

City Council of Peachtree City  
Agenda  
May 5, 2016  
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
  - Recognition – Janice Dukes, 15 Years of Service
  - Recognize CERT Graduates
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
  - April 21, 2016, Regular Meeting Minutes
- VII. Consent Agenda
  - 1. Consider Alcohol License – NEW – Aldi, 2709 Hwy 54 West
- VIII. Old Agenda Items
- IX. New Agenda Items
  - 05-16-01 Public Hearing – Consider Step 2 Annexation & Zoning, Starr's Mill Academy, Hwy 74 South
  - 05-16-02 Public Hearing – Consider Variance Request, Front Setback Requirements, 565 Dividend Dr.  
*Applicant out of town & requests continuance to May 19, legal notice has run*
  - 05-16-03 Consider Chadsworth Cart Path Easement
- X. Council/Staff Topics
  - Alligator Report
  - Lake Peachtree Harvesting
- 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**  
**April 21, 2016**  
**7:00 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, April 21, 2016. 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**

Mayor Fleisch proclaimed May as Mental Health Month in Peachtree City. LaVerne Stevens and other mental health professionals accepted the proclamation. Purchasing Agent Angela Egan was recognized as the Supervisor of the Quarter. Jim O'Connell, Rick Recchio, Mary Camburn, and Angela Egan were recognized for their participation in the Supervisory Techniques Accentuate Results (STAR) program. Billy Spezzano of Recreation and Special Events was recognized for 10 years of service.

**Minutes**

**February 9, 2016, Workshop Minutes**

**April 5, 2016, Workshop Minutes**

**March 1, 2016, Workshop Minutes**

**April 7, 2016, Regular Meeting Minutes**

King moved to approve the February 9, 2016, workshop minutes, March 1, 2016, workshop minutes, April 5, 2016, workshop minutes, and the April 7, 2016, regular meeting minutes as written. Prebor seconded. Motion carried unanimously.

**Monthly Reports**

There were no comments.

**Consent Agenda**

- 1. Consider Request to Surplus Medic Unit M82**
- 2. Consider Budget Amendment & Lease Vehicle Transfer – FY 2016**
- 3. Consider Budget Amendment – FY 2016**
- 4. Consider Amendments to Purchasing Ordinance**
- 5. Consider to Apply/Accept GOHS/MATEN Highway Safety Grant – Metro Atlanta Traffic Enforcement Network (MATEN) Coordinator Funding**
- 6. Consider Request to Apply/Accept Highway Safety Small Agency Incentive Grant**
- 7. Consider Agreement between City and CVB for Box Office Services**

City Attorney Ted Meeker noted that had been a change in the agreement for Consent Agenda #7. The hourly wage increased from \$20 to \$24.27 to include the cost of benefits. The change was on the dais.

Ernst moved to approve Consent Agenda items 1 – 7. Learnard seconded. Motion carried unanimously.

**New Agenda Items**

**04-16-01      Discuss/Consider Lake Peachtree Spillway Funding**

Rich Greuel of Integrated Science & Engineering (ISE) and Randy Bass of Schnabel Engineering gave an overview of the spillway replacement. Greuel noted the lake was full, and they were going to discuss making sure it stayed that way. They were going to lay out the approach to replace the spillway, which was 50 years old and needed to be replaced. The design parameters were to bring the spillway up to Category 1 standards. The new spillway would be built downstream of the current spillway, between the bridge and McIntosh Trail. The lake should only be lowered enough so the construction zone would not be flooded. The old spillway



would be removed at the end of construction. Greuel said they did not know what the new spillway would look like yet. There were a number of options that might work, and they would look at them during the process.

Bass, who formerly worked for the state's Environmental Protection Division (EPD) and ran the Safe Dams program, said there a lot of different options. The existing spillway channel was only 110 feet wide and more spillway capacity was needed to meet Category 1 standards. He referred to the state's early classification of the dam as a Category 1 (reclassified a few weeks later to Category 2, the original category for the dam). However, the state had pointed out that the current spillway was inadequate. Enough capacity was needed to handle 18 inches of rain in 12 hours. The proposed location had a limited amount of space, but there were new spillway designs that should work.

Bass discussed several different types of spillways, including radial weirs, box-inlet drops, fuse gates, labyrinth weirs, and piano key weirs, then showed photos/drawings of several different spillways. The size of the dam determined some of specifications for the spillway, but there were some areas of the design with leeway. The spillway would most likely be a labyrinth weir because of the accordion shape, which would provide the needed length. Piano key weirs had not been built in the United States yet, but they were used in Europe. They were more efficient than a labyrinth and had a narrower footprint.

Learnard asked Bass to review the purpose of a spillway. Bass said when water came into the lake the water had to go over, under, or around the dam, and the spillway helped with that. He said the spillway would need to the same as it was doing currently, but also get the water from a 100-year storm out of the lake quickly.

Bass continued that the water in the lake only had to drop 10 – 12 feet. The water should cascade off the spillway dropping down like a waterfall. Fleisch asked if a gated spillway would be better because of Lake Peachtree's connection to Lake Kedron, so both pools could be controlled. Bass said a small gate might be needed in the center of the labyrinth or piano key weir. If there was an emergency, the gate could be lowered to quickly lower the lake. There were several alternatives.

A survey and borings had been done, and they could start looking at the best combination of spillways. Bass said they wanted the spillway and dam to meet Category 1 standards, but they also wanted the projects to be cost effective.

Prebor noted that moving parts needed maintenance, and parts broke. He asked if all the types of spillways would fit in the space where the new spillway needed to go. Bass said a labyrinth weir might fit, but a piano key weir would definitely fit. The other types were not long enough.

Learnard noted the design parameters were to keep the old spillway in place until construction was finished and to lower the lake only enough so the work zone would not be flooded. She asked Council to consider whether they would lower the lake again to save \$1,000,000 on the project if it was necessary to do the job right. She added she would support that, and she lived on the lake. She wanted to keep options open.

Greuel discussed the nine phases of the design of a new spillway. Phase 1 (April – August 2016) was the schematic design, which included preparing concept plans, an environmental/regulatory permitting assessment, the preparation of initial opinions of probable

cost, and presentation of formal concepts to City leadership. Phase 2 (August – September 2016) would be public meetings to seek public input on the concepts. Preliminary design was Phase 3 (September – December 2016), which would include preparation of the final concept plan and layouts, an updated opinion of probable cost, and an update to City leadership and the public.

Phase 4 (December 2016 – April 2017) would be design development, which included completion of the design to the 60% point, initiation of the permitting process, an updated opinion of probable cost, and an update to City leadership and the public. The final design was Phase 5 (April – June 2017) with completed engineering (plans and specifications), an updated opinion of probable cost, and an update to City leadership and the public. Phase 6 (June – July 2017) was Contract Documents – the preparation of bidding/procurement documents and finishing environmental/regulatory permitting. Bidding was Phase 7 (July – September 2017), with the project being out for bid and securing City Council authorization for the construction contract.

