions within Kedron Village as well as residents within existing subdivisions with the emerging West Village. Through this process it is Levitt's goal to file a rezoning application which reflects the views of and is fully satisfactory to the overall community.

IV. ELIGIBILITY FOR ANNEXATION

As per the boundary survey attached as Exhibit B, the tract at issue shares 1,032 feet of boundary with existing Peachtree City limits. 100% of the owners of the property have petitioned for annexation. It is eligible per O.C.G.A. § 36-36-21.

V. CERTIFICATION OF FAMILIARITY WITH CODES

Such a certification is attached as Exhibit J.

VI. ADJACENT PROPERTY AND ZONING CLASSIFICATIONS

Reflected on survey attached as Exhibit B.

VII. NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET OF BOUNDARY

Florida Rock Industries, Inc.
P.O. Box 4667
Jacksonville, Florida 32201

WE Pruitt Co., Inc.
c/o Ashland Tax Dept
P.O. Box 14000
Lexington, Kentucky 40512

Shamrock Real Estate
Investments LLC
120 Celtic Blvd.
Tyrone, Georgia 30290

HWG Limited Partnership
126 Peach State Court
Suite A
Tyrone, Georgia 30290

Nancy Davis and Diane Crawley
2076 Tanglewood Dr.
Snellville, Georgia 30078

Peachtree City Holdings, Inc.
200 Westpark Dr.
Suite 300
Peachtree City, Georgia 30269

Martha E. Lee
13177 Panhandle Road
Hampton, Georgia 30228

Wilksgrrove Baptist Church
182 Senoia Raod
Peachtree City, Georgia 30269

Stephen D. and Nancy M. Kidd
P.O. Box 2117
Peachtree City, Georgia 30269

Victor M. and Victoria K. Hardy
113 Tapestry Trace
Peachtree City, Georgia 30269

Raymond W. and Joyce D. Conn
255 Linden Road
Fayetteville, Georgia 30214

John Wieland Homes and Neighborhoods
1950 Sullivan Road
Atlanta, Georgia 30337

**VIII. NATURAL, GEOGRAPHIC AND CULTURAL FEATURES ON OR NEAR
PROPERTY**

An archeological assessment of the property is attached as Exhibit K. Please also see Section G on page 12.

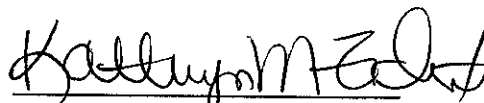
IX. PUBLIC SERVICES

The property will be served by public water from Fayette County and public sewer from Peachtree City Water and Sewer Authority. Public water will be brought to the site. An 8 inch water line is available to the east along Senoia Road, with a 20 inch main along SR 74. A sewer line will be constructed and collected at Pump Station #3 (Wynnmeade). Police and fire services will be provided by Peachtree City. The Fire Department has confirmed that it will be able to serve this project with a 5 minute or less response time. An ISO rating of 4 is in place for the entire City and is anticipated here. The current police service ratio in Peachtree City is 1.8 officer(s) per 1,000 residences. An additional 1.3 police officer(s) would be required to maintain that ratio, at an expense to the City of approximately \$100,000.00. Impact fees will cover that additional expense.

For the foregoing reasons the Applicant respectfully requests that the City allow it to go forward with annexation and rezoning.

This 4th day of June, 2006.

Respectfully submitted,



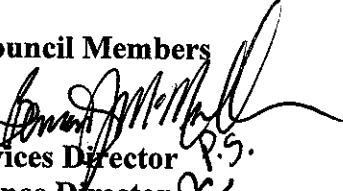
Kathryn M. Zickert
Shannan F. Oliver
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1230 Peachtree Street, NE
Suite 3100
Atlanta, GA 30309
404-815-3704

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Financial Services Director 
Assistant Finance Director 
Public Services Director 
Developmental Services Director 
Police Chief
Fire Chief

FROM: City Engineer 

DATE: June 8, 2006

SUBJECT: Installation of Temporary Speed Bumps in Planterra Subdivision
June 15, 2006 City Council Agenda

Recommendation:

Staff recommends that Council approve the installation of nine (9) temporary speed bumps in the Planterra Subdivision to reduce the speed and volume of traffic on Terrane Ridge and Planterra Way. The City and Planterra Home Owners Association (HOA) will each be responsible for 50% of the actual cost of the installation of the temporary speed bumps. The estimated City share is \$3,055.19. Attached is a letter from the HOA agreeing to the location of the speed bumps and sharing the cost of installation.

