

---

**City Council of Peachtree City  
Agenda  
May 18, 2017  
7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
  - Proclamation for National Bike Month
  - Proclamation for National Learn to Row Day
  - Special Recognition – Savas Mavridis
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
  - May 4, 2017, Regular Meeting Minutes
- VII. Consent Agenda
  1. Consider Software Purchases
  2. Consider Bid for Peachtree Parkway Headwall Replacement – North Georgia Concrete
  3. Consider Letter of Support for Transportation Improvement Plan (TIP) Paving Projects
- VIII. Old Agenda Items
  - 04-17-04 Consider Variance Request for Front Building Setback (Carport), 100 Doe Run
  - 04-17-05 Public Hearing – Consider Variance Request for Transitional Yard Reduction, 2584 Hwy 54 W (old Pitts Station) *(Mike Warrix)*
- IX. New Agenda Items
  - 05-17-01 Public Hearing – Consider Comprehensive Plan Update Transmittal Authorization *(Mike Warrix)*
  - 05-17-02 Public Hearing – Consider Variance Request, Section 1004.4 (h) Zoning Ordinance, Rear Setback Encroachment, 1020 Pinehurst Drive *(Mike Warrix)*
  - 05-17-03 Public Hearing – Consider Text Amendment, Section 1008, Zoning Ordinance, General Industrial District, Establishment of Procedures for Special Use Permit *(Mike Warrix)*
  - 05-17-04 Public Hearing – Consider Text Amendment, Section 908 Zoning Ordinance, Accessory Uses, Temporary Storage Structures in Residential Districts *(Mike Warrix)*
  - 05-17-05 Consider Bids for SPLOST Path Crew Equipment *(Jon Rorie/Scott Hicks)*
    - Ford F-750 Dump Truck – Peach State Truck Center
    - Ford F-350 – Allan Vigil Ford
    - Root Cutter Machine – Vermeer Southeast
    - Asphalt Spreader – Reynolds Warren Equipment
  - 05-17-06 Consider Contract with IMS Paving for Paving Management/Evaluation/Assessment Services *(Jonathan Miller)*
- X. Council/Staff Topics
  - Preview – Purchasing Ordinance Amendments
  - Preview – Fire Department Fee Schedule
- XI. Executive Session
- XII. Adjourn

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

**City Council of Peachtree City**  
**Meeting Minutes**  
**May 4, 2017**  
**7:00 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, May 4, 2017. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

**Announcements, Awards, Special Recognition**

**Recognize Graduates of Citizens Police Academy**

**Recognize Graduates of Community Emergency Relief Team (CERT) Training**

Police Lt. Brad Williams recognize the graduates of the spring session of the Citizens Police Academy. Assistant Chief Stan Pye recognized the graduates of the 23<sup>rd</sup> grading class from the CERT program.

**Public Comment**

Jack Finn addressed Council, saying the neighbors at Lake Forest Cove had learned about the plans for a recreation area on Snake Island, as well building a bridge to the island, with Special Purpose Local Option Sales Tax (SPLOST) funds. Mainly senior citizens lived in their subdivision, and the subdivision backed up to the island. It was one of the busiest areas in the City. The planned enhancements would create more traffic through their subdivision, and the cart path in the subdivision led directly to the island. Other recreation areas could be expanded with more picnic areas. When the trees were taken down, the lumber trucks would use their neighborhood to get out to the highway. He asked why a picnic area was not built on the island in Lake Kedron, saying a bridge could be built to that island from Smokerise or Stoneybrook.

Carolyn Browning said she had many questions about the plans for the island in Lake Peachtree, asking how the public would access the park and whether the bridge would be for golf carts. Their neighborhood would be inundated with parked cars so people could walk over to the island. She asked if police would be on duty on the island, adding that it would become a haven for teenagers. She noted that there were issues with teens at Battery Way, and now the City was considering building them a refuge on the island. She asked if Lake Forest Cove would be used as the access for construction, pointing out the sewer line had just been replaced and the cart path was still torn up. Browning asked when that would be repaired. Her concern was who would be on the island, asking if there would be a lifeguard. Other questions included where the snakes would go, where would cars park, and who would police the island. This was a terrible idea.

**Minutes**

**April 20, 2017, Regular Meeting Minutes**

King moved to approve the April 20, 2017, regular meeting minutes. Ernst seconded. Motion carried unanimously.

**Consent Agenda**

- 1. Consider New Alcohol License – Board & Brush, 277 N. Hwy 74, Ste. 204**
- 2. Consider New Qualifying Location Permit – MOBA Soccer, 1000 Moba Drive**
- 3. Consider Approval of Contract Assignment to United Pool Management of America, LLC**
- 4. Consider Request to Allow Alcohol to be Served on Drake Field – Peachtree City Convention & Visitors Bureau (PTCCVB)**
- 5. Consider FY 2017 Budget Amendment – Protective Inspections**

Fleisch recused herself from voting on Consent Agenda item 1, saying she had referred the owners of the business to a commercial real estate agent and had received a fee for doing so. She asked



that the item be removed so she could abstain. Learnard moved to pull item 1 from the Consent Agenda. Ernst seconded. Motion carried unanimously.

Learnard moved to approve Consent Agenda items 2, 3, 4, and 5. Ernst seconded. Motion carried unanimously.

Learnard moved to approve Consent Agenda item 1. Ernst seconded. Motion carried 4-0-1 (Fleisch).

#### **Old Agenda Items**

##### **04-17-04 Consider Variance Request for Front Building Setback (Carport), 100 Doe Run**

The applicants requested this agenda item be continued to May 18. Learnard moved to continue agenda item 04-17-04 to May 18. Prebor seconded. Motion carried unanimously.

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

##### **Proposed Modifications to Fee Schedule for Planning & Zoning and Engineering**

Financial Services Director Paul Salvatore said that, per the budget policy, the City had to review all its fees no less than once every three years. Staff was going through the process. Building, Engineering, and Planning and Zoning fees would be addressed at this meeting, and other fees would be address throughout the budget process.

City Engineer Dave Borkowski said staff had compared the fees to other municipalities to ensure they were not out-of-line. He discussed some of the changes, which included the addition of a \$250 fee for Special Use Permits. Currently, there was no fee for the permit, and Borkowski said they required a significant amount of work by staff in getting prepared for the public hearing.

Under Subdivision Fees, Borkowski pointed out the proposed changes that clarified the fees were for road construction plans. He continued that categories for the different types of plans had been created because there were different levels of effort required for the different types of plans. Currently, staff was reviewing a large number of road construction plans and resubmittals, and the quality of plans that were submitted was not good. The people turning the plans in to the City were basically doing their plans by review. With the time spent on the reviews by staff and the consultant, the City was paying to review the plans. The recommended fee amount was based on the time staff and the consultant spent on the reviews. For the second review and beyond, the consultant's invoice would be forwarded to the company/person submitting the plans. Borkowski noted they were currently working on the fourth review on one set of road construction plans.

City Manager Jon Rorie said more plans were submitted for review when there was an increase in the economy. The City ordinance required that plans be turned around in 28 days. Internal policy for review of plans was 14 days. Checklists were created for the people developing the plans so they would know what was required in the plans. The City would inherit the roads, so they needed to be constructed correctly. When a plan was submitted, staff checked for those items on the list, and the plans were sent back for correction. The plans were re-submitted, and they would still be missing items. The stack of plans got taller and taller, and staff was unable to review them all. Staff should not be doing the job of the engineers who should be designing the plans based on the regulatory requirements. The City was doing the work of the design engineers through the review process, which was not right and caused other plans to sit on someone's desk.

Prebor asked if the fee was \$400 per hour or a flat \$400 fee. Borkowski said the fee was \$400, adding that no one had gotten a plan right the first time since Borkowski had been with the City. He continued that the consultants worked in numerous jurisdictions, and they all had different

requirements, so it was not unusual for a plan to require resubmittal. However, there should not be a second resubmittal or beyond.

Final Site Plan Submittals had been added to the Fee Schedule. Borkowski clarified these resubmittals dealt more with commercial projects. The recommended fee amount was \$400. Site Lighting Plan reviews would be added to the schedule as well, with a recommended fee amount of \$100, plus \$10 per acre or fraction thereof. The City had not been charging for either of these items.

Resubmittals for Erosion Control Plans would be added. The first review was included in the Land Disturbance Permit fee, with a recommended fee of \$300. For the second resubmittal and beyond, the fee would be invoiced on an hourly basis from the consultant if the cost was over \$300. The proposed change of "or fraction thereof" would be added to the Land Disturbance Permit fee of \$200 plus \$100 per acre. Borkowski said if only a quarter of an acre was disturbed, then the "\$100 per acre" would be reduced by the appropriate amount. A Site Inspection fee of \$50 was proposed to cover the inspection of the erosion control measures prior to issuing the Land Disturbance Permit.

City Attorney Ted Meeker suggested that the Erosion Control Plan Review fee be broken down further by stating the fee was \$300 for the first resubmittal, and the second resubmittal would be a minimum of \$300 or the amount invoiced by the consultant. It would eliminate any argument on the fee.

A \$50 fee for each resubmittal for a sign permit was proposed.

The fees for sign permits would be removed from the Building Department fee schedule. Borkowski pointed out that SAFEbuilt did not deal with sign permits. A \$100 resubmittal fee was proposed for resubmittal of all plans.

Borkowski continued that SAFEbuilt also recommended increasing the fees for inspections outside of normal business hours from \$75 to \$100 per hour, with an increase in the minimum charge from \$150 to \$200. Minor Plan Revision Reviews, reviews on changes to plans after approval, would increase from \$75 to \$100 per hour, with an increase in the minimum from \$150 to \$200.

Rorie said the changes to the City's fee schedule would continue, with a briefing under Council/Staff Topics. The fee schedule was part of the budget process, and unless there were any changes, the recommendations for these fee increases would be under the Consent Agenda on May 18.

Learnard asked if the recommended fees and increases were in line with other jurisdictions. Rorie said they were, and that was where the process started. The question was whether the cost of the items in the fee schedule should be covered by the fees or from the General Fund. He was comfortable with a department that had a 10% subsidy from the General Fund, but he did not want to pay for an inspection on someone else's property. The fee should cover the cost, not be shared by the taxpayers.

Prebor asked if SAFEbuilt would receive the increase in the fees. Rorie said the same split between SAFEbuilt and the City would apply to the Building Department fees. Erosion control and land disturbance permits were under the Engineering Department.

Ernst said it was difficult to understand why a checklist was not followed when plans were submitted, and he hoped the proposed increase in the fees would get their attention.



Rorie said staff wanted to provide value-added customer service, but the City was a partner and should not be the review team and the design engineer at the same time.

Rorie reiterated the proposed revisions, including the changes recommended by Meeker, would be on the May 18 agenda.

Fleisch reminded everyone the Spring Clean-up would be May 6 and 7 at Meade Field and the Recycling Center off Rockaway Road.

**Executive Session**

Meeker said there were no items for Executive Session.

There being no further business, King moved to adjourn. Ernst seconded. Motion carried unanimously. The meeting adjourned at 7:40 p.m.

---

Pamela Dufresne, Deputy City Clerk

---

Vanessa Fleisch, Mayor

**CITY OF PEACHTREE CITY**  
**INTEROFFICE MEMORANDUM**

---

**TO:** Mayor and City Council

**VIA:** Jonathan Rorie, City Manager 

**FROM:** Paul J. Salvatore, Financial Services Director 

**DATE:** May 5, 2017

**SUBJECT:** Consider Software Purchases  
*May 18, 2017, City Council Meeting*

---

**Recommendation**

Approve purchase of two software products needed for network security purposes, as described below.

**Discussion:**

The city's current security software, which allows for network authentication before allowing access to the network, will no longer be supported in August 2017. This software has been instrumental in keeping rogue devices from causing security or operational problems in the city's network. The vendor has released updated software that we need to purchase and install to continue to protect the city's network infrastructure. The new version of the software is provided by Cisco and is called Cisco Identity Services Engine. Cisco is a leading provider of security software and provides the network equipment that the City's infrastructure runs on. This software costs approximately \$12,000 and would be categorized as a brand-name purchase under the city's purchasing ordinances, due to the fact that it is produced by the same company as the hardware that it will run on (Cisco).

Staff is also proposing to install a network Intrusion Prevention System (IPS) on the network which will give Peachtree City the ability to gather evidence of an attacker's activity, remove the attacker's access to the network and reconfigure the network to resist the attacker's penetration technique. The IPS is part of a layered security defense along with other measures, which represent best practice for governmental entities to protect data and prevent unauthorized access to critical systems. This software product will cost approximately \$45,000 and staff will conduct a competitive process to select a vendor for this system. The vendor selection process will be complete in time for the May 18 City Council Meeting.

**Budget Impact**

Contingency funds are available in the Information Technology capital budget in the CIP, due to savings in other budgeted technology line items, to fully cover the cost of these unbudgeted software items.



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council Members

**VIA:** Jon Rorie, City Manager   
Paul Salvatore, Financial Services Director   
Angela Egan, Purchasing Agent 

**FROM:** Michael Madison, Stormwater Manager 

**DATE:** April 27, 2017

**SUBJECT:** Peachtree Parkway Headwall Replacement Bid Recommendation  
*May 18, 2017 City Council Consent Agenda*

---

**Recommendation:**

Staff recommends that City Council award the bid for the headwall replacement to North Georgia Concrete for their unit cost base bid amount of \$148,042.00.

**Discussion:** The existing stone headwall located near the intersection of Peachtree Parkway and Flat Creek Road has experienced multiple structural failures in the past partly due to soil stability issues. The headwall has been temporarily stabilized several times but now requires replacement. In addition to the headwall replacement, the roadway embankment along Peachtree Parkway adjacent to the headwall location will be regraded to increase slope stability. Therefore, staff solicited unit cost bids from qualified contractors to perform the replacement work. The results of this bid are as follows:

|                               |                     |
|-------------------------------|---------------------|
| <b>North Georgia Concrete</b> | <b>\$148,042.00</b> |
| Crawford Grading              | \$154,349.60        |
| McLeroy, Inc.                 | \$186,691.45        |
| Site Engineering              | \$291,748.00        |

**Budget Impact:** There is no budget impact. Funds are available in 521-4250-521245 Stormwater Contractual Services.

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor & Council Members

**VIA:** Jonathan N. Rorie, City Manager 

**FROM:** David Borkowski, P.E., M. ASCE

**DATE:** May 9, 2017

**SUBJECT:** Letter of Support for TIP Paving Projects  
May 18, 2017, City Council Meeting

---

### **Recommendation:**

That City Council authorize the Mayor to sign the attached letter of support.

### **Discussion:**

Staff has been working with the County to include some of our larger resurfacing projects in the Atlanta Regional Commission's (ARC) Transportation Improvement Plan (TIP) for Federal funding. The application process requires a letter of support from the local jurisdiction.

The application is being submitted for all of Peachtree Parkway and Robinson Road from State Route 54 south to the City Limits, encompassing the referenced 9.4 miles. Staff feels that partnering with the County to bundle roads together into a large project will provide much better economy of scale than if the City were to undertake these projects separately.

### **Budget Impact:**

If funds are awarded from the ARC for these paving projects, the City's required local match would come from Special Purpose Local Option Sales Tax (SPLOST) revenues for resurfacing.



May 19, 2017

Ms. Amy Goodwin  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303

**Regarding: 2017 Transportation Improvement Plan Call for Projects**  
***Fayette County/Peachtree City Joint Paving Projects***

Dear Ms. Goodwin:

I understand the Atlanta Regional Commission (ARC) is accepting applications for funding projects under the Transportation Improvement Plan (TIP). On behalf of City Council of Peachtree City, I would like to express our support for a proposed joint paving project between the City of Peachtree City and Fayette County.

The project will involve repaving approximately 9.4 miles of City- and County-owned collector roads in Peachtree City. Bundling our roads together should provide an overall cost savings, and our staffs are working jointly on the project application. As part of Fayette County's recently approved Special Purpose Local Option Sales Tax, Peachtree City has dedicated some of the proceeds to serve as matching funds for this type of opportunity to further our resurfacing efforts.

We appreciate the opportunity to submit these roads and look forward to working with the ARC, Georgia Department of Transportation, and Fayette County on the implementation. Thank you for your consideration.