Construction was Phase 8 (September 2017 – May 2018), which would include construction of the spillway with full-time construction oversight. Project Closeout was Phase 9 (May – July 2018), with the preparation of as-built drawings and an operation manual and an emergency action plan. Greuel reiterated that everything would be done to Category 1 standards.

Ernst said it was a very important concept to keep everyone up-to-date on the work.

Learnard noted the construction would take eight months. Prebor said that would be disturbing if the lake had to stay down for eight months. Ernst asked how weather would affect the actual construction. Greuel said it would slow construction down, but the right contractor knew what to do.

Prebor asked how long permitting would take since that could cause delays. Greuel said a federal permit should take 45 days. Buffer variances from the state took four to six months.

Fleisch asked if McIntosh Trail would have to be closed at any point. Greuel said they believed the work could be done without disturbing the road. If they found anything in the concept plan process that would disrupt the road, they would let Council know so there would be time to plan for it. They did not anticipate any problems.

Learnard asked if there would be any issues regarding widening the cart path on that side of McIntosh Trail. Greuel said there would not be. He noted there was bridge over the spillway at Rockspray Pond. Rorie said that was something that could be considered.

Rorie said staff was asking Council to approve \$300,000 in initial funding from Cash Reserves to move forward with the engineering and design process for the spillway replacement.

King moved to approve funding up to \$300,000 to take the spillway replacement through Phase 5. Learnard seconded. Motion carried unanimously.

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

##### **Presentation – CAF Museum, Military Trail of Georgia, Plans with Hartsfield-Jackson – CVB & Dixie Wing**

Jennifer Johnson, executive director of the Peachtree City Convention & Visitors Bureau (CVB), reported that the CVB was working with Outlook Creative on a three – five-minute tourism video



and five vignette videos (conventions, shopping, dining, things to do), plus a video for a BMX event that would bring 6,000 people to the City. The mobile Visitors Center was finished and ready to roll to events. The state's Explore Georgia familiarization tour had been great, and they had learned what the City had to offer. The state had been asked to do an assessment of the CVB, which Johnson said was usually imposed on a CVB where it was new or there were problems. They had asked for the assessment for transparency and to ensure the board was spending its funds appropriately. Discussions with Council were part of the assessment, and the assessment would be May 23 – 24. They would also be interviewing staff, CVB board members, and staff from hotels and restaurants.

Johnson noted a visit to the Dixie Wing of the Commemorative Air Force (CAF) museum during the state's recent familiarization tour led the state to create a Military Trail as another tourism trail. She continued that would mean some financial gains for the museum and possibly the CVB and would allow them to use the Georgia logo at no cost. She introduced Jay Best with CAF.

Best said the Dixie Wing felt they were the secret museum in the City and Georgia. From a national level, the CAF had over 165 warbirds with over 20 in restoration and was the largest flying museum in the world, and the Dixie Wing had some of the most prominent aircraft in the CAF. The primary method of fundraising was selling rides in the planes. They also attended airshows and events. The national organization was morphing into a museum and educational resource. On a local level, those changes were also being made. The CAF facility at Atlanta Regional Airport-Falcon Field was a unique facility for events, and they were also hosting smaller corporate events that used the meeting rooms at the hangar.

Best noted that the 13<sup>th</sup> World War II Heritage Days on April 30 – May 1 would bring approximately 6,000 people to Peachtree City. It was a great way to honor WWII veterans and current military members. They were starting to partner with different organizations throughout the state such as the Atlanta History Center, which would bring hands-on displays for elementary school students, and Georgia Tech with a similar program. Another partner was the Museum of Aviation at Warner-Robbins.

The CAF and CVB had worked closely over the last few months. Best announced that the Dixie Wing would have a two-year display at Hartsfield-Jackson Airport in 2017 – 2018 with five different display areas. They would be working with other entities, including Georgia State University, on a course based on designing the interpretive story, exhibit, and installation at the airport. Best said they knew had to be more than a hangar full of aircraft.

Some renovations were planned for the hangar, and the CAF was working with the CVB to create a tourist destination. The entrance, hallway, and hangar would be redesigned to create an innovative museum display case. They were partnering with the Georgia State University Museum Studies Program on interpretive displays and hands-on history. The CAF's "Rise Above" educational outreach programs would be incorporated and included the Tuskegee Airmen, Women Air Service Pilots (WASPs), and a Georgia program using a Link Trainer (a device that looks like an airplane that allows people to get inside and learn to control WWII planes, similar to a video game). The renovation would also integrate with and expand the stories of the displays at Atlanta Hartsfield-Jackson Airport, which would create direct interest in the museum.

#### **Update Regarding Changes to State Fireworks Law – Chief O'Connor, Fire Department**

Fire Chief Joe O'Connor recalled that state fireworks law as it was originally passed in 2015 had been a little confusing, and it had tied the hands of local government regarding any restrictions. The state legislature had apparently heard from local government and citizens and made some



changes, which would go into effect on July 1. There were still some restrictions on local government, and local government could not restrict the sale, use, or ignition of fireworks or other products that fell under the regulation.

One change was that users had to lawfully be in the location they were using, and prohibitions had been expanded to include rights-of-way of roads/streets/highways. The time limits when fireworks could go off would change from midnight on most days and 2:00 a.m. on a few specific days. As of July 1, fireworks could go off between 10:00 a.m. and 9 p.m. every day except December 31, January 1, July 3, and July 4. On those days, fireworks were allowed until midnight. On January 1, fireworks would be able to go off until 1:00 a.m. Council could issue special permits to extend beyond those limits. Time limits could be further restricted by the Governor's Office if there were drought conditions.

There would also stricter limitations for shooting off fireworks near air facilities, hospitals, or nursing homes. Fireworks would not be permitted in any state, county, or municipal park. Other rule changes related to selling fireworks, and the provisions would be stronger for being under the influence of drugs or alcohol use while using fireworks.

#### **Tree Ordinance and Tree Cutting**

Planning and Development Director Mike Warrix said there had been concern regarding tree cutting and tree ordinance issues. Over the last eight – nine months, there had been half a dozen issues of illegal tree cutting without permits. Warrix said that, per Section 1-11 of the Code of Ordinances, the penalties for ordinance violations included a \$1,000 maximum fine, imprisonment of up to 180 days, and it was a separate offense for each day the violation continued.

Section 1107 – Enforcement of the Land Development Ordinance considered the removal without approval of each specimen tree as a separate offense. The valuation used was \$100 per caliper inch of trunk s measured at the top of the remaining stump. It was permissible to replace a removed tree with a number of smaller trees of the same species, provided the combined caliper measurements of the smaller trees was at least equal to the measurement of the protected or specimen tree that was removed.

Warrix continued that Section 1110 – Replacement Tree Requirements included a minimum of two and one-half inches in caliper for canopy trees (hardwoods) and a minimum of two inches in caliper for deciduous understory trees (dogwoods and cherry trees). Multi-trunk trees used as understory trees should be a minimum of three canes, each of which should be a minimum of two inches in caliper. Evergreen understory trees should be a minimum of 15 gallons in size and a minimum of six feet in height above finish grade at the time of planting.

His department had been tasked with looking at strengthening the ordinance regarding violations, Warrix said. He continued that what the City had was not bad; it just was not common knowledge in the landscaping/tree-cutting industry.