Discussion:

At the May 3, 2006, City Council Workshop, the HOA and Council discussed possible traffic calming solutions for the traffic on Terrane Ridge and Planterra Way. The Engineering department has been working with the HOA to come up with a possible solution, which would be cost effective, as well as achieve the goals of both the City and the HOA. The Police Department has submitted a request to the Georgia Department of Transportation on May 23, 2006, to lower the speed limit on Terrane Ridge and Planterra Way to 25 MPH in order to use radar.

On June 5, 2006, staff met with representatives of the HOA to determine the location of the temporary speed bumps on Terrane Ridge and Planterra Way. The HOA and staff agreed on

Page 2

Installation of Temporary Speed Bumps in Planterra Subdivision
June 8, 2006

nine (9) locations based on spacing and sight distance for the temporary speed bumps. Staff is recommending the installation of nine (9) temporary speed humps and eighteen (18) warning signs at an estimated installation cost of \$6,110.19. The speed bumps are similar in height and design to the speed bumps in the parking lot of City Hall.

Budget Impact:

There are adequate funds available in the 2006 Public Works Operating Budget line item, Street Resurfacing for the installation of the temporary speed bumps.

Attachments

cc: City Engineer's File

Tentative Speed Bump Location



Tentative Sign Location



Terra Verte

Planterra Way

Palette Lane

Plantain Terrace

Carmine Court

Patina Point

Celador

Terrane Ridge

Teal Vista

Henna Place

Viridian View

Kelly Green

Labor	\$61.49
Equipment	\$48.10
Materials	\$569.34
Totals	\$678.93



Planterra Ridge Homeowners Association

June 9, 2006

Mark J. Caspar
Civil Engineer
Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269

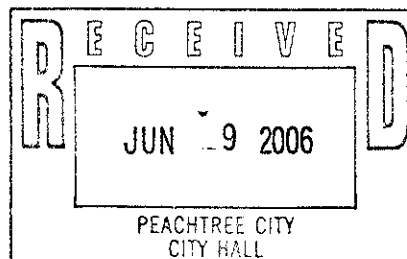
Dear Mr. Caspar,

As per our field trip in the subdivision on June 5, the BOD agrees with the locations that you have scouted out for the temporary speed bumps and speed bump warning signs. The only other speed bump we agreed upon but was not yet marked was a bump on Kelly Drive between Cadmium Court and Terrane Ridge. In addition, as per our agreement with the PTC council, Planterra Ridge is willing to pay for fifty percent of the actual cost of the materials and installation of the speed bumps and associated warning signs.

Thanks for your help and effort in making our subdivision a safer place.

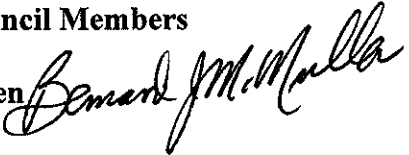
Sincerely,

Manny Guerrero
President Planterra Ridge Homeowners
(678) 516-5965



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

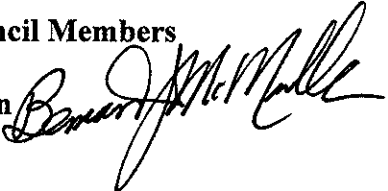
TO: Mayor and Council Members
FROM: Bernie McMullen 
DATE: June 8, 2006
SUBJECT: Consider July 3rd Employee Holiday
June 15, 2006, Council Agenda Item

As you know, the 4th of July is on Tuesday this year. I am requesting that Council consider designating Monday, July 3rd as an additional employee holiday this year. Doing so would give City employees a four-day holiday weekend.

BJM/jsm

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members
FROM: Bernie McMullen 
DATE: June 9, 2006
SUBJECT: Consider Canceling July 6th Council Meeting
June 15, 2006 Council Agenda

There are no agenda items scheduled for discussion/action for the July 6, 2006 Council meeting. Staff requests Council consider canceling this meeting.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *Bernard J. McMillan*
Assistant City Manager *W. H. [unclear]*

FROM: Director of Leisure Services *RD*

DATE: June 6, 2006

SUBJECT: Informational Briefing: Moving Football Program to Meade
June 15, 2006, City Council Agenda

Recommendation: That Council hears a briefing by the Leisure Services Director re: the status of investigation into moving the youth football program from Riley Field to Meade.