Sincerely,

Vanessa Fleisch  
Mayor

# STAFF REPORT

## CITY COUNCIL

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager

**FROM:** Michael Warrix, AICP  
Planning and Development Director

**DATE:** May 11, 2017

**SUBJECT:** Consider Variance Request, R-15 Zoning Front Setback Requirement, 100 Doe Run  
May 18, 2017 City Council Meeting (Continued from May 4, 2017 Council Meeting)

---

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| <b>Case Number:</b>       | PV17-0002                                          |
| <b>Request:</b>           | Variance from Section 1001.4 (g), Zoning Ordinance |
| <b>Property Location:</b> | 100 Doe Run, Lot 27 Spooner Ridge                  |
| <b>Current Zoning:</b>    | R-15, One Family Residential                       |
| <b>Parcel Size:</b>       | 0.46 Acres                                         |
| <b>Property Owner:</b>    | Kevin & Janet Kerr                                 |
| <b>Applicant:</b>         | Kevin & Janet Kerr                                 |

### Continuance

At the April 20, 2017 City Council meeting, Council voted to continue this agenda item to the May 4, 2017 City Council meeting in order to provide the Applicant with sufficient time to produce conceptual architectural renderings of the proposed carport structure. The Applicant was unable to produce the requested information for the May 4<sup>th</sup> Council meeting and subsequently requested another continuance to the May 18, 2017 Council meeting.

Attached are the renderings of the proposed improvement as submitted by the Applicant on May 11, 2017.

### Request

The Applicant is requesting relief in the form of a variance from the front setback requirement [Section 1001.4(g)] of the R-15, One-Family Residential zoning district which requires a minimum front building setback of 40 feet. The Applicant proposes to construct a carport, encroaching into the front setback by approximately 13.5 feet. The existing home is in compliance with other R-15 setbacks.

As part of the application, the Applicant has included a justification narrative, site plans/ plat showing the proposed improvement in relation to the front property line, example carports, and letters from adjacent property owners.

## 100 Doe Run Variance Request

Page 2

### Subject Property

The subject property has property frontage on both Doe Run and Longer Drive, giving this lot two (2) front yards. It is generally flat to gently sloping and square-shaped. The existing home is generally centered on the lot.

The current driveway is located on the side of the house and has parking for two vehicles. The proposed carport will not be constructed over the driveway, but in front of the house. This will create new parking areas in addition to where cars park today.

### Variance Consideration

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

- (a) The request is in harmony with the intent of the zoning ordinance*
- (b) The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

### Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

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

**Staff Comment: There are no special circumstances are applicable to the property. The City has many corner lots that must meet the front setback requirements.**

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

**Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application. Relocating the carport over the existing parking pad would meet the front setback requirements.**

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

**Staff Comment: There are no exceptional or extraordinary circumstances on the property that don't also apply to other corner lots zoned R-15. There are over 50 corner lots zoned R-15 within a quarter mile of this property.**



## 100 Doe Run Variance Request

Page 3

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

**Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.**

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

**Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of adjoining property owners that would be most impacted should the addition be constructed as proposed.**

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

**Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.**

### Recommendation

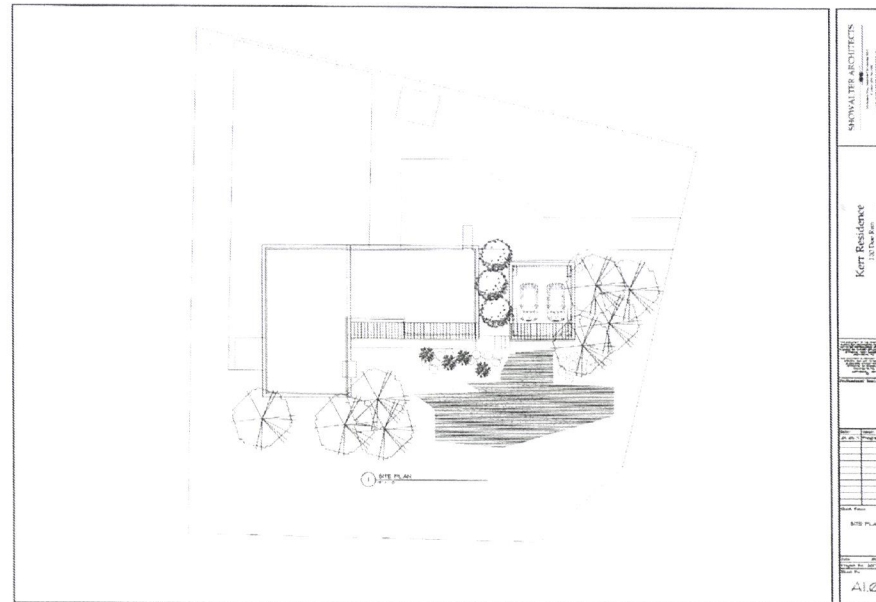
Staff is of the opinion that the request for variance does not meet the standards required in the City ordinance and recommends denial. Should Council choose to approve the variance request, staff recommends the following conditions:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the front setback than permitted by this variance.

ATTACHMENTS

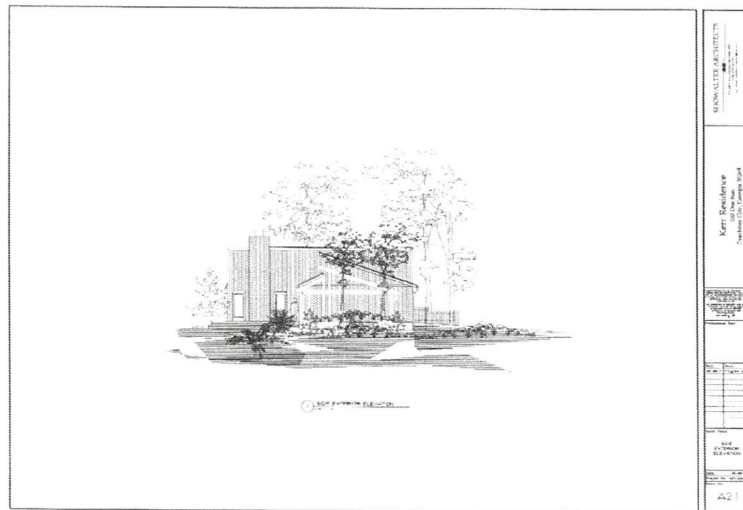
# Doe Run site plan

Doe Run and front of house are at the bottom of the screen. Longer Drive on the right side.



# SW corner on Longer Drive

Roof line will mirror the main structure. This view will be screened from the street with trees and shrubs.





# Rear view

This view is not currently seen from the street due to trees and shrubs.





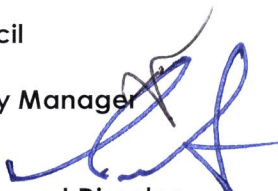
# STAFF REPORT

## CITY COUNCIL

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager

**FROM:** Michael Warrix, AICP  
Planning and Development Director 

**DATE:** May 11, 2017

**SUBJECT:** Public Hearing: Consider Variance Requests - Front Driveway Setback, Rear Building Setback, and Transition Yard Area, GC General Commercial, 2584 Highway 54  
*May 18, 2017 City Council Meeting*

---

|                           |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| <b>Case Number:</b>       | PV17-0004                                                                            |
| <b>Request:</b>           | Multiple Zoning Variances – Section 1006.5(c)(2); Section 1006.5(e); and Section 916 |
| <b>Property Location:</b> | 2584 Georgia Highway 54                                                              |
| <b>Current Zoning:</b>    | GC, General Commercial                                                               |
| <b>Parcel Size:</b>       | 0.89 Acre                                                                            |
| <b>Property Owner:</b>    | Chanchler and Linda Pitts                                                            |
| <b>Applicant:</b>         | Richard (Rick) Lindsey                                                               |

### Request

In order to redevelop the subject property, the Applicant is requesting relief in the form of three (3) zoning variances:

1. Section 1006.5(c)(2) – To reduce the front driveway setback from 20 feet to 7.5 feet;
2. Section 1006.5(e) – To reduce the rear setback from 75 feet to 30 feet; and
3. Section 916 – To reduce the transition yard area from 75 feet to 15 feet.

As part of the application, the Applicant included a site plan/ survey illustrating the extent of the proposed improvement and a justification narrative.

### Subject Property

The subject property comprises less than one acre (0.89), is generally square in shape, and is improved with an abandoned gasoline station. The property is bordered to the south and west by Twiggs Corner Condominiums, to the east by a shopping center, to the north by Georgia Highway 54; and to the west by property owned by the City of Peachtree City.

### Variance Consideration

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

- (a) *The request is in harmony with the intent of the zoning ordinance*



## 2584 Georgia Highway 54 Variance Request

Page 2

- (b) The application of setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.

### Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made:

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

**Staff Comment: It is staff's opinion that special circumstances do exist and are applicable to the subject property, in particular the small size of the lot and its location along Georgia Highway 54.**

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

**Staff Comment: Existing development constraints in the form of required setbacks and buffer areas preclude the development of the subject property as proposed. The subject property was platted and originally developed in the mid-1960s, before Georgia Highway 54 was widened and prior to the adoption of current zoning regulations.**

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

**Staff Comment: Without variances, the development of the subject property as proposed would not be feasible.**

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

**Staff Comment: It is staff's opinion that granting the requested variances would not constitute the granting of a special privileges.**

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

**Staff Comment: Granting of the requested variances in this case would not be detrimental to public health, safety, or general welfare.**

## 2584 Georgia Highway 54 Variance Request

Page 3

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

***Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages redevelopment of vacant or under-performing properties within the city.***

### **Recommendation**

Staff is of the opinion that extraordinary hardship has been presented in this case that would warrant the granting of the requested variances. As a result, staff recommends approval of the three (3) requested variances. Staff further recommends that the following be incorporated as a condition of approval:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the affected setbacks than permitted by these variances.

ATTACHMENTS





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

## VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731

F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt #

Date Filed 4/20/17

Case # PV17-0004

Office Use Only

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE LOCATION | Street Address <u>2584 Highway 54</u><br><u>Peachtree City, GA 30269</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PROPERTY OWNER<br>Name <u>Chanchler &amp; Linda Pitts</u><br>Phone _____<br>Email _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Zoning District:</b><br><input type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial/Office<br><b>Variance Type:</b><br><input type="checkbox"/> Administrative <input type="checkbox"/> Special Exception <input type="checkbox"/> Variance (check one below)<br><b>Variance from which ordinance:</b><br><input type="checkbox"/> Sign <input type="checkbox"/> Fence <input type="checkbox"/> Land Development <input checked="" type="checkbox"/> Zoning |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PROPERTY INFO     | Subdivision: <u>Parcel ID# 0732 029</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROPERTY OWNER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                   | Phase: _____ Lot # _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| APPLICANT         | Name <u>Richard (Rick) Lindsey</u><br>Address <u>2002 Commerce Drive, Suite 300</u><br>City, State, Zip <u>Peachtree City, GA 30269</u><br>Phone # <u>770-486-8445</u><br>Email <u>rick@llptc.com</u>                                                                                                                                                                                                                                                                                                                                   | SUPPORTING DOCUMENTS<br>Please submit the following evidentiary items in support of this application and the requested variances.<br>(Please check off the items that are attached to this application)<br><input checked="" type="checkbox"/> Site plan (with property lines and proposed work)<br><input checked="" type="checkbox"/> A detailed report justifying the requested variance<br><input type="checkbox"/> Letters of support from adjacent property owners<br><input checked="" type="checkbox"/> Digital Photographs \ Renderings (CD or Email)<br><input checked="" type="checkbox"/> Other Items Demonstrating Need (topo. Survey, etc) |
|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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

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

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                           |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE | <b>Please review the ordinances and instructions on the back of this page.</b><br>1.) Is a current survey included with the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>2.) How much of a variance is being requested? <u>See attached.</u> Feet<br>3.) Were you the owner of the property when the violation occurred? (If not, who was?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Briefly describe why this variance is being requested:<br>(A separate detailed report is still required to be attached to this application)<br><u>Three variances needed to redevelop existing commercial property.</u><br>_____<br>_____ |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                           |

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

Signature of Owner/Agent: [Signature]

Date 4/20/2017

### OFFICE ONLY

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

|                                               |                                                                                                                                                                                                                                                                       |                                                          |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES | This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below: |                                                          |
| Signature: <u>[Signature]</u>                 | Date of Acceptance: <u>4/21/17</u>                                                                                                                                                                                                                                    | Date of Public Hearing: <u>May 18<sup>th</sup>, 2017</u> |



**VARIANCE APPLICATION**  
**DETAILED REPORT JUSTIFYING THE REQUESTED VARIANCE**

Property: 2584 Hwy 54

Applicant: Richard (Rick) Lindsey

The Applicant seeks three variances so that the existing structures on the property can be removed and the property redeveloped into an attractive retail space with an improved façade, improved buffers and attractive landscaping more in keeping with the standards of today's Peachtree City. The property is currently zoned General Commercial and has been for decades -- long before the current Land Use Plan was originally adopted. The current owner of the property operated a gas and service station for many years that was typical of its time; however, the market and the industry changed such that the former service stations of old were replaced by the large convenience stores with multiple fuel pumps we see today. The property is bordered by an apartment complex, shopping center, City-owned property and Highway 54. The Department of Transportation actually increased its right-of-way in the 1980's further tightening the constraints on this property. Eventually, the gas station closed its doors and the property left dormant. The old service station building is now in a state of disrepair.

The physical constraints on the property -- size, shape and location -- present obstacles and challenges for its effective and marketable development. Proof of such is the length of time the property has laid vacant. This area of Peachtree City is highly traveled and should be a prime location for many commercial users; however, those physical constraints have hampered the re-development of this property.

The Applicant seeks three variances to enable it to completely remake this troubled property. If granted these variances, the Applicant can develop the property so that the underground fuel tanks are removed, an underground storm-water detention facility and a water quality system are installed, impervious surfaces from the rear portion and east side of the property are decreased, landscaping is improved and installed, and an attractive brick façade building is constructed. In general, the Applicant intends to greatly improve the looks of the property, eliminate the threat of an environmental hazard, and help control the flow of storm-water and improve the quality of the storm-water that leaves the site and ends up in Lake Peachtree -- all on less developed area than currently exists on the site.

The three variances requested are as follows:

- (1) Section 1006.5(c)(2): reduce front driveway setback from 20 feet to 7.5 feet;
- (2) Section 1006.5(e): reduce rear setback from 75 feet to 30 feet; and
- (3) Section 916: reduce the transitional yard in the rear between the building and the border of the apartment complex property from 75 feet to 15 feet.

Each of these variances falls under Section 1206 and shall be reviewed by the zoning administrator, city staff (as applicable) and city council. These variance requests meet the criteria set forth in Section 1207.

(1) Section 1006.5(c)(2): Reduce front driveway setback from 20 feet to 7.5 feet:

- (a) There are special circumstances applicable to this property. The existing driveway and parking lot lie within this area today and have since Hwy. 54 was widened in the 1980's. The access drive connects directly with that of the adjacent property which has the exact decreased setback. Expanding the setback to 20 feet will cut-off the inter-parcel access which will result in more traffic being forced onto Hwy. 54 and eliminates the efficiency of the shared driveway the two commercial parcels currently enjoy.
- (b) The strict and literal interpretation and application of the ordinance will result in the elimination of the shared driveway with the adjacent property and eliminate access to Willowbend Road without the need to enter onto Hwy. 54.
- (c) There are exceptional and extraordinary circumstances and conditions applicable to the property due to its connection to the adjoining commercial property; the shared driveway and inter-parcel access will be eliminated if the variance is not granted.
- (d) The granting of the requested variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district as the commercial property located adjacent to this property has the same front setback.
- (e) The granting of the variance will not be detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan. The property is currently zoned General Commercial. The Applicant is not requesting any additional encroachment into the setback than currently exists and will present a landscape plan that buffers and softens the development from Hwy. 54. Granting the variance will keep the access "road" in place between the two commercial parcels which fully complies with the Comprehensive Plan.

(2) Section 1006.5(e): Reduce rear setback from 75 feet to 30 feet:

- (a) There are special circumstances applicable to this property. The property is less than an acre in size (0.887 acre). It is not wide enough between the front setback of 40 feet and the 75 feet rear setback to accommodate a viable commercial retail building. Hwy. 54 was widened in the 1980's and GDOT took some of the depth of the property which exacerbates this problem. The commercial building located immediately next to this property already comes back to the same distance or plane from the southeastern corner of the subject property. (See the Site Plan.) If



the building is pushed forward toward Hwy. 54, the parking will have to be moved from the front of the building to the back of the building unless the number of required spaces is reduced by almost one-quarter or the access drive to the adjoining parcel is eliminated. Doing so eliminates the efficiency of the shared drive the two commercial parcels currently enjoy. With the current trees and foliage located in the rear portion of this property coupled with the high privacy wall, there is an effective buffer between the residential property and the subject property. By eliminating parking and car traffic in the rear portion of this property, which currently exists, the residents of the apartment complex should experience less noise and car fumes than they did when the gas/service station parked cars in the rear area waiting for maintenance work and when the owner operated the emissions inspection station and the old car wash.