Potential ordinance amendments could include increasing the minimum caliper sizes for replacement trees, adding caliper size requirements to Section 1107-Enforcement, adding language to Section 1107 to emphasize the maximum fine per violation was \$1,000 and that each calendar day a violation existed was considered a separate offense, and developing a fee schedule for non-residential tree permits.



Organizational/administrative improvements staff was considering included additional registration requirements for tree removal contractors, developing of a public outreach effort to inform the general public and tree/landscape contractors on how to comply with City ordinances, and better coordination between Code Enforcement and the Planning & Zoning Department.

Warrix said staff had heard and seen the concerns, and the comments were being addressed. Staff would come back with text amendments to the Land Development Ordinance, possibly in a workshop. Rorie asked if the text amendments would go through the Planning Commission first. Warrix said it was not a procedural requirement, but he did recommend the Planning Commission have a role in the process. Rorie said that, with the expertise of the Planning Commissioners, it would be good for them to review any proposed changes first. Rorie asked if the language was inconsistent in the current ordinance regarding tree removal. Warrix said there was some conflicting language, and staff had been addressing that as part of a larger overview and assessment over the last six months.

Rorie asked how many permits for tree removal had been issued. Warrix said 25 tree removal applications had been taken in that week, so a lot of time was spent processing the applications and why fees were being considered. King asked if the permits were for diseased/dead trees or trees that were a danger. Warrix said they were. King asked if trees could be removed because someone wanted an open back yard. Warrix said homeowners could legally remove the trees, but a permit was required for any tree over six inches in diameter. Staff would look to ensure no specimen/protected trees were being cut. If a tree was protected (even pines and sweetgums over a certain size, then the applicant would need to state the reason for removal.

Learnard noted that two years had been spent on amending the current Tree Ordinance. There had been a lot of concern from residents over a fee for the permits. Learnard said the current ordinance was very reasonable. Staff would go and look at the trees and make recommendations. Everyone worked on it together.

Warrix said there were a host of issues involved (buffers, greenbelts, stream buffer requirements), adding that most cities did not charge a fee for residential tree removal. Learnard asked if the recent tree removal at McDonald's on SR 54 had been a violation of the ordinance. Warrix said the contractor had come in and applied for a permit for a complete landscape overhaul. Staff had seen the magnitude of the request, and the request had been referred to the Planning Commission, who told them the information was not detailed enough and continued it the next meeting for the applicant to bring back a more detailed plan. The trees were cut before that next meeting without any authorization or staff knowledge. At least three, possibly four Yoshino cherry trees, as well as other trees, were taken out. The contractor had come to the April meeting, and the contractor said he believed the plan had been approved. Warrix continued that Code Enforcement had accompanied his staff to the site the day the trees were cut, and a Notice of Violation (NOV) had been issued to the contractor and the owner, authorizing the contractor to continue with the work and installation of landscape material on site with the knowledge the Planning Commission would have to approve what was put in the ground. Learnard asked what the maximum fine would be. Warrix said staff was quantifying what had been removed. There was not an inventory. Photos had been taken of the tree stumps.

Meeker said each day there was no approved plan constituted a separate violation. Warrix said if the Planning Commission had specific recommendations on what should be done, then the contractor would have to agree to it. If the contractor did not agree, Warrix believed a



citation should be issued so the matter could be dealt with in Municipal Court. Rorie said if the City moved this forward, there had to be dollar citations. The City had to be aggressive.

Ernst asked if the situation at the Sprouts building site was the same, and whether the cutting had been authorized. He asked if the contractors felt it was fine to say they were sorry, knowing nothing would happen. Rorie said that was where the City needed to go. There would be more conversation on this topic at the May 3 workshop.

Prebor and Learnard asked if the contractor at McDonald's was on the approved contractor list and if the contractor had been removed from the list. Warrix verified that the contractor could be removed from the list. Learnard said there was not a lot wrong with the ordinances in place, but with the enforcement. King said going to court could take time, and he supported pulling the business off the approved list when it was cited as that would get their attention.

### **Overlook Wetland Update**

City Engineer Dave Borkowski said the wetland amenity project was under construction and going according to plan. The final grading for the detention pond had started. He showed photos of the work area, noting that a haul road would become a ditch to carry stormwater runoff to the wetlands. The amenity was basically a large detention pond. Learnard said she did not recall anything about a ditch. Borkowski said the engineer had to design a ditch to carry the stormwater from the access drive between the developments to the wetlands area. He added that the ditch was a nuance that had come up during the design. It had not been discussed when the concept plan had been considered. The ditch would be lined with matting and grassed.

Linda Flowers said the developer and engineer had discussed a French drain when the wetland plan was presented to Council, but she did not recall anything about a ditch either. She asked if they could be required to put pipes in the ground to carry the water, with grass on top of it.

Fleisch asked if the final plan was signed by the Southern Conservation Trust (SCT), the City, and the developer. Rorie asked if there were options that could be considered besides the swale. Borkowski said he would ask, but generally no, because the ditch would intercept water continuously along the slope. A pipe could go in, but a drop inlet would be needed every five feet. The development agreement had included ditches on both sides of Line Creek Drive all the way up. Borkowski added the SCT had made that request.

Lynne Lasher said the plan had been acceptable when presented. She had expected the water to run from the impervious surface to pipes to the wetlands area.

King said if there was not piping or a ditch, the runoff would cross the gravel road and wash it out. Borkowski said that was correct. King said that probably forced the issue with the ditch to channel into the pond. Borkowski said yes.

### **Spear Road Repairs**

Borkowski said the repairs were done, and the road was open to traffic. He gave a brief history of the project, which had been identified as an issue and budgeted in the FY 2014 Public Improvement Program (PIP) and Stormwater Utility budget. The design had been completed in 2015. In October 2015, storms significantly damaged the pipes under the road and the road. The priority had been escalated. An emergency bid was prepared and awarded, and the construction was now complete.

Learnard asked how much it cost and where the funds had come from. Borkowski said the original budget had been for \$284,000, but the total for the repairs had been \$472,945.71, with \$132,632.50 coming from PIP and \$296,873 from Stormwater. Learnard asked why all the funds had not come from Stormwater. Borkowski said all of the funding could not be justified.

Ernst asked what the original timeline was. Borkowski said the design had been done and work had started on the bid, then the storms hit in October. Rorie said part of the additional cost was due to unsuitable soils. Borkowski said staff had underestimated the amount of unsuitable soils, and they had learned to budget for all the soil to be unsuitable.

#### **SR 54 West**

Borkowski said the new green-t traffic signal was still under the developer's purview, and he had been working with the contractor's engineer almost daily. The issue had been narrowed down to a physical problem with the detector loop, and a technician was scheduled to work on it that night. Fleisch asked if the Georgia Department of Transportation (GDOT) had been responsive when called. Borkowski said the signal did not belong to GDOT yet, but the City was helping to facilitate because the City was the original permit holder. The loops were also malfunctioning at the MacDuff and Planterra intersections, and Borkowski said he called GDOT that day to find out the status. GDOT had been responsive to the calls and good to work with.