Discussion: Recall that during this year's City Council Retreat, Council asked staff to look into the feasibility of moving the youth football program from Riley to the area occupied by two soccer fields at Meade to alleviate noise issues at Riley. Staff has subsequently had on-site meetings with representatives from football, soccer and LaCrosse, all affected parties, to examine feasibility. All parties were very willing to try to make it work. However, we have determined that it will not be feasible to consider Meade as an adequate site for the football program. Reasons follow:

Existing cleared space isn't long enough to accommodate fields – we would need to clear significant number of trees, grade, re-sod to get ample length; existing cleared space is (see diagram, field #1 closest to woodline) 300'; and (field #2 closest to driveway to girls softball area) 350'. We need 420 feet of length on both fields for safety. This would put us to the edge of the parking lot on field #1 and halfway across the parking lot on field #2.

There is not enough space between the two fields – existing space is 60' between identified safety zones shown as fenced areas on the diagram. This could provide minimal room for players, coaches and cheerleaders, bleachers or stands and spectators, along sidelines. However, refs on both fields would be heard by all players, potentially causing confusion (at Riley, there is about 400 feet between fields, with a 15 foot difference in elevation and numerous objects such as buildings and trees to buffer sound. Simultaneous games on both fields occur often); the game announcers on each field would also conflict with each other;

Concession building isn't big enough - it's about two-thirds the size of the one at Riley (one at Riley is 28' x 44' outside dimensions, 18' x 25' concession area; Meade's is 20 x 37 outside, 10 x 18 in concession area.) The Meade concession stand would need to be expanded, or tents or trailers added, to provide similar space to the Riley concession stand. The Football association makes approximately \$8500 revenue per season for the football programs from concession sales. Tents could be used to serve food prepared inside the concession. A heavy-duty tent of about 20' x 30' minimum would cost about \$3,500.

There is no other practice area other than the fields at Meade. There are about 4 acres of common area at Riley that is vital to enabling the football program to have enough space to practice all their age groups. On any given practice night, both fields and every square inch of common area is occupied by teams. Lack of practice space would severely hamper the association's ability to provide a quality program.

While stadium style bleachers such as those at Riley could fit between fields at Meade, it would be tight. It is estimated that to move the bleachers from Riley to Meade would cost in the neighborhood of \$3,000 to \$5,000, as it must be disassembled at Riley and reassembled at Meade. Bleachers of that type and size cost about \$20,000 to purchase.

Parking would be a nightmare with just football. Under normal circumstances at Riley about 350 spots are required, more when games create interchanges of teams coming and going. At Meade, the gravel parking lot adjacent to the fields will hold about 175 vehicles, and if people park on open grass areas the capacity goes to about 275 or so. However, add in simultaneous practices or games with girls' softball and/or adult softball and the requirement more than doubles - traffic onto Rockaway Road would be even more unbearable than it is now;

Lights would have to be installed at cost of approximately \$75,000+. The lights are generally needed from 5 p.m. on in the fall for practices and games, even if the games end at 8 p.m.;

Field use by football would make the fields unusable by soccer without major repair work;

Even if all the above could be mitigated, doing so by July would be an unrealistic goal.

There is no other suitable site for the football program at this time. The Recreation staff and Commission is actively seeking solutions to this issue, however, it will take some time. Multipurpose fields at the 22 acres on BSC is an option but not one that is refined enough at this time to be helpful in the short term.

In the meantime, we are working with the football association to greatly mitigate the issues that have caused concerns for neighbors in that area. I will provide an up to the minute report at the June 15 meeting, but at this time here are the steps the football association has already taken:

- * Working on a goal of eliminating or at least minimizing the number of 8 p.m. Saturday games. They won't know how much external field space will be available until after Brooks and Fayette County programs complete their registration later in the summer.
- * Banned the use of airhorns, personal PA systems, cow bells and any other artificial noise makers
- * Reached agreement with the neighbors re: the level of the sound system controls

Budget Impact: There is no immediate impact on the city's budget.

The following view shows our current requirements and losses if we had to be removed from Riley field.

*substandard field size - would require expansion shown

*Installation of fencing, lights, scoreboards, Goalposts and bleacher seating.

*Current locations of fields would not allow space for cheerleaders on the sidelines. Insufficient space between fields to determine correct calls (whistles) by officials.

*Would require exclusive parking as shown.

*Current concession stand inadequate. Apx 1450 sq ft smaller than current. Yearly revenue loss \$8500.

**This is a 2 acre space that needs developed to replace our practice space at Riley field. This space is also used by our cheerleaders.

Area of Concern:

Traffic in and out of the park for hundreds of cars on Saturdays. No traffic lights and one entrance back to PTC.

Scale apx: 1" = 50ft.

--- Fence needed

--- Non existing property

--- existing field