- (b) The strict and literal interpretation and application of the ordinance will result in the elimination of the shared driveway with the adjacent property and eliminate access to Willowbend Road without the need to enter onto Hwy. 54. It will also push the building closer to Hwy. 54 and require parking to be reduced or moved to the rear portion of the lot, closer to the residents.
- (c) There are exceptional and extraordinary circumstances and conditions applicable to the property due to its connection to the adjoining commercial property, the shared driveway, and inter-parcel access that will be eliminated if the variance is not granted and the requirement that parking be significantly reduced or located closer to the residential property.
- (d) The granting of the requested variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district as the commercial property located adjacent to this property has a building located along the same plane, as measured from the southeastern corner of the subject property, as the proposed building.
- (e) The granting of the variance will not be detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan. The property is currently zoned commercial. The Applicant will present a landscape plan that further buffers and softens the development from the residential property. Granting the variance will keep the access "road" in place between the two commercial parcels which fully complies with the Comprehensive Plan.

(3) Section 916: Reduce the transitional yard in the rear between the building and the border of the apartment complex property from 75 feet to 15 feet:

- (a) There are special circumstances applicable to this property. The Applicant will not cause any impervious surface to be closer than 30 feet from the residential property and is only requesting the variance to 15 feet to accommodate the



construction of the building and other improvements. Once the construction is complete, the impervious surface will be at least 30 feet from the residential property and a significant area will be 50 feet from the residential property. The impervious surface currently encroaches well into the 30 feet that will eventually exist as a transitional yard and even currently gets closer than 15 feet from the residential property. The subject property is less than an acre in size (0.887 acre). It is not wide enough between the front setback of 40 feet and the 75 feet transitional yard to accommodate a viable commercial retail building. Hwy. 54 was widened in the 1980's and GDOT took some of the depth of the property which exacerbates this problem. If the building is moved toward Hwy. 54, the parking will have to be moved from the front of the building to the back of the building unless the number of required spaces is reduced by almost one-quarter or the access drive to the adjoining parcel is eliminated. Doing so eliminates the efficiency of the shared driveway the two commercial parcels currently enjoy. With the current trees and foliage that exists on this property coupled with the high privacy wall, there is an effective buffer between the residential property and the subject property. By eliminating parking and car traffic in the rear portion of this property, which currently exists, the residents of the apartment complex should experience less noise and car fumes than they did when the gas/service station parked cars in the rear area waiting for maintenance work and when the owner operated the emissions inspection station and the old car wash which resulted in vehicular traffic in the rear portion of the property to areas within 30 feet, and in some areas less than 15 feet, from the residential property.

- (b) The strict and literal interpretation and application of the ordinance will result in moving the building closer to Hwy. 54 and the resulting elimination of the shared driveway with the adjacent property and elimination of access to Willowbend Road without the need to enter onto Hwy. 54. It will also require the number of parking spaces to be reduced or moved to the rear portion of the lot, closer to the residents.
- (c) There are exceptional and extraordinary circumstances and conditions applicable to the property due to its connection to the adjoining commercial property, the shared driveways and inter-parcel access that will be eliminated if the variance is not granted and the requirement that some parking be significantly reduced or located closer to the residential property.
- (d) The granting of the requested variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district as the commercial property located adjacent to this property has impervious surfaces, at least one building, and parking well within 75 feet of the residential property.
- (e) The granting of the variance will not be detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and

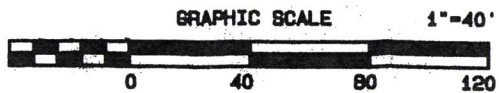
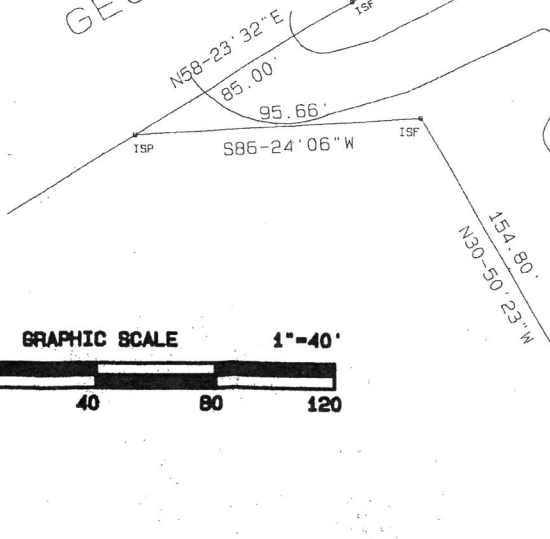
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan. The property is currently zoned commercial. The Applicant will present a landscape plan that further buffers and softens the development from the residential property. Granting the variance will keep the access "road" in place between the two commercial parcels which fully complies with the Comprehensive Plan.

For these reasons, the variance requests fulfill and comply with the requirements of Section 1207. The proposed re-development of the site will improve the looks of a heavily traveled area of the city, will eliminate a building that has fallen into disrepair, and will actually improve the transition of the commercial property to the adjacent residential property -- all on less developed area than currently exists.

GEORGIA STATE ROUTE #54 (80' R/W)

281.17' TO THE SOUTHWEST R/W  
OF WILLOWBEND ROAD

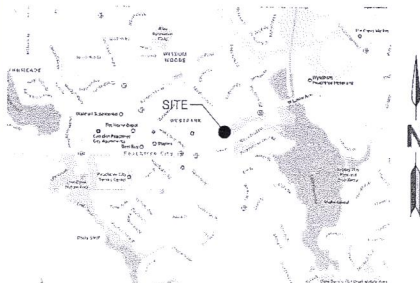
INGRESS-EGRESS EASEMENT



In my opinion this is a correct representation of the land platted, and was prepared in conformity with the minimum requirements of the law from a survey of the property under my supervision.

*G. Tim Conkle*  
Ga. Reg. Land Surveyor No. 2001



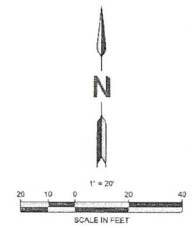
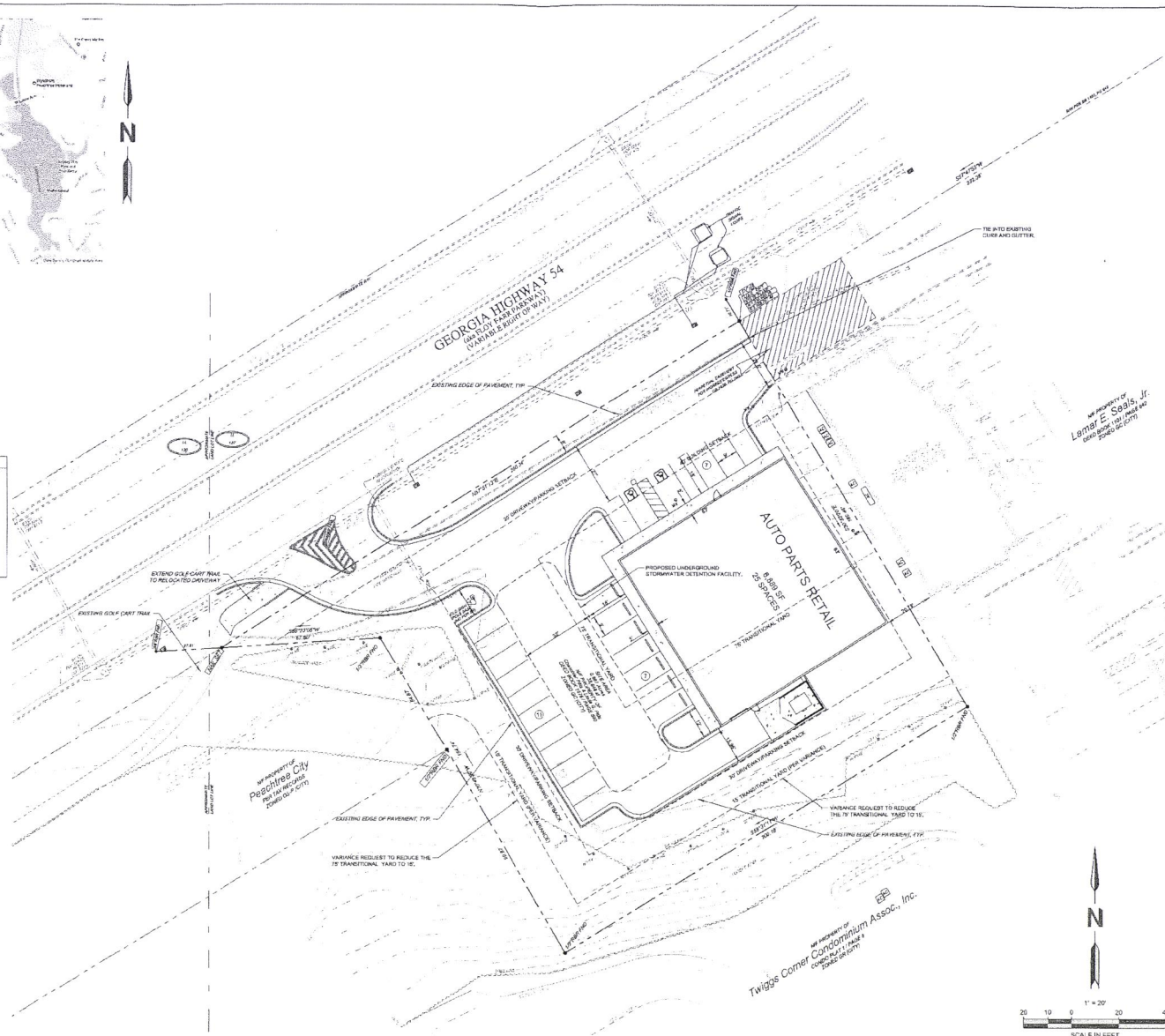


VICINITY MAP  
NOT TO SCALE

**PROJECT DATA**  
 341.067  
 PEACHTREE CITY, GA 30089  
**SITE DATA**  
 TOTAL SITE AREA 0.89 AC.  
**BUILDING DATA**  
 AUTO PARTS STORE AREA 1,000 SF.  
**PARKING DATA**  
 TOTAL PARKING SPACES (1/3001 SF) 23 SPACES  
 TOTAL PARKING PROVIDED 20 SPACES

**NOTES:**  
 1) A SITE STUDY HAS NOT BEEN COMPLETED.  
 2) THE SITE IS ZONED (C) (GENERAL COMMERCIAL).

| LEGEND |                                  |
|--------|----------------------------------|
|        | EXISTING TRAFFIC SIGNAL          |
|        | STANDARD DUTY ASPHALT PAVING     |
|        | HEAVY DUTY ASPHALT PAVING        |
|        | ACCESSIBLE PARKING SPACES        |
|        | DOT SPECIFICATION ASPHALT PAVING |
|        | CONCRETE PAVING                  |
|        | TRANSPONDER BOX ON PAD           |



**ENGINEER**  
**FORESITE**  
 Group  
 Foresite Group, Inc.  
 310 Peachtree Place  
 Suite 240  
 Norcross, GA 30092  
 Tel: 770.368.1399  
 Tel: 770.368.1944  
 www.foresite.net

**DEVELOPER**  
**TRINITY AND ASSOCIATES, LLC.**  
 261 BETTENDOWN COURT  
 KENNESAW, GA 30144  
 TEL: 770.440.1208  
**CONTACT:** MR. MARK PERRY

**PROJECT**  
**AUTO PARTS RETAIL**  
 341.067  
 PEACHTREE CITY, GA 30089

**SEAL:**

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |

**PROJECT MANAGER:** JMJ  
**DRAWING BY:** CAM  
**APPROVED BY:** PEACHTREE CITY, GA  
**DATE:** 03-27-2017  
**SCALE:** 1" = 36'  
**TITLE:**

**VARIANCE PLAN**  
**EXHIBIT 1**  
 COMMENTS: \*NOT RELEASED FOR CONSTRUCTION\*  
 JOBFILE NUMBER: 341.067



|                                            |           |
|--------------------------------------------|-----------|
| 2584 GA HWY 54<br>PEACHTREE CITY, GA 30269 |           |
| <b>SITE DATA</b>                           |           |
| TOTAL SITE AREA                            | 0.98 AC.  |
| <b>BUILDING DATA</b>                       |           |
| RETAIL BUILDING 1 AREA                     | 6,589 SF  |
| <b>PARKING DATA</b>                        |           |
| TOTAL PARKING REQUIRED                     | 23 SPACES |
| TOTAL PARKING PROVIDED                     | 26 SPACES |

**NOTES:**

- 1) PROPERTY LINES ARE APPROPRIATE FOR CONCEPTUAL LAYOUT ONLY.
- 2) A FULL DUE DILIGENCE STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME.
- 3) A SIGN STUDY HAS NOT BEEN COMPLETED.
- 4) THE SITE IS ZONED GC (GENERAL COMMERCIAL).
- 5) VARIANCES ARE ANTICIPATED FOR 75' TRANSITIONAL YARD ENCRoACHMENT AND 20' FRONT PARKING AND DRIVE AISLE SETBACK ENCRoACHMENT.

| LEGEND                                                                            |                           |                                                                                                                    |
|-----------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|
|  | EXISTING TRAFFIC SIGNAL   |  STANDARD DUTY ASPHALT PAVING     |
|  | NUMBER OF PARKING SPACES  |  HEAVY DUTY ASPHALT PAVING        |
|  | ACCESSIBLE PARKING SPACES |  DOT SPECIFICATION ASPHALT PAVING |
|  | TRANSFORMER BOX ON PAD    |  CONCRETE PAVING                  |
|  | VEHICLE STACKING POSITION |                                                                                                                    |

**FORESITE**  
group

Foresite Group, Inc.  
5185 Peachtree Pkwy.  
Suite 240  
Norcross, GA 30092  
o | 770.368.1399  
f | 770.368.1944  
w | [www.fg-inc.net](http://www.fg-inc.net)

TRINITY AND  
ASSOCIATES, LLC.  
260 SETTLENDOWN COURT.  
ROSWELL, GA 30075  
TEL: (770) 560-1326

**CONTACT:** MR. MARK RENIER

## AUTO PARTS RETAIL

2584 GA HWY 54  
PEACHTREE CITY, GA 30269

PROJECT:

SEAL

**DRAFT**

| REVISIONS      | DATE      |
|----------------|-----------|
| CLIENT COMMENT | 3/6/2017  |
| CLIENT COMMENT | 3/21/2017 |

|                  |                    |
|------------------|--------------------|
| PROJECT MANAGER: | JAN                |
| DRAWING BY:      | CAM                |
| JURISDICTION:    | PEACHTREE CITY, GA |
| DATE:            | 01/05/2017         |
| SCALE:           | 1" = 20'           |
| TITLE:           |                    |

QL-2

SHEET NUMBER:

1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 341.067



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager 

**FROM:** Michael Warrix, AICP  
Planning and Development Director

**DATE:** May 11, 2017

**SUBJECT:** Public Hearing: Consider Transmittal of Draft Comprehensive Plan to ARC for  
Regional and State Review  
*May 18, 2017 City Council Meeting*

---

**Recommendation:**

That Council authorize the Mayor to sign the attached letter of transmittal officially submitting the draft Peachtree City Comprehensive Plan for regional and state review.

**Discussion:**

As you are aware, work began on a major update of the city's Comprehensive Plan in August of 2016. The attached plan update has been prepared pursuant to the Georgia Planning Act and its associated Minimum Standards and Procedures for Local Comprehensive Planning.

Over the past nine (9) months staff has, in collaboration with staff of the Atlanta Regional Commission (ARC), worked with the City Council-appointed Comprehensive Plan Steering Committee in preparing the draft plan. In order to maximize public participation and input, a series of Open Houses were conducted in addition to regularly scheduled public meetings of the Steering Committee. Copies of the draft Comprehensive Plan have been available for public inspection at City Hall and on the city's website.

The attached transmittal letter is the next procedural step toward adoption of the draft plan by Council. Upon review and approval of the draft plan by the Atlanta Regional Commission (ARC) and the Georgia department of Community Affairs (DCA), City Council can formally adopt the plan. Staff anticipates formal plan adoption to occur in July or August, 2017.

**Budget Impact:**

There are no budget impacts associated with this request.

ATTACHMENTS



May 18, 2017

Mr. Jared Lombard, Senior Principal Planner  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

Dear Mr. Lombard,

On behalf of the City Council, I am pleased to forward you Peachtree City's draft Comprehensive Plan for regional and state review. As you are aware, the city utilized an extensive public participation program that involved the appointment of a Comprehensive Plan Steering Committee, a series of public open houses, and joint work sessions with various community stakeholders.