#### **Lake Peachtree Update**

##### *Fish Restocking*

Recreation & Special Events Administrator Cajen Rhodes gave an update on the fish in the lake. He had been in contact with the Wildlife & Fisheries office of the Georgia Department of Natural Resources (DNR). They should be in the City the next week to see what types of fish were in the lake and make recommendations for stocking.

Rhodes reported a lot of fish had survived, but more sterile grass carp would be needed. The sterile grass carp left in the lake had grown too large and did not eat as much. People had been out fishing over the weekend, and Rhodes said he had seen several species. Rorie added the lake had to have the correct amount of prey and predator fish. He reminded Council the County had pledged \$10,000 to restock the lake with sterile grass carp.

##### *Vegetation Removal/Drake Field Project*

Rorie said the dredging process had taken an extensive period of time. Staff had discussed plans for Drake Field prior to the dredging, and he would provide an update on the progress. He reminded those at the meeting that Drake Field had been purchased with a greenspace grant, and there were limitations on what could be done. No more than 15% of the area could be covered with impervious surface. The projects associated with the restoration included a gazebo/open air pavilion, swings/benches, and electrical/lights. He would discuss erosion control, removal of underbrush, and repairing the damaged culvert.

There was quite a bit of erosion along the All Children's Playground area of the lake. There had been mini-ravines that were part of the erosion. A ready rock wall had been built which would protect the shoreline and control the erosion going forward. As for the rest of Drake Field, the issues were the same. Staff received a notification permit from the Corps of Engineers that allowed shoreline restoration for the purpose of erosion control, with rip rap along the shoreline. Ninety percent of that erosion control project was complete, with just a small piece left to complete. A drainage culvert had been repaired that would keep a wetlands area clean and operational.



Fayette County removed the haul roads from the lake, leaving some rock debris on Drake Field. The silt piles were gone. The County was also to provide \$25,000 for the restoration. Staff had replaced some sod and made improvements in some areas. There would be a cart path going from the current path along SR 54 to the current parking lot, and that would be the only asphalt added. The new part of the path would run closer to the lake, so it would out of the way during future dredgings.

The City was responsible for repairing the curbs and asphalt, and that was done with the exception of one small area that was not finished. The field had to be graded, and they had to hydroseed and sod. Plantings and fencing also had to be replaced. Rorie hoped to eliminate the white fencing and use curbing, saying the fence always looked dirty and the maintenance of the fence would be eliminated. The ready rock wall in that area had been repaired.

Rorie continued that any walking paths added to Drake Field would need to be pervious surface. At this point, none would be added, but the field would be opened up and be an inviting environment. Boardwalks and bridges across the wetlands were planned for entry to the field behind the Library.

An infrastructure with electricity and water was planned. Rorie said it would be ambience lighting, not bright lights. Electrical outlets would facilitate special events. Currently, generators had to be used. There was a three-foot trench around the field that would hold the piping for water, with electrical lines on top of it. The infrastructure was planned to eliminate any kind of trip hazards during special events.

The proposed open air pavilion would be approximately 900 square feet and also help facilitate events new to the field, such as weddings or musical events. It would have electricity for lighting and sound. There would also be viewing pods around the lake with swings, Adirondack chairs, and picnic tables so people could sit along the shoreline.

Staff was in the process of removing vegetation. The harvester was in the lake getting the vegetation out that had been chopped and cut. The company would complete their work the next day, then staff would assess what had been done and determine if the harvester would be needed again. Staff had cleaned around Drake Field, Pinecrest boat ramp, and Battery Way. It was more effective for staff to do that than to sue the harvester in the cove areas.

Rorie said an arborist had assessed the trees along the shoreline. Some were hollow and in fall down condition, and staff had removed them. The pine trees along the proposed viewing pod/picnic areas had pine beetle bores in them and were green at the top now. None were cut, but it would have to be done in the future. Some trees would be added so they could begin to grow. The target date to complete hydroseeding was within four weeks.

#### **Executive Session**

There were no topics for Executive Session.

There being no further business, Learnard moved to reconvene in regular session at 9:17 p.m. King seconded. Motion carried unanimously.

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Pamela Dufresne, Deputy City Clerk

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Vanessa Fleisch, Mayor

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and Council  
**VIA:** City Manager   
**FROM:** Deputy City Clerk   
**DATE:** April 18, 2016  
**SUBJECT:** Alcohol License – NEW – Aldi  
May 5, 2016, Council Meeting

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**Recommendation:**

Staff recommends Council consider the attached application for a new alcohol license.

**Discussion:**

Aldi, 2709 Highway 54 West, has submitted a request for a new alcohol license. Mr. Thomas E. Behtz has requested he be appointed as the Licensee and License Representative.

**Budgetary Impact:**

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for the sale of beer and wine, which is \$1,350.

Attachments



## Application For Alcoholic Beverage License

|                                                          |                                                                              |                                               |
|----------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Business Name:</b><br>ALDI Inc (Georgia) #7           | <b>Business Location:</b><br>2709 Highway 54 West                            | <b>Peachtree City</b><br>30269                |
| <b>Nature of Business:</b><br>Retail Grocery Store       | <b>Mailing Address:</b><br>1597 Dry Pond Rd<br>Jefferson, GA 30549           | <b>Business Phone Number:</b><br>706-387-7700 |
| <b>Name of Licensee:</b><br>Thomas E Behtz               | <b>Home Address:</b><br>2740 Rowan Oak Estates Way<br>Watkinsville, GA 30677 | <b>Home Phone Number:</b><br>330-697-4162     |
| <b>Name of License Representative:</b><br>Thomas E Behtz | <b>Home Address:</b><br>2740 Rowan Oak Estates Way<br>Watkinsville, GA 30677 | <b>Home Phone Number:</b><br>330-697-4162     |

**Please indicate type of licenses applying for:**

| Retail Consumption Dealer                         | Retail Package Dealer                             | Wholesale Dealer                           |
|---------------------------------------------------|---------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Malt Beverage | <input checked="" type="checkbox"/> Malt Beverage | <input type="checkbox"/> Malt Beverage     |
| <input checked="" type="checkbox"/> Wine          | <input checked="" type="checkbox"/> Wine          | <input type="checkbox"/> Wine              |
| <input type="checkbox"/> Distilled Spirits        | <input type="checkbox"/> Distilled Spirits        | <input type="checkbox"/> Distilled Spirits |

**Please complete information below (use separate sheet if necessary):**

| NAME                                                                                                                                                  | ADDRESS                                                          | PHONE NUMBERS                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.</b> | <b>Please provide Home Addresses for the individuals listed:</b> | <b>Please provide Home and Business Phone Numbers for individuals listed:</b> |
| ALDI Inc. (Georgia)                                                                                                                                   | 1597 Dry Pond Rd<br>Jefferson, GA 30549                          | 706-387-7700                                                                  |
| David K Behm - President                                                                                                                              | 209 S. Fairfield Ave.<br>Elmhurst, IL 60126                      | 630-879-8100                                                                  |
| Thomas E Behtz - Vice President                                                                                                                       | 2740 Rowan Oak Estates Way<br>Watkinsville, GA 30677             | 330-697-4162                                                                  |
| Terry Pfortmiller - Sec/Treas                                                                                                                         | 40W657 Prairie Crossing<br>Elgin, IL 60124                       | 630-879-8100                                                                  |
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|                                                                                                                                                       |                                                                  |                                                                               |
|                                                                                                                                                       |                                                                  |                                                                               |

**Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO**

**If YES, Please Provide Name of Employee:** N/A

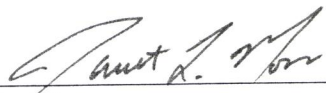
State of Georgia

City of Peachtree City

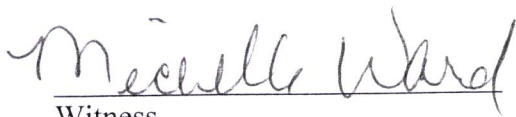
I, Janet Moon, Chief of Police for the City of Peachtree City, do hereby certify that:

Thomas E. Behtz  
2740 Rowan Oak Estates Way  
Watkinsville, GA 30677

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

  
\_\_\_\_\_  
Janet L. Moon  
Chief of Police

4/15/16  
\_\_\_\_\_  
Date

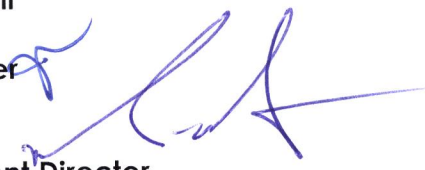
  
\_\_\_\_\_  
Witness



## STAFF REPORT

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**TO:** Mayor and City Council

**VIA:** Jon Rorie, City Manager 

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

**DATE:** April 28, 2016

**REQUEST:** Annexation and Rezoning Request (Step Two)  
Starr's Mill Academy Pre-School and Childcare, Inc. Tract  
*May 5, 2016 City Council Agenda*

---

### Background

The Applicant desires to annex the subject property into the city limits of Peachtree City and zone the property for office use. Starr's Mill Academy Pre-School and Childcare, Inc. ("Applicant") owns a 6.71-acre tract of land immediately south of and adjoining the city limits of Peachtree City. The property is located within unincorporated Fayette County and is zoned Agricultural Residential (A-R) and designated as Office (OFF) on the Fayette County Future Land Use Plan. A day care/school is permitted as a Conditional Use within the AR zoning district.

The subject tract extends approximately 450 linear feet along Highway 74. A single driveway provides access to the property at a signalized intersection across from the entrance to the Starr's Mill school complex. There are no internal road or driveway connections to the Brechin Park subdivision (unincorporated Fayette County) or The Gates subdivision (Peachtree City).

As a part of the final plat for The Gates subdivision, a 50-foot easement will be dedicated to the city for the purposes of interconnecting the subject tract to the subdivision. During the annexation process for The Gates, it was envisioned that the daycare facility would ultimately want to connect to sanitary sewer as well as extend the multi-use path system from The Gates to their property.

The Applicant has complied with the submittal requirements stipulated within the city's Step One and Step Two annexation process. A copy of the application and supporting documentation is included as Attachment "A".

## **Starr's Mill Academy Pre-School and Childcare, Inc. Tract**

April 28, 2016

Page 2

### **Facts**

1. Summary of existing conditions and the proposed zoning and land use designations for the subject tract:

| Parcel               | Acreage | Building size | Current use | Zoning   |          | Land Use |          |
|----------------------|---------|---------------|-------------|----------|----------|----------|----------|
|                      |         |               |             | existing | proposed | existing | proposed |
| Starr's Mill Academy | 6.71    | 11,000 SF     | Day care    | A-R      | OI       | OFF      | OFF      |

2. Summary of existing development, location, zoning and land use of the parcels adjoining the subject tracts:

| Parcel                      | Direction | Current use               | Jurisdiction                  | Zoning | Land Use |
|-----------------------------|-----------|---------------------------|-------------------------------|--------|----------|
| Starr's Mill school complex | North     | Public/institutional      | Unincorporated Fayette County | OI     | PF/I     |
| The Gates                   | South     | Undeveloped (residential) | Peachtree City                | LUR    | SFM      |
| Brechin Park                | South     | Residential               | Unincorporated Fayette County | PUD    | RR       |
| The Gates                   | West      | Undeveloped (office)      | Peachtree City                | OI     | OFF      |
| Brechin Park                | East      | Residential               | Unincorporated Fayette County | PUD    | RR       |

3. The subject tract is located within unincorporated Fayette County and has frontage on South Highway 74.
4. On February 18, 2016, City Council approved the Applicant's Step One annexation application and authorized them to work with Staff on the annexation and zoning request.
5. On March 1, 2016, the Applicant submitted their Step Two annexation application.
6. On March 15, 2016, the Fayette County Board of Commissioners was notified of the request for annexation (Attachment "B").
7. On April 11, 2016, the annexation and rezoning request was presented to the Planning Commission for review and recommendation. At that meeting, the Commission voted unanimously to forward the annexation and rezoning request to City Council with a recommendation for approval (Attachment "C").
8. On April 14, 2016, Fayette County staff presented their review of the application to the Board of Commissioners. At that meeting, the Board of Commissioners consented to not object to the annexation request (Attachment "D").



## Starr's Mill Academy Pre-School and Childcare, Inc. Tract

April 28, 2016

Page 3

### Consistency with Comprehensive Plan

The Community Assessment portion of the 2007 Comprehensive Plan Update summarizes the city's evaluation of development patterns, issues, and opportunities, and level of compliance with the Department of Community Affairs' *Quality Community Objectives*. A portion of this document examined issues and opportunities as they relate to traditional planning elements including, but not limited to, population, economic development, housing, natural and cultural resources, and land use.

The following is an excerpt from the land use assessment:

#### 1.7 Land uses

##### (a) Development patterns

Major trend: Peachtree City was developed utilizing the village concept, where each "village" would contain a village retail center, office space, a mixture of residential options, churches, schools, open space and recreation, each of which would be interconnected by the city's multi-use path system.

##### Issues:

- The overall density of the city is much less than originally anticipated. Early population projections called for 75-80,000 residents at build-out. Current projections call for no more than 38,500 residents.
- The city is reaching build-out of the land designated for residential development and will soon reach build-out of its land designated for retail and commercial development.
- The current infrastructure, recreation facilities, and staffing support the projected population.

##### Opportunities:

- Land designated as open space should be preserved and protected from development.
- Changes to the Land Use Plan should be carefully analyzed before changing existing land use designations to accommodate higher density retail, commercial or residential development.
- **The city should identify definitive "growth boundaries" and maintain these limits as annexation requests are considered.**

The Comprehensive Plan Advisory Board (CPAB) felt the city should be proactive in identifying tracts of land for potential annexations and should determine which zoning classification would be compatible with existing land use patterns in the area.

The Community Assessment also examined intergovernmental coordination:

#### 1.9 Intergovernmental coordination

Major trend: Effective coordination between the City of Peachtree City and other local, county and State governments and agencies is necessary to ensure proper regional planning and service delivery. The city enjoys benefits from coordination with other local jurisdictions in order to manage economic opportunities, public facilities and environmentally sensitive areas.

##### Options:

## **Starr's Mill Academy Pre-School and Childcare, Inc. Tract**

April 28, 2016

Page 4

- Coordination with local jurisdictions to ensure there is no duplication of services.
- Maintain open dialogue with Fayette County, ARC, and DCA to promote input on regional issues.
- Encourage staff involvement with planning and other state required initiatives.

### Opportunities:

- **Coordinate with County Planning Department to identify Growth Boundaries for Peachtree City and incorporate into Land Use Plan.**
- Coordinate with County Engineering Department in meeting state and federal stormwater management requirements.
- Actively participate in county and regional planning, transportation and other innovative efforts to promote dialogue.

The subject tract was also identified within the 2014 Annexation Analysis prepared by City Staff as a tract of land that should be considered for annexation.

### **Recommendation**

One of the recommendations identified as a part of the recent updates to the city's Land Use and Comprehensive Plans was the need to establish "growth boundaries" and to maintain these limits as annexation requests are considered. The purpose of growth boundaries was to be proactive in identifying tracts of land for potential annexations and to then determine which zoning classification would be compatible with existing land use patterns in the area.

The Starr's Mill Academy tract has been identified as one that should be considered for annexation, not only to control and guide the development on the property but also to assist in establishing a gateway into the city as you enter from the south.

Staff recommends that the proposed annexation and rezoning of the 6.71-acre Starr's Mill Academy Pre-School and Childcare Center, Inc. tract be approved subject to the following understandings and conditions:

1. The Applicant shall be solely responsible for constructing a multi-use path connection from The Gates subdivision to their existing parking lot in a location deemed acceptable by the City Engineer. The path shall be designed and constructed in accordance with the city's multi-use path design standards.
2. The existing signage on the tract will be improved to City of Peachtree City standards.
3. The zoning designation of the subject tract shall be OI Office Institutional.
4. The Land Use Designation of the subject tract shall be OFF Office.



**Starr's Mill Academy Pre-School and Childcare, Inc. Tract**

*April 28, 2016*

*Page 5*

Attached are two ordinances in draft format, which include recommendations from staff and the Planning Commission. These ordinances were purposefully left in DRAFT format as this will give us an opportunity to amend them based on additional conditions that might be imposed by City Council. We have provided an ordinance supporting the annexation (Attachment "E"), and a separate ordinance supporting the rezoning to OI Office Institutional (Attachment "F"). Following action by the City Council, staff will modify each ordinance if warranted and present them for signature.

# ANNEXATION REQUEST

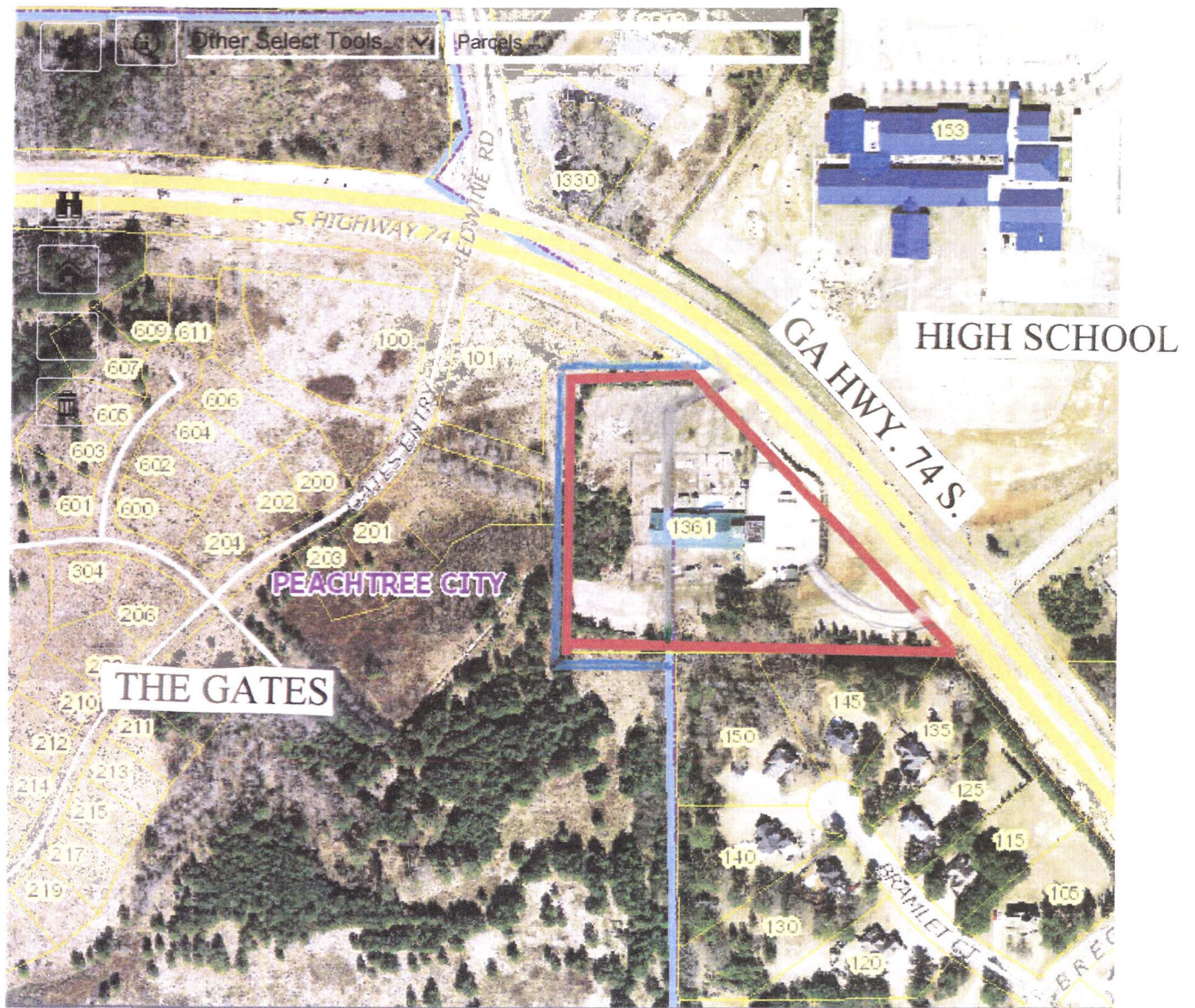
## STEP TWO

STARR'S MILL ACADEMY  
PRE-SCHOOL AND CHILDCARE CENTER INC.  
1361 HIGHWAY 74 SOUTH



March 1, 2016





## STARR'S MILL ACADEMY





# STARR'S MILL ACADEMY

## INTRODUCTION

### ANNEXATION AND ZONING

Starr's Mill Academy Pre School and Childcare Center Inc. is on a 6.71 acre site located on Highway 74 South directly across the highway from the Starr's Mill school complex. The 11,000 square foot building was opened in 2000 and has been operated as a day care since then.