As required by the Minimum Standards and Procedures for Local Comprehensive Planning, two public hearings were conducted during the planning process. The initial public hearing was conducted on August 4, 2016 prior to beginning the process. A second public hearing was conducted on May 18, 2017, prior to forwarding the draft plan for regional and state review.

The Comprehensive Plan update process was guided by a Steering Committee comprised of a cross-section of Peachtree City residents, local economic development practitioners, and community leaders. The Committee held regular meetings and provided valuable input as the plan was developed. As required, the Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) were considered as part of our planning process.

If you have any questions or need additional information, please contact Michael Warrix, our Planning and Development Director, at (770) 632-4266. As always, it is a pleasure working with you and the Atlanta Regional Commission.

Sincerely,

Vanessa Fleisch  
Mayor

Cc Jonathan N. Rorie, City Manager  
Michael Warrix, Planning and Development Director

# STAFF REPORT

## CITY COUNCIL

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager

**FROM:** Michael Warrix, AICP  
Planning and Development Director

**DATE:** May 11, 2017

**SUBJECT:** Public Hearing: Consider Variance Request, GR-12 Zoning Rear Setback Requirement, 1020 Pinehurst Drive  
May 18, 2017 City Council Meeting

---

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| <b>Case Number:</b>       | PVS17-0001                                        |
| <b>Request:</b>           | Zoning Variance from Section 1004.4 (h)           |
| <b>Property Location:</b> | 1020 Pinehurst Drive, Lot 11 Village on the Green |
| <b>Current Zoning:</b>    | GR-12, General Residential                        |
| <b>Parcel Size:</b>       | 6,688 Square Feet                                 |
| <b>Property Owner:</b>    | Sandra K. Whittenberg                             |
| <b>Applicant:</b>         | Sandra K. Whittenberg                             |

### Request

The Applicant is requesting relief in the form of a variance from the rear setback requirement of the GR-12 zoning district. GR-12 zoning requires a minimum rear building setback of 20 feet. The Applicant proposes to construct a 10' x 15' screen porch over an existing 10' x 10' patio on the rear of the home. The proposed improvement would encroach into the required rear setback area by approximately five (5) feet. No other variances would be required. The Applicant has received project approval from the Village on the Green Community Association for this improvement.

As part of the application, the Applicant included a site plan/ survey showing the proposed improvement in relation to the rear property line, two letters of support from adjacent and nearby property owners, and the project approval notification from the Village on the Green Community Association.

### Subject Property

The subject property is rectangular in shape, fronts on Pinehurst Drive, and backs up to the Braelinn Golf Club. The property can be characterized as generally flat to gently sloping and is typical in size with other lots within the subdivision. No apparent environmental or topographic constraints have been noted to exist on the property.

## 1020 Pinehurst Drive Variance Request

Page 2

### Variance Consideration

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

- (a) *The request is in harmony with the intent of the zoning ordinance*
- (b) *The application of setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

### Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

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

**Staff Comment: With the exception of the small size of the lot (6,688 square feet), there are no special circumstances applicable to the property. Other lots within the same subdivision have similar rear yard configurations.**

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

**Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented by the Applicant as part of the application.**

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

**Staff Comment: There are no exceptional or extraordinary circumstances on the property that do not also apply to other lots within the same subdivision. Without a variance, construction of the proposed improvement would not be permitted.**

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

**Staff Comment: It is staff's opinion that granting this variance in the absence of an extraordinary hardship would constitute the granting of a special privilege.**

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



## 1020 Pinehurst Drive Variance Request

Page 3

***Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of adjoining property owners that would be most impacted should the addition be constructed as proposed.***

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

***Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.***

### Recommendation

Staff is of the opinion that no evidence of an extraordinary hardship has been presented in this case that would warrant the granting of a variance. As a result, staff recommends denial.

Should Council choose to approve the request, staff recommends the following be incorporated as a condition of variance approval:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the affected setback than permitted by this variance.

ATTACHMENTS



# VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269  
P: 770-487-5731 F: 770-631-2552  
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00  
Variance Fee: \$250.00 + \$100  
for each additional request  
Receipt: 48572  
Date Filed: 4/13/17  
Case #: PVS17-0001  
Office Use Only

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE LOCATION | Street Address <u>1020 Pinehurst Drive</u><br><u>Peachtree City, GA</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPERTY OWNER       | Name <u>Sandra Whittenberg</u><br>Phone <u>806-202-0444</u> <u>770-703-7833</u><br>Email <u>skwhittenberg@gmail.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | Zoning District:<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial/Office<br>Variance Type:<br><input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Variance (check one below)<br>Variance from which ordinance:<br><input type="checkbox"/> Sign <input type="checkbox"/> Fence <input type="checkbox"/> Land Development <input checked="" type="checkbox"/> Zoning <u>GR-12</u> | PROPERTY INFO        | Subdivision: <u>Village On the Green</u><br>Phase: _____ Lot # <u>11</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| APPLICANT         | Name <u>Sandra K. Whittenberg</u><br>Address <u>1020 Pinehurst Drive</u><br>City, State, Zip <u>Peachtree City, GA 30269</u><br>Phone # <u>806-202-0444</u> <u>770-703-7833</u><br>Email <u>skwhittenberg@gmail.com</u>                                                                                                                                                                                                                                                                                                                    | SUPPORTING DOCUMENTS | Please submit the following evidentiary items in support of this application and the requested variances.<br>(Please check off the items that are attached to this application)<br><input checked="" type="checkbox"/> Site plan (with property lines and proposed work)<br><input checked="" type="checkbox"/> A detailed report justifying the requested variance<br><input type="checkbox"/> Letters of support from adjacent property owners<br><input checked="" type="checkbox"/> Digital Photographs \ Renderings (CD or Email)<br><input type="checkbox"/> Other Items Demonstrating Need (topo. Survey, etc) |

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

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL EXCEPTION | 1.) Is a current survey included with the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>2.) Has property been rezoned or deed restrictions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>3.) Is the violation an existing setback violation? <u>NA</u><br>4.) Application for a <u>bldg setback</u> , fence, or parking?<br>(Circle One)<br><u>20 Ft.</u><br><u>5 Ft.</u><br>5.) What is the required setback, height, or spaces?<br>6.) How much of a variance is being requested? | Briefly describe why this variance is being requested:<br>(A separate detailed report is still required to be attached to this application)<br><u>See attached letter dated</u><br><u>4/12/2017</u> |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|          |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VARIANCE | Please review the ordinances and instructions on the back of this page.<br>1.) Is a current survey included with the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>2.) How much of a variance is being requested? <u>5</u> Feet<br>3.) Were you the owner of the property when the violation occurred? (If not, who was?) <input type="checkbox"/> Yes <input type="checkbox"/> No | Briefly describe why this variance is being requested:<br>(A separate detailed report is still required to be attached to this application)<br><u>Sunroom addition</u> |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Signature of Owner/Agent: Sandra K. Whittenberg

Date 4/13/2017

## OFFICE ONLY

|                                               |                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADMINISTRATIVE VARIANCE                       | Signature: _____<br>Date of Acceptance: _____ Date of Hearing: _____<br><input type="checkbox"/> Approved <input type="checkbox"/> Denied<br><input type="checkbox"/> Approved with Conditions                                                                                                                                                    |
| SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES | This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:<br>Signature: _____ Date of Acceptance: _____ Date of Public Hearing: _____ |

Sandra Whittenberg  
1020 Pinehurst Dr.  
Peachtree City, GA 30269  
(806)202-0444

1

April 12, 2017

City Council of Peachtree City  
151 Willowbend Road  
Peachtree City, GA 30269

SUBJECT: Special Exception Variance Request

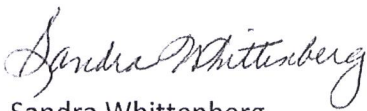
To whom it may concern:

At this time, I would like to request a 5' variance to the rear building line so that I may build a 10'x15' screen porch over my existing patio. My home backs up to the public cart path and the 11<sup>th</sup> hole at Braelinn Golf Course. At times I feel rather exposed and uncomfortable as players play through the 11<sup>th</sup> hole.

In addition, I would be able to enjoy nature in my back yard without fear of being stung by bees or mosquitos as in recent years the stings tend to swell and leave whelps that take longer to heal.

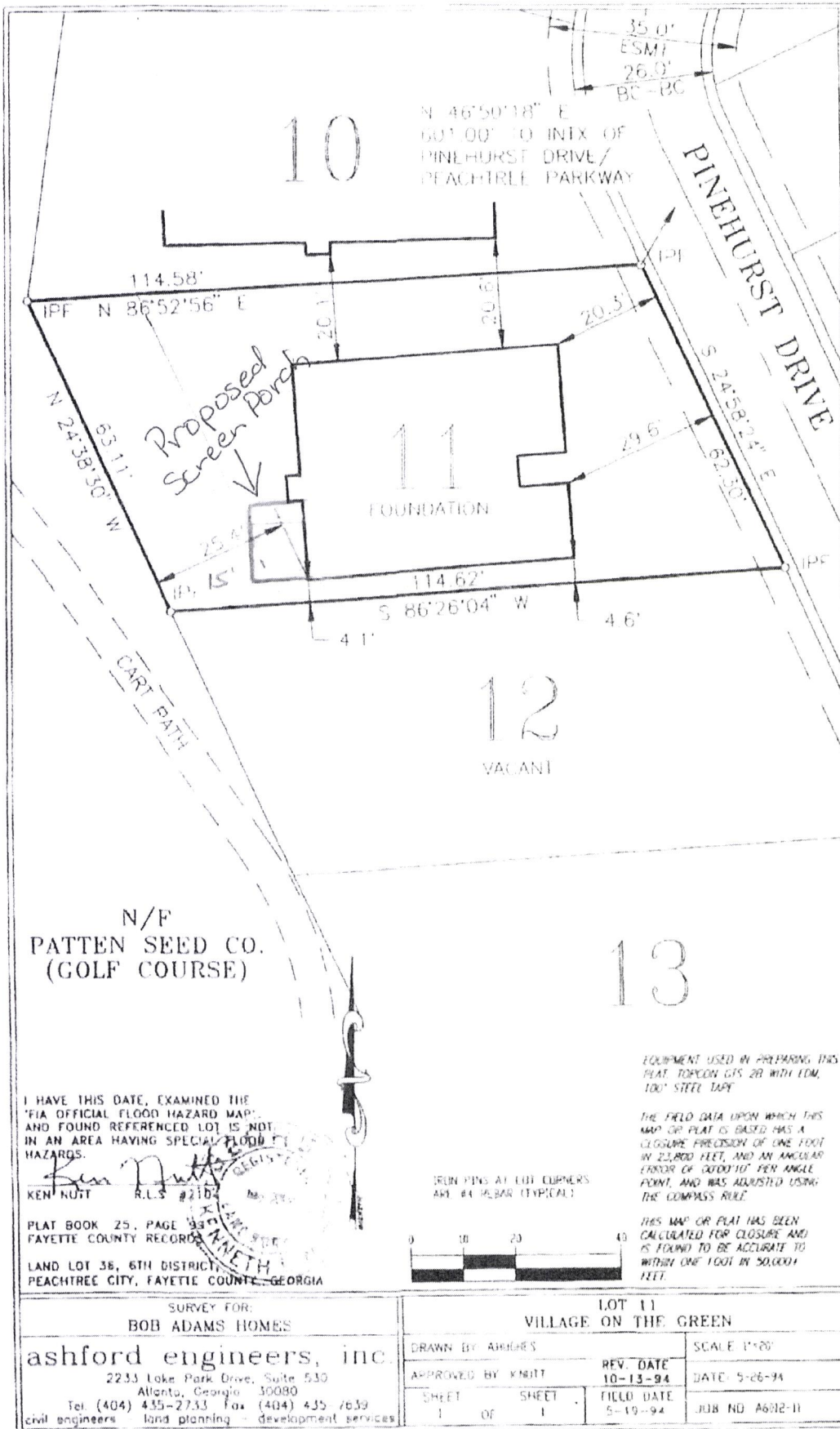
I would appreciate your sincere review and approval of my request for this variance.

Yours truly,

  
Sandra Whittenberg



1020 Pinehurst Dr.



4/15/17  
Memo



To Whom It May Concern,

My name is Rick Seeman.

I live beside the home of Sandra Whittenberg. I live slightly lower than Sandra's home, closer to the sharp bend in the road (Pinehurst Dr) which is 1018 Pinehurst.

I have absolutely no issue with Sandra building a sun porch at the rear of her home. She has already made improvements with landscaping.

If you would like to contact me, feel free to call 770-629-5159 (home phone)

We spend much time on our patio out back and I welcome the change to Sandra's home, so that she may enjoy the golf course.

Sincerely Rick Seeman

RE: SANDRA Whittenberg  
PROPERTY

apr. 25, 17

ATTN: Kathy Gray;

To Whom it may concern;

This is a letter giving  
my permission to my  
neighbor, Sandra Whittenberg  
to add a closed in patio  
to her property, which will  
improve the value to  
the neighborhood.

I live one door down  
from Sandra Whittenberg

Respectfully Yours,  
Deane Botti  
1016 Linhurst Drive  
Peachtree City, GA  
30269



VILLAGE ON THE GREEN COMMUNITY ASSOCIATION  
1237 PINEHURST DRIVE  
PEACHTREE CITY, GA 30269

REQUEST FOR ARCHITECTURAL OR LANDSCAPING REVIEW

DATE 4-25-2017

UNIT OWNER Sandra Whittenberg

ADDRESS 1020 Pinehurst Drive

PHONE NUMBER 770-703-7833 or 806-202-0444

NATURE OF REQUEST: (PLEASE ATTACH DETAILED DRAWING IF REQUIRED FOR CLARITY)

I would like to add on to the back of my house a screened in porch. I have an existing patio that is 10x10. I am asking the City Council for a variance of 5 ft. which would make the screened in porch 10x15 ft. The builder said the variance was needed after consulting with the City.

Sandra Whittenberg  
SIGNATURE OF UNIT OWNER

COMPLETED REQUEST MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE AND APPROVED PRIOR TO WORK BEING STARTED

FOR BOARD USE ONLY

DATE RECEIVED: 4/25/17

RECOMMENDATION: APPROVE ☒

DISAPPROVE ☐

SPECIAL CONDITION(S) OR REASON(S) FOR DISAPPROVAL:

Jacky A. Erickson  
SIGNATURE OF BOARD REPRESENTATIVE

5/2/17  
DATE

Vice President for Architectural and Landscaping Standards



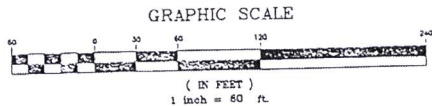




1020 Pinehurst Dr.

Variance

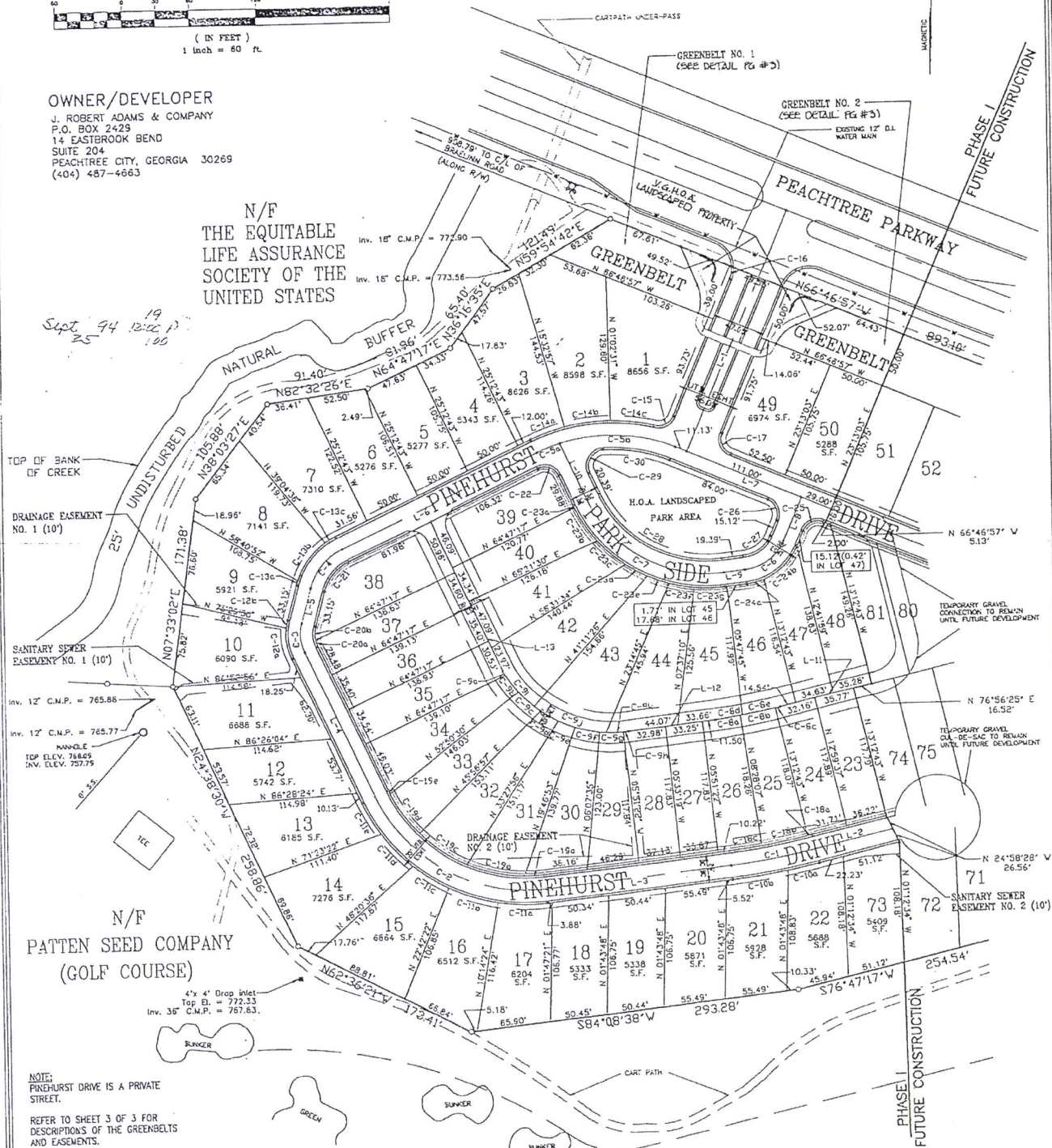




OWNER/DEVELOPER  
J. ROBERT ADAMS & COMPANY  
P.O. BOX 2429  
14 EASTBROOK BEND  
SUITE 204  
PEACHTREE CITY, GEORGIA 30269  
(404) 487-4663

N/F  
THE EQUITABLE  
LIFE ASSURANCE  
SOCIETY OF THE  
UNITED STATES

Sept. 94 19  
25 12:00 P.  
1995



N/F  
PATTEN SEED COMPANY  
(GOLF COURSE)

NOTE:  
PINEHURST DRIVE IS A PRIVATE  
STREET.

REFER TO SHEET 3 OF 3 FOR  
DESCRIPTIONS OF THE GREENBELTS  
AND EASEMENTS.

DUPLEX AREAS ARE LOCATED ON  
SHEET 1 OF 3.

ashford engineers, inc.

2233 Lake Park Drive, Suite 270  
Atlanta, Georgia 30080  
Tel. (404) 435-2733 Fax. (404) 435-7639

civil engineers - land planning - development services

| ACTIVITY         | NAME      |
|------------------|-----------|
| DESIGNED BY:     | R. GALPIN |
| DRAWN BY:        | D. GREENE |
| CHECKED BY:      | R. GALPIN |
| APPROVED BY:     | KEN NUTT  |
| REGISTRATION NO. | 2104      |

SCALE: 1" = 60'  
DATE: 8-30-94  
JOB NO. A6012.00

VILLAGE ON THE GREEN  
PHASE I  
FINAL PLAT

LAND LOT 36, 6TH DISTRICT  
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SHEET  
2  
OF  
3

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager

**FROM:** Michael Warrix, AICP  
Planning and Development Director

**DATE:** May 11, 2017

**SUBJECT:** Public Hearing: Text Amendment, Zoning Ordinance-Section 1008 GI, General Industrial, Provisions for Special Use Permits  
May 18, 2017 City Council Meeting

---

**Recommendation:**

That Council approve the proposed text amendment as presented by staff and recommended by the Planning Commission.

**Discussion:**

As you are aware, the city's Zoning Ordinance is quite restrictive in regards to uses that are permitted by right within each district. Section 801.2 of the Zoning Ordinance states:

*Land uses not expressly permitted within the zoning districts established by this ordinance are prohibited.*

Over the past few years, staff has received several inquiries from property owners desiring to establish uses in the GI (General Industrial) district that are not "expressly" permitted within that zoning district. While several of these proposed uses would likely be considered compatible uses with specified GI uses, their omission in the ordinance as "permitted" uses preclude their legal establishment. This leaves the property owner with the options of attempting to have the property rezoned or having the text of the ordinance amended to permit the proposed use.

Many industrial zoning ordinances adopted by cities in Georgia and throughout the country are "cumulative", meaning that all uses permitted in light industrial districts would also be permitted in general industrial districts. Peachtree City's Zoning Ordinance does not allow this practice for industrial zoning districts. The intent of this approach may have been to protect more intense industrial uses from the encroachment of less-intense, or "lighter" industrial uses.

The city's General Commercial (GC) zoning district contains a Special Use Permit procedure that allows Council to permit certain uses that are not generally permitted but would, given a certain set of circumstances, be considered compatible on a particular site. It is staff's opinion that a similar process would be appropriate for use in the GI zoning district as well.



## **Text Amendment – GI Special Use Permit**

*Page 2*

The attached draft text amendment specifies that proposed uses for GI Special Use Permits must:

1. Occupy an existing building;
2. Be a permitted use in the city's Light Industrial (LI) zoning district;
3. Be appropriately accommodated on the specific property;
4. Be in general conformance with the city's Comprehensive Plan;
5. Be operated in a manner that is compatible with existing development and land uses;  
and
6. Be in the public interest and general welfare of the citizens of the city.

The Planning Commission conducted a Public Hearing on May 8, 2017 in regards to the proposed amendment. At the conclusion of that hearing, the Commission voted unanimously to recommend approval to Council.

### **Budget Impact:**

There are no budget impacts associated with this request.

ATTACHMENT

## **PEACHTREE CITY PLANNING COMMISSION MEETING**

**May 8, 2017**

**7:00 P.M.**

**(Meeting excerpt)**

### **PH-17-05      Zoning ordinance amendment to Section 1008- General Industrial to create, define appropriate conditions, and establish review procedures for issuing a Special Use Permit**

Staff is requesting the following amendment to section 1008 of the city ordinance:

The current city ordinance for the industrial district is not designed as typical ordinances in order to protect "heavy use" industrial uses from encroachment in light industrial areas which may not want the noise or environmental impacts from heavy uses. There are some light industrial uses that are not permitted within the general industrial district. The drafted ordinance being presented uses the "Special Use Permit" from the general commercial ordinance. Staff has modified the process for the general industrial district. There may be some cases which light industrial use would be appropriate in a general industrial area. This drafted/modified ordinance creates 6 conditions which are:

1. If it is in an existing building
2. If use and all required standard developments can be accommodated on the site
3. If it meets goals of the comprehensive plan
4. If it is compatible with existing development and uses in that immediate area
5. If it generally protects the public interests and welfare of the citizens
6. If it is a permitted use in the Light Industrial zoning district

There was no public comment made for or against this request.

Mr. Bernard asked if planning and zoning could approve permits rather than city council. Ms. Cailloux stated it had to be city council to be consistent with all other approvals.

Mr. Destadio referred to the "may require" wording as being vague. He recommended changing the verbiage to "will or shall". This request is only for general industrial area. The majority of the commissioners are fine with the verbiage as is, and did not recommend changing the text.

**A motion was made by Aaron Daily to approve, seconded by Lisa Curtis    APPROVED 5-0**



**AN ORDINANCE TO AMEND ARTICLE X, SECTION 1008, GI, GENERAL INDUSTRIAL DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SPECIFICALLY TO ESTABLISH PROVISIONS FOR SPECIAL USE PERMITS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

NOW, THEREFORE, 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:

**Section 1.** Article X, Section 1008, GI General Industrial District be amended to add Section 1008.5 Special Use Permit and read as follows:

**Sec. 1008.5 Special Use Permit**

(1008.5) *Special Use Permit*: Certain uses, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted within the GI zoning district as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. Such uses are permitted only through the issuance of a Special Use Permit by the Mayor and City Council after ensuring that the proposed use will:

- (a) Occupy an existing building;
- (b) Be appropriately accommodated on the specific property;
- (c) Be in conformance with the comprehensive plan;
- (d) Be operated in a manner that is compatible with the surrounding land uses and overall character of the immediate area;
- (e) Promote and protect the public interest and general welfare of the citizens of the city; and
- (f) The use is a permitted use in the Light Industrial (LI) zoning district.

1008.5(a) *Applicability*: An application for a Special Use Permit may be made to the City Council for uses deemed to be compatible with permitted uses in the GI zoning district by the Planning and Development Director or his/her designee.

1008.5(b) *Application*: The Planning and Development Department shall prescribe the form(s) on which applications for a special use permit are made. Applications for special use permits shall not be deemed complete until each of the following items have been submitted to the Planning and Development Department:

- (g) *Application package*. One copy of the appropriate application form and all necessary documentation must be fully completed and signed by the property owner or duly authorized agent with power of attorney.
- (h) *Fees*. Appropriate application fees as identified by city council shall be attached to the application package. Checks should be made payable to the City of Peachtree City.
- (i) *Schematic site plan*. One 24"x36", one 11" × 17" reduction and one electronic copy of the schematic site plan shall be submitted as a part of the application package. All graphic plans shall be prepared at a scale of 1" = 100' or less. The schematic site plan shall be prepared by a registered landscape architect, architect or civil engineer licensed to practice in the state, and shall identify the existing features of the property such as existing structures, vegetation, watercourses, and easements and provide a schematic presentation of its intended use in a graphic and written format. The schematic site plan shall include square footage of existing buildings and uses, and square footage of the proposed use, and any proposed modifications made to the existing buildings.
- (j) *Written narrative*. The written narrative is a description of how the proposal relates to the relevant chapters of the comprehensive plan and should address the following elements at a minimum, as applicable:
  - (1) Compatibility of the proposed use and location with the policies established in the comprehensive plan.
  - (2) Compatibility of the proposed use with the character of adjacent properties and the surrounding neighborhoods and with existing and proposed development.
  - (3) Availability of, or ability to provide, adequate utilities, drainage, parking and loading space, lighting, screening, landscaping and open space.
  - (4) Provision of safe and convenient vehicular, pedestrian, bicycle, and alternate modes of transportation.
  - (5) Compatibility of the proposed use with the intent and function of the GI zoning district.
  - (6) Compliance with applicable performance standards and requirements as set forth in the city's land development ordinance.
- (k) *Additional Submittal Requirements*. Based on the proposed special use, the Planning and Development Department may require additional submittal materials including, but not limited to, environmental constraints analysis, a traffic impact analysis, economic impact



statement, community facilities and infrastructure plan, phasing plan, urban design guidelines, streetscape and landscape plan, emergency response plan, or other supporting materials.

1008.5(c) *Review procedures.* Application for the establishment of special uses shall be submitted to the Planning and Development Department and, upon determination that such application contains all necessary elements, shall be deemed received by the city and referred to the City Council for its review and recommendation.

In considering applications for special use permits, the City Council shall use the standards set forth in section 1304 of this appendix and shall consider the following criteria:

- (a) Compatibility of the proposed use and location with the policies established in the comprehensive plan.
- (b) Compatibility of the proposed use with the character of adjacent properties and the surrounding neighborhoods and with existing and proposed development.
- (c) Availability of, or ability to provide, adequate utilities, drainage, parking and loading space, lighting, screening, landscaping and open space.
- (d) Provision of safe and convenient vehicular, pedestrian, bicycle, and alternate modes of transportation.
- (e) Compatibility of the proposed use with the intent and function of the GI zoning district.
- (f) Compliance with applicable performance standards and requirements as set forth in the city's land development ordinance.

In approving any application for special use permit, the city may by resolution:

- (a) Impose such reasonable standards, conditions or requirements, in addition to any specified within this chapter, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but are not limited to, special setbacks, buffer requirements, increased screening or landscaping requirements, and standards pertaining to traffic, circulation, noise, lighting, hours of operation and similar characteristics.
- (b) Require that a performance guarantee, acceptable in form, content and amount to the city be posted by the applicant to ensure continued compliance with all conditions and requirements that may be specified.
- (c) Specify time limits or expiration dates for any such special use permits, including provisions for periodic review and renewal.

1008.5(d) *Procedures applicable to permits.* Unless otherwise specified by the conditions of the permit, failure to establish the special use authorized by the

permit within one year from the date of approval by the city council shall cause the permit to terminate automatically. The use shall be deemed "established" only if the land or buildings have been occupied and the proposed activity conducted within the one-year period.

Unless otherwise specified in the conditions of a permit, the initial term of each special use permit shall be for one year from the date of approval. Upon compliance with those conditions and restrictions imposed by the city council and all relevant city ordinances, the special use permit shall, without application, be renewed automatically for additional successive one-year terms. However, a special use permit shall not be so renewed and shall expire at the end of the term or current renewal thereof if notice of noncompliance with any material condition or restriction is mailed by certified mail to the permittee, at the address shown on the application for the permit or any new address of which the Planning and Development Department subsequently receives written notice, more than 30 days before the end of the term or the renewal thereof then in effect and such noncompliance is not corrected within 30 days to the satisfaction of the Planning and Development Department.

The provisions of this section are cumulative with the power of injunction and other remedies afforded by law to the city and, further, shall not be so interpreted as to vest in any applicant any rights inconsistent or in conflict with the power of the city to rezone the subject property or to exercise any other power provided by law.

Once a special use permit is granted, such use may be enlarged, extended, increased in intensity or relocated only in accordance with the provisions of this section unless the city council, in approving the initial permit, has specifically established alternative procedures for consideration of future expansion or enlargement. If the use that is the subject of the special use permit becomes a use permitted as a matter-of-right through subsequent amendment of this chapter, the special use permit conditions shall be voided but only to the extent they are more restrictive than those conditions applicable generally to such by-right use.

Uses in a district for which a special use permit is required, which were legally existing without such a permit at the time of adoption of this chapter or an amendment thereto which required such a special use permit, shall not be deemed nonconforming uses, but shall, without further action, be deemed conforming special uses so long as they continue in existence. Such special uses shall be subject to the provisions of subsection (e) below with respect to any enlargement, extension, and increase in intensity or relocation.



Where any special use is discontinued for any reason for a continuous period of one year or more, the special use permit shall automatically terminate without notice. A use shall be deemed to have been "discontinued" when the use shall have ceased for any reason, regardless of the intent of the owner or occupier of the property to reinstitute the use at some later date. The approval of a new special use permit shall be required prior to any subsequent reinstatement of the use.

*1008.5(e) Amendment of special use permits.* An amendment is a request for any enlargement, expansion, and increase in intensity, relocation, or modification of any condition of a previously approved and currently valid special use. Amendments shall be processed as follows:

- (a) Non-material and insignificant modifications, shifts in location, slight changes in size, shape, intensity, or configuration may be authorized by the Planning and Development Department provided there is nothing in the currently valid permit to preclude such action, the changes comply fully with other provisions of the permit and the Code, and that there will be a five percent or less increase in either lot coverage or floor area over what was originally approved.
- (b) Minor enlargements, expansions, increases in intensity, relocations, or modifications of any conditions of an approved and currently valid special use may, without public hearing, be authorized, including the establishment or reestablishment of reasonable conditions, by resolution of the city council provided that such minor changes comply with the following criteria:
  - (1) There will be a cumulative total of less than a ten percent increase in either total lot coverage or floor area;
  - (2) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;
  - (3) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;
  - (4) The proposal conforms to the provisions of this article and is in keeping with the spirit and intent of the adopted comprehensive plan.

Any proposed amendment other than those provided for in subsections (a) and (b) above shall be considered a major amendment of a previously approved and currently valid special use and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original permit.

**Section 2.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 4.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

This \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Vanessa Fleisch, Mayor

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

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

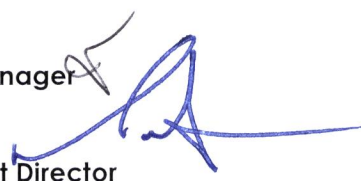


# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager 

**FROM:** Michael Warrix, AICP  
Planning and Development Director

**DATE:** May 11, 2017

**SUBJECT:** Public Hearing: Text Amendment, Zoning Ordinance-Section 908 Accessory Uses,  
Temporary Storage Structures in Residential Districts  
*May 18, 2017 City Council Meeting*

---

**Recommendation:**

That Council approve the proposed text amendment as presented by staff and recommended by the Planning Commission.

**Discussion:**

Over the past year, Code Enforcement has observed an increase in the number of complaints regarding the long-term use of portable storage units and cargo containers as storage structures on residential lots. There are currently no provisions in the Zoning Ordinance that regulate the use of such units and containers. Staff is of the opinion that these types of storage units should be allowed on residential properties, but only for short-term use, not long-term permanent use. Section 908.1 of the Zoning Ordinance establishes standards for accessory uses. A text amendment to Section 908.1 is reflected on the attached ordinance amendment.