This request is to annex and zone the property as OI (office/Institutional) which can allow day care. The last phase of The Gates on adjacent property does provide access for sewer and a potential path connection to the property. This would allow the school to eliminate the septic system which requires lots of maintenance. The existing sidewalk along Highway 74 provides current access to the property. There are 16 bathrooms plus the kitchen in the building. There is existing OI zoned property adjacent and across the highway. The Fayette County Land Use Plan classifies the property as Office. The current owners have owned and operated the property since 2002.

The existing school serves 200 students aged 6 weeks to 12 years old including 66 students in the Georgia Pre-K program. The building contains 11 classrooms plus kitchen and office along with 56,000 square feet of outdoor playground. There are 35 existing parking spaces. Hours of operation are 6:00 am to 6:30 pm. This annexation will reinforce the southern entry to Peachtree City with a school on both sides of the highway.



## Step Two: Annexation request form

The following information is required in order to prepare a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

A formal request is hereby being made to annex the following described property into the city limits of Peachtree City:  
See attached report

This request for annexation is being made for the following reasons:  
See attached report

I certify that I am the owner, or duly authorized agent of the owner, of the property described above, and that I have submitted all information and documents required to properly evaluate this request:

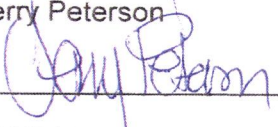
Owner (print): Glenn Dinofier

Date: 3/1/16

Owner (signature): 

Agent (print): Jerry Peterson

Date: 3/1/2016

Agent (signature): 

---

### To be completed by the City of Peachtree City:

This request, along with the required supplemental information and documents, has been properly submitted, and is hereby accepted for consideration by the Planning Commission and the City Council.

Date of acceptance:

03-10-16

Request number:

PA16-0001

City Planner:

David E. Rant

Date: 03-14-16

City Clerk:



Date: 3-14-2016

Public Hearing – Planning Commission:

Date: 04-11-16

Public Hearing – City Council:

Date: 05-05-16

| TRANSPORTATION INFORMATION                                                                                                                                                                                                                                                                         | Name of access or adjacent street | # of access points | ROW width (ft) | Pavement width (ft) | # of lanes | Paved? (Y or N) | Roadway design capacity <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------|----------------|---------------------|------------|-----------------|--------------------------------------|-----------------------------------|-------------------------------------------|
|                                                                                                                                                                                                                                                                                                    |                                   | GA. HIGHWAY 74 S.  | 1              | 150                 | 30'x30'    | 4               | Y                                    |                                   |                                           |
| <b>Estimated traffic generated by heavy vehicles:</b> <sup>1</sup> See GADOT Highway Capacity Manual <sup>2</sup> See GADOT Traffic Survey Unit (ADT - Average Daily Traffic) <sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) |                                   |                    |                |                     |            |                 |                                      |                                   |                                           |
| Types of vehicles(s): _____                                                                                                                                                                                                                                                                        |                                   |                    |                |                     |            |                 |                                      | ADT: <u>      </u>                |                                           |
| (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)                                                                                                                                                                                                        |                                   |                    |                |                     |            |                 |                                      |                                   |                                           |

| UTILITIES & SERVICES INFO                                                        | Solid waste collection: <u>POLLARD</u>  |  | <b>** Please attach letters from utilities indicating that their services can support the proposed development **</b> |                                             |
|----------------------------------------------------------------------------------|-----------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                                                                                  | Natural gas: <u>GEORGIA NATURAL GAS</u> |  |                                                                                                                       | Water supply:                               |
| Electrical Service: <u>EMC</u>                                                   |                                         |  | <input type="checkbox"/> Individual Well(s) <input type="checkbox"/> Community System                                 |                                             |
| Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                         |  | <input checked="" type="checkbox"/> Municipal System: (Fayette County Water Dept)                                     |                                             |
| Telephone Service: <u>COMCAST</u>                                                |                                         |  | Wastewater collection/treatment:                                                                                      | Estimated total wastewater discharge (gpd): |
| Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                         |  | <input type="checkbox"/> Individual Onsite <input type="checkbox"/> Community System                                  |                                             |
| Cable TV Service: <u>COMCAST</u>                                                 |                                         |  | <input checked="" type="checkbox"/> Municipal System: (Peachtree City WSA)                                            |                                             |
| Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                         |  |                                                                                                                       |                                             |

| FIRE INFORMATION                                                                                  | Automatic Fire Sprinklers:                                                      |                                                                     | Briefly describe daily operations:            |                                                                                   |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|
|                                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, why? _____ |                                                                     |                                               | (A separate detailed report is still required to be attached to this application) |
| Automatic Fire Alarm:                                                                             |                                                                                 |                                                                     | <u>PRE-SCHOOL &amp; DAYCARE, 200 STUDENTS</u> |                                                                                   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, why? _____                   |                                                                                 |                                                                     | <u>SEE ATTACHED</u>                           |                                                                                   |
| # of Fire Hydrants: _____                                                                         |                                                                                 |                                                                     |                                               |                                                                                   |
| Existing _____ Proposed _____                                                                     |                                                                                 |                                                                     |                                               |                                                                                   |
| <b>Hazardous Material On Site?</b><br>(If yes, describe type and method of storage to the right:) |                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               | Material(s): _____ Storage: _____                                                 |

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: [Signature] Date: 3/1/2016

Property Owner Signature: [Signature] Date: 3/1/16

**Please complete the attached checklist.**

### OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rost Date: 03-14-16

Date & Time of Planning Commission Public Hearing: 04-11-16

Date of City Council Public Hearing: 05-05-16 Case Number: PA16-0001





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

## REZONING PERMIT APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269  
P: 770-487-5731 F: 770-631-2552  
[WWW.PEACHTREE-CITY.ORG](http://WWW.PEACHTREE-CITY.ORG)

**Fee: \$600 + \$50/acre**

Receipt # \_\_\_\_\_

Date Filed \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Case # \_\_\_\_\_

Office Use Only

|                      |                                                                                                                                                                                                                                                                                                                                           |                         |                                                                                                                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE LOCATION</b> | Address <u>1361 HIGHWAY 74 SOUTH</u><br><br>Proposed Use: <u>DAY CARE</u><br><br><b>Site in which Village:</b><br><input type="checkbox"/> Aberdeen <input type="checkbox"/> Braelinn <input type="checkbox"/> Glenloch <input type="checkbox"/> Kedron <input type="checkbox"/> Wilksmoor <input checked="" type="checkbox"/> Industrial | <b>SITE INFORMATION</b> | Parcel #(s) <u>06 03 016</u><br><br>Existing Zoning <u>AR (COUNTY)</u><br>Proposed Zoning <u>OI (PTC)</u><br>Property Size: <u>292,248</u>   <u>6.71</u><br><small>Square Feet                      Acres</small> |
| <b>APPLICANT</b>     | Name <u>JERRY PETERSON</u><br>Address <u>616 WINGSPREAD</u><br>City, State, Zip <u>PEACHTREE CITY, GA 30269</u><br>Phone # <u>770 487-9124</u><br>Email <u>jpeterstonplan@aol.com</u>                                                                                                                                                     | <b>OWNER</b>            | Name <u>STAR'S MILL ACADEMY DAY CARE</u><br>Address <u>1361 HIGHWAY 74 S.</u><br>City, State, Zip <u>SENOIA GA 30276</u><br>Phone # <u>770 486-8399</u><br>Email _____                                            |