The Planning Commission conducted a Public Hearing on May 8, 2017 in regards to the proposed amendment. At the conclusion of that hearing, the Commission voted unanimously to recommend approval to Council.

**Budget Impact:**

There are no budget impacts associated with this request.

ATTACHMENT

## **PEACHTREE CITY PLANNING COMMISSION MEETING**

**May 8, 2017**

**7:00 P.M.**

**(Meeting excerpt)**

**PH-17-04      Zoning ordinance amendment to Section 908- Accessory Uses to  
define and permit temporary accessory storage units in residential  
districts**

Staff is requesting a text amendment to the ordinance for "Temporary Accessory

Storage Units" in residential districts. The Staff has noticed a considerable increase in the number of complaints as to the amount of time a storage container is being used. The containers being used are: Pods, dumpsters and other storage containers. The existing ordinance does not define these storage solutions or give us the ability to regulate them. Definition of storage units are as follows: Pods, portable or similar brand. Box trailers, cargo containers, cargo boxes or dumpsters for the storage of household items or construction tools. These units may be permitted but not to exceed a time limit of 30 days. Storage units used for residential construction must be moved within 30 days of final inspection, when project is complete or if permit has expired. Storage units must be placed on a driveway unless approved by Director of Planning.

Storage units cannot be placed on a public street unless approved by the Director of Planning. Due to the temporary nature of the storage units, they do not have to meet set back guidelines that are required for permanent fixtures. Code Enforcement is currently working with residents to reduce the number of storage units at this time and the number of complaints have been reduced. Staff would like to prevent this issue from continuing to grow. Mr. Destadio inquired if there were any existing units being grandfathered in and Ms. Cailloux stated there would be.

There were no public comments for or against this request.

**A motion was made by Aaron Daily to approve, seconded by JT Rabun    APPROVED 5-0**



**AN ORDINANCE TO AMEND ARTICLE IX, SECTION 908.1 – USES ACCESSORY TO DWELLINGS, ZONING ORDINANCE OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SPECIFICALLY TO ESTABLISH PROVISIONS FOR TEMPORARY ACCESSORY STORAGE STRUCTURES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

NOW, THEREFORE, 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:

**Section 1.** Article IX, Section 908.1, Uses Accessory to Dwellings be amended to add paragraph (p) which reads as follows:

*(908.1) Uses Accessory to Dwellings*

- (p) Temporary accessory storage units such as Portable On Demand Storage Units (PODS or similar), box trailers, cargo containers or cargo boxes, or dumpsters for the purpose of storage of household items or construction tools and materials, may be permitted for a period not to exceed thirty (30) days. When used in conjunction with a renovation or new residential construction project, they must be removed within thirty (30) days of the approved final inspection or the building permit expiration.

Temporary accessory storage units must be placed on a drive, parking area, or any other hard surfaced area on the property except when the construction of renovation project will not allow for the use of these areas. Temporary accessory storage shall not be placed on a street or other public area without the approval of the Planning and Development Director or his/her designee. Temporary accessory storage units shall not be required to meet the setback requirements or color standards of other permitted accessory buildings or structures due to the temporary nature of their use on site.

**Section 2.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 4.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

This \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Vanessa Fleisch, Mayor

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

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



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

**TO:** Mayor and City Council

**VIA:** Jonathan Rorie, City Manager   
Paul Salvatore, Financial Services Director *P.S.*  
Angela Egan, Purchasing Agent *ae*  
Scott Hicks, Public Services Superintendent *SH*

**FROM:** Josh Doughty, Fleet Manager 

**DATE:** May 11, 2017

**SUBJECT:** Consider bids for SPLOST cart path crew vehicles/equipment

### Recommendation:

Approve purchase of SPLOST vehicles/equipment at the total bid price of \$311,779.27, to the qualified low bidders, as outlined in staff memo.

### Discussion:

F-750 DUMP: Bid packages were sent to a number of Ford dealers. Bids were received from three (3) dealers.

| BIDDER                   | BASE BID    |
|--------------------------|-------------|
| Peach State Truck Center | \$78,791.72 |
| Speedway Ford            | \$82,076.72 |
| Rush Truck Center        | \$99,831.00 |

F-350 DUMP: Bid packages were sent to a number of dealers. Bids were received from two (2) dealers.

| BIDDER                   | BASE BID    |
|--------------------------|-------------|
| Allan Vigil Fayetteville | \$45,854.55 |
| Peach State Truck Center | \$47,262.00 |

ASPHALT SPREADER: Bid packages were sent to a number of equipment dealers. Bids were received from four (4) dealers. Upon review of the bid submittals, one bid did not meet bid specifications. That left three (3) responsible and responsive bids and they are as follows:

| BIDDER                    | BASE BID     |
|---------------------------|--------------|
| Reynolds Warren Equipment | \$138,350.00 |
| Yancey Bros. Company      | \$146,157.00 |
| ASC Construction Eq.      | \$154,294.00 |

ROOT CUTTER: Bid packages were sent to a number of Equipment dealers. Bids were received from two (2) dealers.

| BIDDER             | BASE BID    |
|--------------------|-------------|
| Vermeer Southeast  | \$48,783.00 |
| Tech International | \$60,575.00 |

**Budget Impact:**

The 2017 SPLOST budget for these vehicles/equipment was \$385,000 and by awarding to the qualified low bidders, the total bid package came in under budget by \$73,220.73

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and City Council

**VIA:** Jonathan N. Rorie, City Manager  
Paul Salvatore, Financial Services Director *P.S.*  
David Borkowski, City Engineer *David A Borkowski*  
Scott Hicks, Public Works Superintendent *SH*  
Angela Egan, Purchasing Agent *ae*

**FROM:** Jonathan Miller, Civil Engineer *DAB for JM.*

**DATE:** May 10, 2017

**SUBJECT:** Authorize Infrastructure Management Services (IMS) to serve as professional services contractor and approve contract for pavement management assessment.  
*May 18, 2017 City Council Agenda*

---

### RECOMMENDATION:

Staff recommends the City Council approve IMS as a professional services contractor to conduct a city-wide pavement management assessment of approximately 208 test miles in an amount not-to-exceed \$86,416 for FY 2017.

### DISCUSSION:

Valued at over \$83 million dollars, roadway infrastructure is one of the City's largest assets. Historically, staff has conducted visual GDOT Pavement Condition Evaluation System (PACES) surveys every two years. Results of the 2014 survey reveal approximately 64 of 179 centerline miles fall below a rating of 80 indicating a need to perform maintenance or resurfacing. Typically, roads are resurfaced based on a "worst first" condition rating. Although the PACES surveys has been the standard assessment for many years, the system lacks sufficient objective criteria to develop effective pavement management plans based upon economies of scale and budget allocations. Moving forward, city staff evaluated two additional methods of evaluating and prioritizing road resurfacing projects.

First, our consulting traffic engineers quoted a visual assessment survey by qualified engineers with the results incorporated into the City GIS database. This process is time consuming and cost prohibitive with the quote exceeding \$400k for assessing all roads within Peachtree City.

Second, pavement conditions can be assessed utilizing advanced technology to conduct objective pavement distress surveys as provided by Infrastructure Management Services (IMS).



IMS adopts industry standard data collection protocols (ASTM D6433) and enhances them through the acquisition of objective roughness measurements and structural condition data using non-destructive laser technology device to assess roadway conditions.

The quote for the assessment is ~\$86K and the end deliverable is a 5-year prioritized rehabilitation plan that optimizes the use of available funds using cost benefit techniques. The data will be delivered to City staff in the form of Interactive Spreadsheets, GIS Geodatabases and Shape files, Google Earth KMZ files, and a final written report that explains the details of the assignment.

IMS has performed similar services for a large client base in the Atlanta Metro region including:

- Marietta –in 2009
- Sandy Springs
- Dunwoody
- Chamblee
- Peachtree Corners
- Marietta –in 2015
- Atlanta
- Fulton County
- Powder Springs
- Buckhead District
- GDOT (small section of the GA 400)

**BUDGET IMPACT:**

Funds are available in Public Works Street Resurfacing line item to cover the requested expense.

# Quotation for Professional Services



IMS Infrastructure Management Services  
1820 W. Drake Dr. Suite 108. Tempe, AZ 85283  
Phone: (480) 839-4347 Fax: (480) 839-4348  
www.ims-rst.com

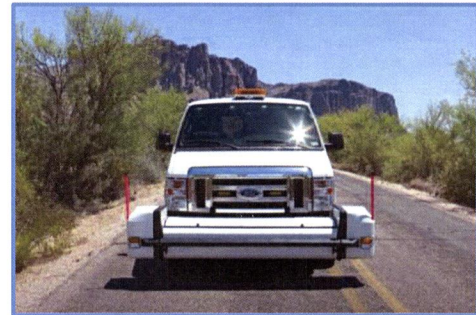
---

|                                                                     |                                    |
|---------------------------------------------------------------------|------------------------------------|
| <b>To:</b> Scott Hicks, Public Works Superintendent                 | <b>Date:</b> April 26, 2017        |
| <b>From:</b> Zac Thomason, MBA, National Manager of Client Services | <b>Project:</b> Peachtree City, GA |
| <b>Subject:</b> 2017 Pavement Data Collection                       | <b>Project No:</b> N/A             |

---

Thank you for taking the time to review the pavement and asset data collection services offered by IMS Infrastructure Management Services. IMS excels in pavement and asset management solutions and can provide a full suite of data collection and software services.

As we understand, Peachtree City currently maintains approximately 185 centerline miles of roadway and does not use a dedicated pavement management application. The City is interested in performing a network-level pavement management study. The Laser Road Surface Tester (RST) has performed objective pavement data collection for similar agencies such as Atlanta, Marietta, Peachtree Corners, Sandy Springs, and Dunwoody amongst others in the area. To ensure proper coverage, the RST surveys arterial and collector routes in each direction, resulting in an estimated test mileage of **208 survey miles**.



IMS collects all data in accordance with the U.S. Army Corps of Engineers data protocols, commonly referred to as ASTM D6433. In addition, we deliver all data in industry standard formats such as Excel, Access, Geodatabases, shape files, and even Google Earth KMZ files.

Our approach, and key service differentiator, is based on three, time proven, fundamentals:

**Answer the questions that are being asked** – don't over-engineer the system or make it needlessly complicated. Databases and the application of technology are meant to simplify asset management, not make it more difficult.

**Service and quality are paramount to success** – the right blend of technically correct data, condition rating, and reporting will provide the agency with a long-term, stable solution. Service to the client remains our top priority.

**Local control and communications are key** – it is important that all stakeholders understand the impacts of their decisions and have the system outputs react accordingly. We excel in making ourselves readily available.

**Services we can offer Peachtree City include:**

- ◀ Objective roadway performance data collection including a full suite of surface distresses.
- ◀ Right of way asset data collection with digital image and GPS coordinate data collection.
- ◀ Provision of robust software solutions and an advanced knowledge of 3<sup>rd</sup> party applications.



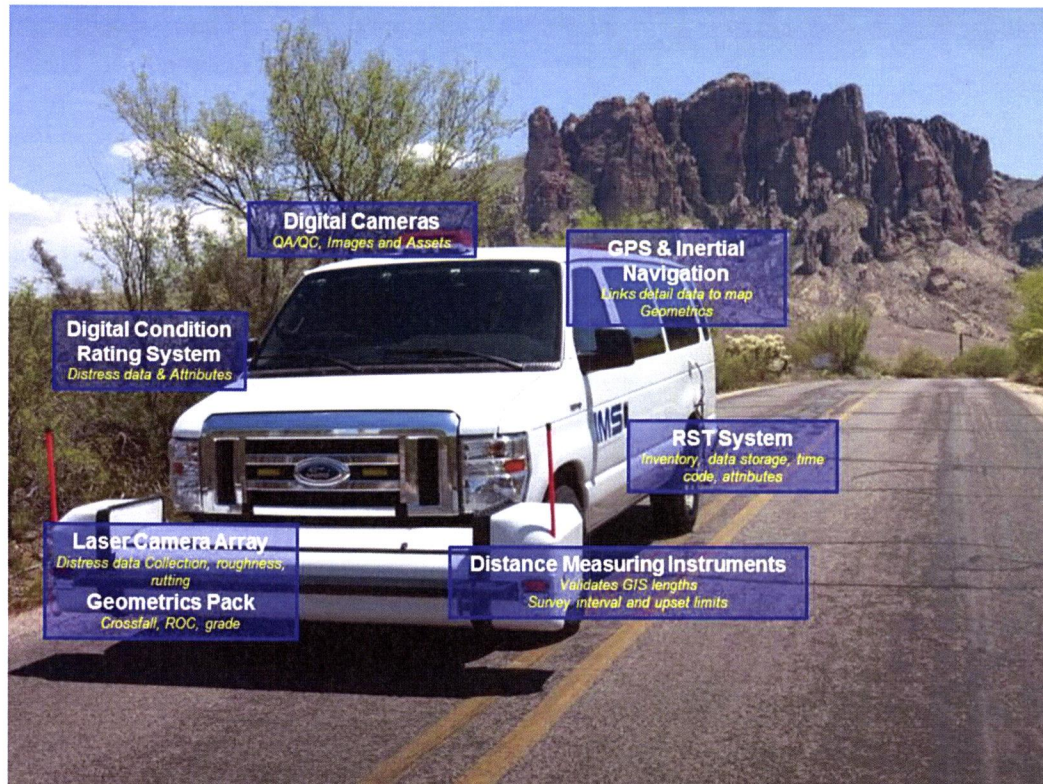






### A Closer Look at the Laser RST Configuration

The following diagram illustrates the full configuration of the RST for ASTM D6433 data collection assignments. The RST is operated by three highly trained technicians.



#### Laser Camera Array (LCA)

11 laser sensors that objectively quantify pavement cracking, texture, rutting, roughness, cross fall, crown, grade, and radius of curvature. The lasers collect data in a severity and extent format that conforms to ASTM D6433 protocols.

#### Digital Cameras

The Laser RST can be mounted with up to 7 digital cameras depending on each project's unique requirements. Digital images are largely used for many purposes: data validation, virtual drive deliverables to clients, and right-of-way asset inventory development.

#### GPS Acquisition

GPS technology is coupled with inertial navigation to enhance the acquisition of accurate longitude and latitude coordinates. Municipal agencies are becoming GIS centric and thus all data must be georeferenced for plotting in a GIS environment.

#### Distance Measuring Instruments (DMI)

Dual DMI pulse transducers that accurately collect and report vehicle distance and speed. The distance data is integrated with the inventory, GPS data flow, and time code.

#### Hardware & Storage

The Laser RST is equipped with multiple servers and computers that store the data collected from the lasers, cameras, GPS, and touch-screen event board.

#### Digital Direct Condition Rating System (DDCRS)

The touch-screen event board allows IMS to collect a wide range of data from pavement distresses to the validation of pavement attributes. The touch-screen event board can be configured in any manner we desire and conforms to the ASTM severity and extent data collection protocols. This is also used for unique asset attribute identification.



### PCI Development, Analysis Configuration & Multi-Year Plan

Immediately following the completion of the field survey's IMS will begin processing the pavement distress severity and extent scores in an effort to develop a Pavement Condition Index (PCI) for each roadway segment. The condition results are analyzed by a team of IMS engineers, who then develop the Peachtree City multi-year pavement management plan. This section provides a brief summary of the functionality of the IMS pavement analysis in order to emphasize our implementation expertise as well as the abilities and constraints within a pavement analysis.

The purpose of pavement management is to produce cost effective maintenance programs that maximize available resources and roadway life. By incorporating key components of a cost benefit analysis into the analysis operating parameters, we can develop a game plan that is optimized to meet the needs of Peachtree City. In addition, the analysis operating parameters described within this section will be delivered in an easy to use Interactive Excel Spreadsheet including the segment PCI data, pavement deterioration curves, triggers (priority weight factors), and the prioritized multi-year plan. Everything is linked to GIS in the form of simple shape files or even a personal geodatabase.

### Field Inspection Data and Pavement Condition Index (PCI)

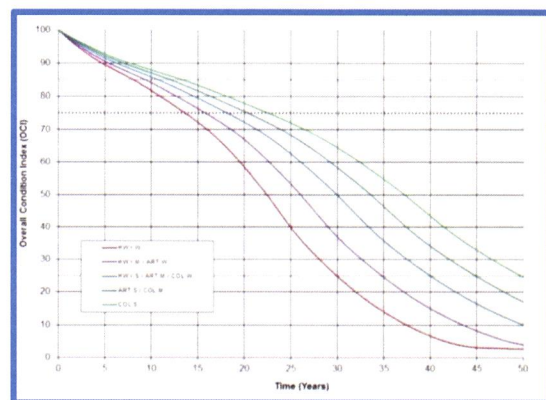
The IMS analysis allows you to store information regarding your pavements, including surface types, number of lanes, patching estimates, cross slopes, and sidewalk & curb types with replacement estimates. Pavement condition data including surface distress, roughness, and deflection results can be stored and analyzed. Using an in-house Pavement Manager Setup module, we can develop customized condition elements, distress types (load & non-load), Indices (SDI, RI, & SI), weightings, and overall PCI calculations.

In addition to the yearly programs, the net impact each budget scenario has on the expected condition of the road network over time can be determined. This budget impact can be illustrated both in terms of the yearly increase or decrease in the average network PCI score, PCI distribution, or % Backlog of roads that were not selected by the budgets. IMS converts the difficult to understand FHWA and ASTM D6433 data to a 0-10 distress rating scale with distress weighted factors (DWF), where  $DWF = \{\text{Area under D6433 deduct curves}/3000\}$ .

### Modeling and Performance Curves

With an IMS analysis, you can forecast various budget scenarios to help you determine your ideal maintenance and rehabilitation schedule. The IMS approach will help you decide what rehab activities should be performed, when and where to perform them, and an ideal budget for your system to maintain it at a specific level of service.

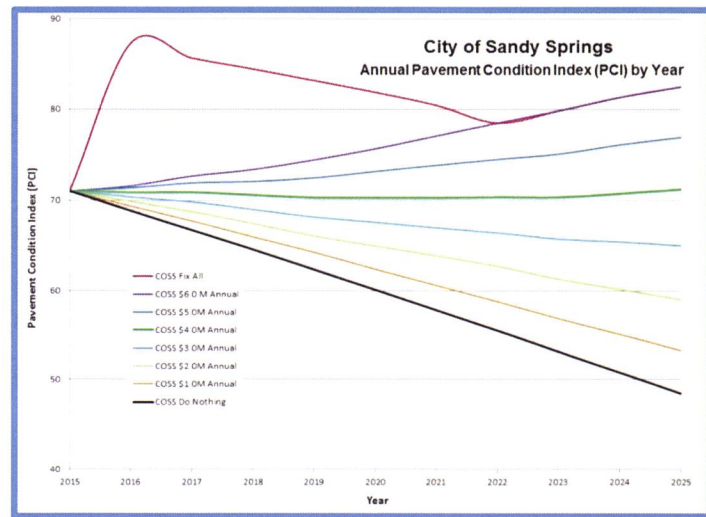
IMS engineers use pavement deterioration models that can be customized to reflect the climatic conditions and structural characteristics of the Peachtree City road network. As a result, performance curves can be developed on factors such as functional class, pavement type and sub-grade strength.



## Rehabilitation Analysis

An unlimited number of pavement maintenance and rehabilitation strategies can be defined within our system. An analysis is then run, incorporating the performance curves, set points, filter criteria and rehab alternatives to identify the overall need in terms of rehab strategies and costs for the City's road network, for today as well as year on year for the next 5 to 10 years.

The IMS approach allows you to input any number of "what if" budget scenarios and produce prioritized yearly rehab programs based on those funding levels over a 10-year analysis period. Typical budget scenarios include Budget \$/Year, Unlimited Budget \$, "Do Nothing" Budget, and a Target PCI Budget.



### What is included in an IMS analysis & report?

- *Street ownership and inventory/attribute report*
- *Present condition ranking* – detailed and summary condition data including; Good/Fair/Poor, Load Associated Distresses (LAD), Non-LAD, and Project reviews of each street in the network, as well as the network as a whole.
- *Fix all budget analysis* – this identifies the upper limit of spending by rehabilitating all streets assuming unlimited funding.
- *Do nothing analysis* – this identifies the effects of not performing roadway rehabilitation projects.
- *Steady state rehabilitation life cycle analysis* – this identifies the minimum amount of rehabilitation that must be completed in order to maintain the existing level of service over 3, 5, or 10 years.
- *PCI & funding levels* – what funding will be necessary to maintain a PCI of 75, 80, & 85.
- *Plus or minus 50% and other additional runs* – additional budget runs are completed at rates of +50% and -50% of the suggested steady state analysis. Up to 10 budget scenarios will be run.
- *Integration of capital projects and Master Plans* – ongoing and proposed projects that affect roadway rehabilitation planning will be incorporated into the analysis.
- *Draft multi-year rehabilitation and prioritized paving plans* – based on need, available budget and level of service constraints; a minimum of three budget runs will be completed.
- *Final prioritized paving plan* – incorporating feedback from stakeholder departments and utilities, complete with budget and level of service constraints.

*An IMS pavement management program is comprehensive, from the data collection process to the implementation of software, and ensures that Peachtree City will have the capability to utilize the pavement condition data for the implementation of real-world maintenance and construction programs.*



# Peachtree City 2017 Pavement Data Collection

## Interactive Excel Spreadsheet

While a robust pavement management application is a powerful tool, many agencies simply do not have the staff or resources to operate a dedicated application. That is why IMS has engineered a simple and easy to use Excel Spreadsheet that utilizes the core metrics of any great pavement management system. The spreadsheet retains the ability to develop projects, optimize through cost-benefit techniques, prioritize a 5-year plan, and re-prioritize based upon new budget constraints and/or work completed.

While the results of the survey will certainly be documented and bound into a final report that illustrates the findings of the survey, it is imperative that City staff have access to the pavement condition and analysis results without having to become software experts. While IMS is a leading expert with most 3<sup>rd</sup> party pavement management applications, the IMS Interactive Excel Spreadsheet will be programmed to develop a multi-year maintenance and rehabilitation plan using "cost of deferral" as a priority weighting factor in an effort to introduce cost-benefit techniques into the City's pavement management plan. In addition, the Excel Spreadsheet will have referenced deterioration curves for each functional classification, pavement type, and even pavement strength rating. The power of having the ASTM D6433 data in such an open architecture fashion allows the City to easily integrate this data into a 3<sup>rd</sup> party pavement management system at some point in the future (if desired). The spreadsheet will also contain a full suite of maintenance and rehabilitation techniques, unit rates, and associated PCI resets. The parameters of the analysis (Priority Weighting Factors) can also be modified and reprioritized on the fly. This will allow the City's data to evolve with the priorities of elected officials and department staff.

As seen in the image below, the analysis data in the spreadsheet is supplemented with a few cells highlighted in yellow. The yellow highlighted cells simply indicate that they are "HOT" and can be modified. While there are several highlighted cells in the IMS Excel Spreadsheet, the two shown below represent the Annual Budget and the Project ID. The Annual Budget cell can be modified with a new budget and the multi-year plan will automatically re-prioritize on the fly. While IMS will have already aggregated the City's segments (block-to-block) into viable projects (multiple segments strung together to form a logical project), the user has the ability to aggregate additional blocks into a project or even remove a segment from a project without having to become a software expert.

| City of Powder Springs, GA<br>Inventory and Condition Summary |                 |                |                     |            |                                |                     |                     |                      |                     |
|---------------------------------------------------------------|-----------------|----------------|---------------------|------------|--------------------------------|---------------------|---------------------|----------------------|---------------------|
| Projects Summary                                              |                 |                |                     |            |                                |                     |                     |                      |                     |
| Segment                                                       | On Street       | From Street    | To Street           | Project ID | Project Description            | Project Block Count | Project Length (ft) | Project Area (sq ft) | Project Current PCI |
| 916                                                           | ACORN DR        | EAST END       | OLDE OAK CT         | 1000       | 1000 - ACORN DR                | 1                   | 290                 | 966                  | 34                  |
| 11041                                                         | ACORN DR        | OLDE OAK CT    | HOPKINS CROSSING DR | 1010       | 1010 - ACORN DR                | 1                   | 372                 | 1,240                | 81                  |
| 22875                                                         | AKINS RIDGE CT  | FRANK AREN RD  | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 4903                                                          | AKINS RIDGE CT  | AKINS RIDGE LN | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 27640                                                         | AKINS RIDGE CT  | AKINS RIDGE LN | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 19577                                                         | AKINS RIDGE LN  | AKINS RIDGE LN | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 16330                                                         | AKINS RIDGE LN  | AKINS RIDGE LN | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 32280                                                         | AKINS RIDGE LN  | AKINS RIDGE LN | AKINS RIDGE LN      | 1020       | 1020 - AKINS RIDGE LN + Others | 6                   | 2,980               | 7,795                | 68                  |
| 12621                                                         | ALLISON WOOD CT | WEST END       | WARREN CREEK DR     | 1030       | 1030 - ALLISON WOOD CT         | 1                   | 223                 | 768                  | 78                  |
| 25407                                                         | AMANDA CT       | MISTY BLEAU DR | MISTY BLEAU DR      | 1040       | 1040 - AMANDA CT               | 1                   | 99                  | 449                  | 67                  |
| 37768                                                         | ANDERSON ST     | MURRAY AVE     | MARCHMAN ST         | 1050       | 1050 - ANDERSON ST             | 1                   | 395                 | 833                  | 74                  |
| 17838                                                         | APACHE CT       | SOUTH END      | PONY LN             | 1060       | 1060 - APACHE CT               | 1                   | 186                 | 661                  | 55                  |
| 20415                                                         | ASHLEY WOODS DR | HOPKINS RD     | MISTY BLEAU DR      | 1070       | 1070 - ASHLEY WOODS DR         | 4                   | 1,812               | 4,170                | 77                  |
| 33981                                                         | ASHLEY WOODS DR | MISTY BLEAU DR | JOSH CT             | 1070       | 1070 - ASHLEY WOODS DR         | 4                   | 1,812               | 4,170                | 77                  |

| Network Analysis Summary      |                    |                    |      |             |                         |      |     |             |  |
|-------------------------------|--------------------|--------------------|------|-------------|-------------------------|------|-----|-------------|--|
| Analysis Start Date: 7/1/2016 |                    |                    |      |             |                         |      |     |             |  |
| Program Year                  | Annual Budget (\$) | Annual Budget (\$) | Year | Block Count | Annual Expenditure (\$) | Mile | PCI | Ranking (%) |  |
| Avg:                          | 725,000            | 725                | 2015 | 742         | 11,613,500              | 71.3 | 68  | 7.1         |  |
| 1                             | 725,000            | 2016               | 60   | 724,300     | 3.7                     | 68   |     |             |  |
| 2                             | 725,000            | 2017               | 44   | 720,700     | 3.9                     | 68   |     |             |  |
| 3                             | 725,000            | 2018               | 27   | 723,400     | 3.8                     | 68   |     |             |  |
| 4                             | 725,000            | 2019               | 50   | 722,100     | 3.7                     | 68   |     |             |  |
| 5                             | 725,000            | 2020               | 33   | 719,700     | 3.0                     | 68   | 6.5 |             |  |
| Totals:                       |                    |                    |      | 204         | 3,610,200               | 17.0 | 68  | 6.5         |  |

| Good To Go |                               |                       |                                      |                |                           |                   |                       |  |  |
|------------|-------------------------------|-----------------------|--------------------------------------|----------------|---------------------------|-------------------|-----------------------|--|--|
| Segment    | Year of First Rehab Selection | Segment Rehab Results | Rehab Activity Code                  | Rehab Activity | Average Unit Rate (\$/yd) | Segment Cost (\$) | 5 Year Post Rehab PCI |  |  |
| 3          | Selected Yr 3                 | 60                    | Surface Recon + Base Rehab           | 37.58          | 36,300                    | 96                |                       |  |  |
| 0          | Fall Thru Yr 1                |                       |                                      |                |                           | 74                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 57                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 49                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 47                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 45                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 55                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 70                |                       |  |  |
| 0          | Fall Thru Yr 5                |                       |                                      |                |                           | 70                |                       |  |  |
| 3          | Not Selected                  | 30                    | Edge Mill + Thin Overlay (1.5 - 2.0) | 13.82          | 6,200                     | 90                |                       |  |  |
| 0          | Fall Thru Yr 3                |                       |                                      |                |                           | 65                |                       |  |  |
| 2          | Selected Yr 2                 | 40                    | EM + Moderate Overlay (2.0 - 3.0)    | 18.00          | 10,900                    | 91                |                       |  |  |
| 0          | Fall Thru Yr 4                |                       |                                      |                |                           | 72                |                       |  |  |
| 0          | Fall Thru Yr 4                |                       |                                      |                |                           | 70                |                       |  |  |

**Peachtree City**  
**2017 Pavement Data Collection**

The spreadsheet also allows an agency to re-fresh the 5-year plan by entering the maintenance and rehabilitation work completed. As seen in the image capture below, the spreadsheet is supplemented with "PCI Override" functionality. When work is completed on a particular segment, the user simply inserts the override PCI value along with a date. The spreadsheet then removes the segment from the 5-year plan.

**Pavement Condition Summary**

|                              |                      | PCI: 76                        |                 |                 |                  |                                |                                    |                   |                         |
|------------------------------|----------------------|--------------------------------|-----------------|-----------------|------------------|--------------------------------|------------------------------------|-------------------|-------------------------|
|                              |                      |                                |                 |                 |                  |                                |                                    |                   | Today: 3/30/2015        |
|                              |                      |                                |                 |                 |                  |                                |                                    |                   | Current Network PCI: 74 |
| Surface Distress Index (SDI) | Roughness Index (RI) | Pavement Condition Index (PCI) | PCI Survey Date | Strength Rating | Condition Rating | Load Associated Deducts (LADD) | Non-Load Associated Deducts (NLAD) | PCI Override      | Current PCI             |
|                              |                      |                                |                 |                 |                  |                                |                                    | PCI Override Date |                         |
| 74                           | 53                   | 67                             | 6/1/2014        | MOD             | Good             | 0                              | 0                                  |                   | 66                      |
| 55                           | 63                   | 57                             | 6/1/2014        | MOD             | Fair             | 27                             | 18                                 |                   | 55                      |
| 70                           | 63                   | 68                             | 6/1/2014        | MOD             | Good             | 19                             | 10                                 |                   | 66                      |
| 76                           | 75                   | 76                             | 6/1/2014        | MOD             | V Good           | 0                              | 0                                  |                   | 74                      |
| 73                           | 54                   | 67                             | 6/1/2014        | MOD             | Good             | 0                              | 0                                  |                   | 66                      |
| 72                           | 50                   | 65                             | 6/1/2014        | STRNG           | Good             | 0                              | 0                                  |                   | 64                      |
| 71                           | 51                   | 65                             | 6/1/2014        | MOD             | Good             | 0                              | 0                                  |                   | 63                      |
| 99                           | 90                   | 96                             | 6/1/2014        | MOD             | Excellent        | 0                              | 0                                  |                   | 96                      |
| 61                           | 49                   | 57                             | 6/1/2014        | WEAK            | Fair             | 0                              | 0                                  |                   | 56                      |
| 93                           | 78                   | 88                             | 6/1/2014        | MOD             | Excellent        | 0                              | 0                                  |                   | 87                      |
| 14                           | 30                   | 20                             | 6/1/2014        | WEAK            | V Poor           | 77                             | 8                                  |                   | 18                      |
| 93                           | 80                   | 89                             | 6/1/2014        | MOD             | Excellent        | 0                              | 0                                  |                   | 88                      |
| 87                           | 71                   | 82                             | 6/1/2014        | MOD             | V Good           | 0                              | 0                                  |                   | 81                      |

While the spreadsheet is not meant to replace pavement management systems, it is an alternative for agencies that do not have the resources or staff to maintain a dedicated application. If a dedicated system is desired, IMS can assess the City's needs and compare them against the available pavement management applications. The idea is to select an application that fits within the City's budget and technical skill set while meeting the needs of City management and elected officials.



**Peachtree City**  
**2017 Pavement Data Collection**

**Proposed Project Budget**

The detailed budget presented below is based on the IMS work plan and deliverables. It represents a realistic budget to complete the work, and we are confident we can maintain an on-time, on-budget approach to the assignment. Two potential budget options have been prepared below in an effort to meet the scope of services alternatives as defined by City staff.

**Pavement & ROW Asset Update - Fiscal Year 2017**

| Task                                   | Activity                                                                                    | Quant | Units | Unit Rate            | Total                |
|----------------------------------------|---------------------------------------------------------------------------------------------|-------|-------|----------------------|----------------------|
| <b>Project Initiation</b>              |                                                                                             |       |       |                      |                      |
| 1                                      | Project Initiation                                                                          | 1     | LS    | \$3,250.00           | \$3,250.00           |
| 2                                      | Network Referencing & GIS Linkage                                                           | 208   | T-Mi  | \$22.00              | \$4,576.00           |
| 3                                      | Functional Classification Review & Update                                                   | 1     | LS    | \$2,080.00           | \$2,080.00           |
| <b>Field Surveys</b>                   |                                                                                             |       |       |                      |                      |
| 4                                      | RST Mobilization/Calibration                                                                | 1     | LS    | \$3,500.00           | \$3,500.00           |
| 5                                      | RST Field Data Collection - Pavements                                                       | 208   | T-Mi  | \$115.00             | \$23,920.00          |
| 6                                      | Right-of-Way Asset Data Collection (GPS & ROW Imagery)                                      | 208   | T-Mi  | \$20.00              | \$4,160.00           |
| 7                                      | Dynaflect Mobilization                                                                      | 1     | LS    | \$2,500.00           | \$2,500.00           |
| 8                                      | Deflection Testing (Community & Neighborhood Collectors, Industrial, & Commercial Roadways) | 104   | T-Mi  | \$145.00             | \$15,080.00          |
| <b>Data Management</b>                 |                                                                                             |       |       |                      |                      |
| 9                                      | Data QA/QC, Processing, Format, & Supply (Excel; Shapefile; KML)                            | 208   | T-Mi  | \$30.00              | \$6,240.00           |
| 10                                     | Provision of Digital Images at 25-foot Intervals (Per View)                                 | 208   | T-Mi  | \$15.00              | \$3,120.00           |
| 11                                     | Pavement Markings & Stripings Database (Linear Features)                                    | 208   | T-Mi  | \$60.00              | \$12,480.00          |
| 12                                     | Pavement Analysis, Budget Development, & Report                                             | 1     | LS    | \$8,500.00           | \$8,500.00           |
| 13                                     | Project Management                                                                          | 1     | LS    | \$8,795.00           | \$8,795.00           |
| <b>Project Subtotal:</b>               |                                                                                             |       |       |                      | <b>\$98,201.00</b>   |
| 14                                     | Sole Source & Bundle Discount Rate                                                          | 12    | %     | <b>(\$11,785.00)</b> | <b>(\$11,785.00)</b> |
| <b>Fiscal Year 2017 Project Total:</b> |                                                                                             |       |       |                      | <b>\$86,416.00</b>   |

**ROW Asset Inventory & Web Viewer Deployment - Fiscal Year 2018**

|                                        |                                    |     |      |                     |                     |
|----------------------------------------|------------------------------------|-----|------|---------------------|---------------------|
| 15                                     | Curb & Gutter Database             | 208 | T-Mi | \$50.00             | \$10,400.00         |
| 16                                     | Signs & Support Database           | 208 | T-Mi | \$100.00            | \$20,800.00         |
| 17                                     | Web Hosted Data Viewer             | 1   | LS   | \$7,500.00          | \$7,500.00          |
| <b>Project Subtotal:</b>               |                                    |     |      |                     | <b>\$38,700.00</b>  |
| 18                                     | Sole Source & Bundle Discount Rate | 12  | %    | <b>(\$4,644.00)</b> | <b>(\$4,644.00)</b> |
| <b>Fiscal Year 2018 Project Total:</b> |                                    |     |      |                     | <b>\$34,056.00</b>  |

**Supplemental Activities:**

|    |                                                          |     |      |            |                     |
|----|----------------------------------------------------------|-----|------|------------|---------------------|
| 19 | Council Presentation                                     | 1   | LS   | \$3,500.00 | \$3,500.00          |
| 20 | ADA Ramp & Obstructions Database                         | 208 | T-Mi | \$60.00    | \$12,480.00         |
| 21 | Street Lights Database                                   | 208 | T-Mi | \$50.00    | \$10,400.00         |
| 22 | Sidewalk & Obstructions Database                         | 208 | T-Mi | \$50.00    | \$10,400.00         |
| 23 | Pavement Management Software Implementation (if desired) | 1   | LS   |            | \$10,000 - \$27,500 |

**Peachtree City**  
**2017 Pavement Data Collection**

---

Thank you for considering IMS as a viable solution to your pavement management needs and we will strive to become an asset and extension of the Peachtree City staff and team. If any questions arise, please do not hesitate to contact me at (480) 839-4347 or [zthomason@ims-rst.com](mailto:zthomason@ims-rst.com).

Best Regards,

**IMS Infrastructure Management Services**



Zac Thomason, MBA  
National Manager of Client Services



**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY,  
GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR PURCHASING OPERATIONS;  
TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES;  
TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

**Section 1.** Chapter 34, Finance, Article II, Fiscal Control, Division 4, Purchasing Procedures, Sections 34-116 through 34-125, are hereby further amended to read and to be codified as follows:

**DIVISION 4. - PURCHASING PROCEDURES**

**Sec. 34-116. - Purchasing agent.**

There is created the position of purchasing agent, who shall serve as the centralized purchasing official of the city and who shall direct the activities of the centralized purchasing office. All officials and employees of the city shall initiate all purchases of products and services over \$1000.00 through the centralized purchasing office. The policies specified in this division shall be strictly adhered to when making city purchases.

**Sec. 34-117. - Bids/price quotations.**

Except for expenditures involving contracts for professional services or performances at concerts and events at the Frederick Brown Jr. Amphitheater, the following dollar amounts shall be applied in determining the process to be used in obtaining bids/price quotations:

- (1) Up to \$1,000.00—Department selection with final approval by division director/chief or his/her designee.
- (+2) Less than ~~\$540,000.00~~—Comparative written or verbal quotes/~~pricing such as internet searches, verbal quotes, etc.~~ with final approval by chief administrative officer or his/her designee if over \$1,000. if over \$1,000.00.
- (2) ~~\$5,000.00 and over but less than \$40,000.00—Three written quotes with final approval by chief administrative officer or his/her designee.~~
- (3) \$40,000 and over but less than \$100,000 – Comparative written quotes/pricing with final approval by mayor and council.
- (4) ~~\$401000.000.00 and over, with the exception of gasoline and diesel fuel purchases handled as in subsection (2) above.~~—Sealed bids or Request for Proposals with final approval by mayor and council. as provided in section 36-117.

**Sec. 34-118. - Approval.**

- (a) Except for expenditures involving contracts for performances at concerts and events at the Frederick Brown Jr. Amphitheater, previously approved and budgeted capital projects and expenditures made from the public improvement program projects

contingency fund, the following approval authority shall apply to the expenditures of city moneys:

- (1) Unbudgeted items costing \$5,000.00 or less—The mayor or chief administrative officer.
  - (2) Unbudgeted items over \$5,000.00—A majority vote of the mayor and council, except as provided in sub-subsection (b).
  - (3) Budgeted items costing \$40,000.00 or less—Chief administrative officer, who shall provide a monthly summary to the mayor and council on all such expenditures which exceed \$10,000.00.
  - (4) Budgeted items over \$40,000.00—A majority vote of mayor and council.
- (b) For expenditures involving previously approved and budgeted capital projects and expenditures made from the public improvement program contingency fund, the mayor or chief administrative officer shall have the authority to expend up to \$40,000.00 per project with a monthly summary to council on all such expenditures which exceed \$10,000.00
- (c) The approved budget shall indicate and identify all capital projects and the public improvement program contingency fund.
- (d) For expenditures involving contracts for performances at concerts and events at the Frederick Brown Jr. Amphitheater, the contract(s) will be reviewed by the finance department for conformity with the amphitheater fund budget previously approved by mayor and city council, and may then be signed by the mayor, chief administrative officer or his designee.

**Sec. 34-118.1. - Expenditures from council contingency fund.**

Except as provided herein, the city council shall, by majority vote at a public meeting, approve all expenditures from the council contingency fund prior to the commitment of any money in such fund or other use thereof. In any situation where the expenditure of money from the council contingency fund is deemed to be a legitimate health, safety, or welfare emergency by the mayor or the chief administrative officer, the mayor or the chief administrative officer may expend such money from the council contingency fund. Discussion of such expenditure shall occur as a regular agenda item at the next city council meeting. Under no circumstances does the mayor or chief administrative officer have the authority to expend money from the council contingency fund on any project if the city council has voted at a previous occasion not to so spend the money.

**Sec. 34-119. - Brand-name purchases.**

The chief administrative officer may elect purchase of a brand-name product or service when the goods comprise a major brand system, program or service and due to operational effectiveness, future enhancements or additions, or maintenance and storage of spare parts preclude the mixing of brands, manufacturers, etc.

**Sec. 34-120. - Sole-source purchases.**

A contract may be awarded or a purchase made without competition by the chief administrative officer when it is determined that there is only one source for the required products, supply service, or construction item. The purchasing agent, with written approval from the chief administrative officer shall conduct negotiations as appropriate, as to price, delivery and terms. A separate file of sole-source procurements shall be maintained as a public record and shall list each contractor's name. Detailed information as to amount and items purchased will be maintained with the finance department's accounts payable files.



#### **Sec. 34-121. - Modification of bids and proposals.**

Once a bid or proposal has been opened and accepted by city officials, the city reserves the right to further negotiate with the lowest responsive and responsible bidder in an effort to ensure that the bid or proposal meets the approved budget and specifications. Further, once a contract is awarded by city officials, the city reserves the right to amend the contract without the necessity of rebidding such contract, provided that funds are budgeted to cover these additional costs. Any increase greater than \$40,000 must be approved by Council.

#### **Sec. 34-122. - Operational policies/procedures.**

Consistent with this division and with the approval of the chief administrative officer, the purchasing agent shall develop and adopt written operational policies/procedures relating to the execution of this division and the functioning of the centralized purchasing offices, which shall also include but not be limited to policies/procedures for:

- (1) The procurement of all supplies, services and construction needs by the city.
- (2) The establishment of programs for specifications development, contract administration and inspection and acceptance.
- (3) The selling, lending or otherwise disposal of supplies and equipment belonging to the city.

#### **Sec. 34-123. - Collaborative /cooperative purchasing.**

The purchasing agent may elect to purchase products or services through the collaborative/cooperative purchasing process by O.C.G.A. 36069A. This process provides discounting through combining the purchasing power of local entities to achieve economies of scale associated with this type of relationship.

#### **. Sec. 34- 124. - Reverse auctions.**

The purchasing agent may elect to use a reverse auction method for the purchase of goods and/or services, in lieu of sealed bids.

**Section 2.** Chapter 34, Finance, Article II, Fiscal Control, Division 4, Purchasing Procedures, are hereby further amended by adopting a new Section 34-125 and 34-126 as follows:

#### **Sec. 34-125. – Emergency purchases.**

The chief administrative officer and/or purchasing agent have the authority to purchase commodities and services in emergency situations constituting a threat to public health, safety or welfare or to the soundness and integrity of public property or to the delivery of essential services and where the adverse effect of such emergency may worsen materially with the passage of time. If the emergency occurs after normal business hours, the Division Directors/Chief will be granted the same authority.

#### **Sec. 34-126. Property Disposal**

The purchasing agent shall determine the most advantageous method to dispose of excess, surplus and obsolete materials. When not transferred or traded, any individual item with a value greater than \$5,000 will require Council approval.

**Secs. 34- 127—34-200. - Reserved.**

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

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

**Section 5.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

This \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Vanessa Fleisch, Mayor

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

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



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

**TO:** Mayor and City Council

**VIA:** Jonathan Rorie, City Manager   
Paul Salvatore, Director of Financial Services 

**FROM:** Joe O'Connor, Fire Chief 

**DATE:** May 12, 2017

**SUBJECT:** Request to Amend Fire Department Fees

### RECOMMENDATION:

Staff requests the Mayor and City Council adopt the following Fee Schedule.

### DISCUSSION:

The Fire Department has compared our current fee schedule with those of our neighboring agencies and recommend the following fee schedule be adopted effective October 1<sup>st</sup>, 2017.

| EMS Fees                                          | Current                                      | Proposed                                     |                    |
|---------------------------------------------------|----------------------------------------------|----------------------------------------------|--------------------|
| ALS Treat and Release                             | \$125.00                                     | \$125.00                                     | Unchanged          |
| Ambulance - Basic Life Support Transport Fee      | \$550.00                                     | \$750.00                                     | Increased by \$200 |
| Ambulance - Advanced Life Support 1 Transport Fee | \$625.00                                     | \$825.00                                     | Increased by \$200 |
| Ambulance - Advanced Life Support 2 Transport Fee | \$675.00                                     | \$900.00                                     | Increased by \$225 |
| Ambulance - Transport Loaded Mileage              | \$10/mile                                    | \$10/mile                                    | Unchanged          |
| Helicopter Assistance                             | \$200.00                                     | no charge                                    | Decreased by \$200 |
|                                                   |                                              |                                              |                    |
| Fire Fees                                         |                                              |                                              |                    |
| False Alarm - 3x in 24 hours                      | up to \$250, up to \$100 for each additional | up to \$250, up to \$100 for each additional | Unchanged          |
| False Alarm - 4th in a year                       | up to \$250 for 4th and each additional      | up to \$250 for 4th and each additional      | Unchanged          |
| Failure to provide key holders                    | up to \$100                                  | up to \$100                                  | Unchanged          |
| Refusal of key holder to respond                  | up to \$250                                  | up to \$250                                  | Unchanged          |

|                                                      |                                   |                                   |                          |
|------------------------------------------------------|-----------------------------------|-----------------------------------|--------------------------|
| <b>Fire Marshal Fees</b>                             |                                   |                                   |                          |
| Building Permit Plan Review                          | \$0.015/sq ft,<br>min \$150       | \$0.015/sq ft,<br>min \$150       | Unchanged                |
| Automatic Fire Sprinkler Plan Review                 | \$150.00                          | \$150.00                          | Unchanged                |
| Fire Alarm Plan Review                               | \$150.00                          | \$150.00                          | Unchanged                |
| Other System Plan Review                             | \$150.00                          | \$150.00                          | Unchanged                |
| Construction Site 80% Inspection                     | No Charge                         | No Charge                         | Unchanged                |
| Construction Site 100% Inspection                    | No Charge                         | No Charge                         | Unchanged                |
| Construction Site 100% Follow Up                     | \$75.00                           | \$75.00                           | Unchanged                |
| Construction Site 100% Follow Up (#2)                | \$100.00                          | \$100.00                          | Unchanged                |
| Construction Site 100% Follow Up (#3)                | \$150.00                          | \$150.00                          | Unchanged                |
| Blasting Permit                                      | \$100.00                          | \$100.00                          | Unchanged                |
| Annual Inspection                                    | No Charge                         | No Charge                         | Unchanged                |
| Annual Inspection, follow up                         | No Charge                         | No Charge                         | Unchanged                |
| Annual Inspection, follow up 2nd                     | \$50.00                           | \$50.00                           | Unchanged                |
| Annual Inspection, follow up 3rd                     | \$75.00                           | \$100.00                          | <b>Increased by \$25</b> |
| Certificate of Compliance                            | \$100.00                          | Restructured<br>Below             |                          |
| Certificate of Compliance - Basic                    |                                   | \$50.00                           | <b>Decreased by \$50</b> |
| Sprinkler Certification Without Flow Test            | new                               | \$25.00                           | <b>Increased by \$25</b> |
| Sprinkler Flow Test                                  | new                               | \$50.00                           | <b>Increased by \$50</b> |
| Alarm Certification Without Alarm Test               | new                               | \$25.00                           | <b>Increased by \$25</b> |
| Alarm Test                                           | new                               | \$50.00                           | <b>Increased by \$50</b> |
| Hood System Balloon/Flameout Test                    | new                               | \$50.00                           | <b>Increased by \$50</b> |
| Other System Test - (Paint Booth/Clean Agent System) | new                               | \$50.00                           | <b>Increased by \$50</b> |
| Underground Piping Pressure Test                     | new                               | \$25.00                           | <b>Increased by \$25</b> |
| Above Ground Sprinkler Plumbing Pressure Test        | new                               | \$25.00                           | <b>Increased by \$25</b> |
| Certificate of Compliance - (Re-issue)               | \$50.00                           | \$50.00                           | Unchanged                |
| Blasting (for a period of up to 30 days)             | \$100.00                          | \$100.00                          | Unchanged                |
| Pyrotechnics / Fireworks Event                       | \$500.00                          | \$500.00                          | Unchanged                |
|                                                      |                                   |                                   |                          |
| <b>Fire Training Grounds</b>                         |                                   |                                   |                          |
| Live Fire Training* **                               | \$25/student<br>(\$500 daily max) | \$25/student<br>(\$500 daily max) | Unchanged                |
| Pump Test Facility* **                               | \$50/apparatus                    | \$50/apparatus                    | Unchanged                |
| (* not assessed to Mutual Aid Departments)           |                                   |                                   |                          |
| (** services in kind may be exchanged)               |                                   |                                   |                          |



**BUDGET IMPACT:**

If adopted, related budget projections for FY 2018 will be adjusted to reflect the anticipated increase in revenue.