|                       |                                                                                                      |                                 |                              |                                                             |                  |
|-----------------------|------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------|-------------------------------------------------------------|------------------|
| <b>IMPACTED AREAS</b> | Sq ft   Acres                                                                                        | Total acres ±<br>Impacted acres | <b>LAND USE &amp; ZONING</b> | Please record all surrounding property within 200ft of site |                  |
|                       |                                                                                                      |                                 |                              | Land Use                                                    | Zoning           |
|                       | Disturbed Area <u>292,248</u>   <u>6.7</u><br><small>Square Feet                      Acres</small>  | <u>100</u> %                    |                              | North <u>OFFICE / SCHOOL</u>                                | <u>OI / AR</u>   |
|                       | Impervious Area <u>56,200</u>   <u>1.3</u><br><small>Square Feet                      Acres</small>  | <u>19</u> %                     |                              | East <u>SCHOOL</u>                                          | <u>AR</u>        |
|                       | Open Space & Greenbelts <u>6</u>   <u>0</u><br><small>Square Feet                      Acres</small> | <u>6</u> %                      |                              | South <u>RESID</u>                                          | <u>LUR / PUD</u> |
|                       |                                                                                                      |                                 |                              | West <u>OFFICE / RESID</u>                                  | <u>OI / LUR</u>  |

|                    |                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------|
| <b>LOCATION OF</b> | Entrance to Site: <u>HIGHWAY 74 S. AT EXISTING MEDIAN CUT</u>                                 |
|                    | Tree Save and Landscape Buffers: <u>10' NORTH &amp; WEST</u>                                  |
|                    | Other Buffers: <u>50' SOUTH</u>                                                               |
|                    | Greenbelts (to be dedicated to the city): <u>0</u>                                            |
|                    | Multi-Use Path Connections: <u>SOUTH CONNECTION TO THE GATES POTENTIAL AND SIDEWALK ON 74</u> |
|                    | Historical Resources: <u>—</u>                                                                |
|                    | Natural Features: <u>—</u>                                                                    |
|                    | Stormwater Retention: <u>EXISTING DETENTION ON WEST</u>                                       |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUILDING INFORMATION</b> | Building type: <u>BRICK</u><br>Hrs of operation: <u>6:00 AM</u> to <u>6:30 PM</u><br># of stories: <u>1</u> Building height: <u>15'</u><br>Floor Area (Sq ft) <u>11,000</u>   _____<br><small>Existing                      Proposed</small><br># of dwelling units: _____ Units/acre: _____<br># of employees: <u>35</u>   <u>35</u><br><small>Existing                      Proposed</small> | Briefly describe proposed use of property:<br><small>(A separate detailed report is still required to be attached to this application)</small><br><u>PAY CARE AND CHILD CARE FOR ABOUT 200</u><br><u>GEORGIA PAY CARE LICENSE # 224</u><br><br>Parking: _____   <u>35</u>   _____   _____<br><small># Required                      # Existing                      # Proposed                      # Previous</small> |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                                                                               |                                                                                                                   |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF CONSTRUCTION</b> | Structural Material:<br><input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Other _____<br>Roof Material:<br><input checked="" type="checkbox"/> Metal <input type="checkbox"/> Tar <input type="checkbox"/> Shingles <input type="checkbox"/> Slate <input type="checkbox"/> Other _____<br>Interior Finish:<br><input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Stucco <input type="checkbox"/> Other _____<br>Exterior Finish:<br><input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other _____ | <b>SETBACKS</b> | Front (Building) <u>40</u> ft<br>Front (Parking) <u>20</u> ft<br>Side <u>10/75</u> ft<br>Rear <u>20/75</u> ft | <u>OI Required PTC</u><br>Proposed EXISTING <u>140</u> ft<br><u>20</u> ft<br><u>220 / 260</u> ft<br><u>160</u> ft |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|

| TRANSPORTATION INFORMATION                                                                  | Name of access or adjacent street | # of access points | ROW width (ft) | Pavement width (ft)                                                                                                                                                                                                                             | # of lanes | Paved? (Y or N) | Roadway design capacity <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|---------------------------------------------------------------------------------------------|-----------------------------------|--------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|--------------------------------------|-----------------------------------|-------------------------------------------|
|                                                                                             |                                   | GA. HIGHWAY 74 S.  | 1              | 150                                                                                                                                                                                                                                             | 30'±30     | 4               | Y                                    |                                   |                                           |
| <b>Estimated traffic generated by heavy vehicles:</b>                                       |                                   |                    |                | <sup>1</sup> See GADOT Highway Capacity Manual <sup>2</sup> See GADOT Traffic Survey Unit (ADT - Average Daily Traffic)<br><sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) |            |                 |                                      |                                   |                                           |
| Types of vehicles(s): _____                                                                 |                                   |                    |                |                                                                                                                                                                                                                                                 |            |                 |                                      | ADT: _____                        |                                           |
| (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc) |                                   |                    |                |                                                                                                                                                                                                                                                 |            |                 |                                      |                                   |                                           |

| UTILITIES & SERVICES INFO         | Solid waste collection: <u>POLLARD</u>                                           |  | <b>** Please attach letters from utilities indicating that their services can support the proposed development **</b> |                                             |
|-----------------------------------|----------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                                   | Natural gas: <u>GEORGIA NATURAL GAS</u>                                          |  |                                                                                                                       | Water supply:                               |
| Electrical Service: <u>EMC</u>    | Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  | <input type="checkbox"/> Individual Well(s) <input type="checkbox"/> Community System                                 |                                             |
| Telephone Service: <u>COMCAST</u> | Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  | <input checked="" type="checkbox"/> Municipal System: (Fayette County Water Dept)                                     |                                             |
| Cable TV Service: <u>COMCAST</u>  | Underground? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  | Wastewater collection/treatment:                                                                                      | Estimated total wastewater discharge (gpd): |
|                                   |                                                                                  |  | <input type="checkbox"/> Individual Onsite <input type="checkbox"/> Community System                                  |                                             |
|                                   |                                                                                  |  | <input checked="" type="checkbox"/> Municipal System: (Peachtree City WASA)                                           |                                             |

| FIRE INFORMATION                                                                                  | Automatic Fire Sprinklers:                                                      |                                                                     | Briefly describe daily operations:                                                |                |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------|
|                                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, why? _____ |                                                                     | (A separate detailed report is still required to be attached to this application) |                |
| Automatic Fire Alarm:                                                                             |                                                                                 | <u>PRESCHOOL &amp; DAYCARE, 200 STUDENTS</u>                        |                                                                                   |                |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, why? _____                   |                                                                                 | <u>SEE ATTACHED</u>                                                 |                                                                                   |                |
| # of Fire Hydrants: _____                                                                         | Existing                                                                        | Proposed                                                            |                                                                                   |                |
| <b>Hazardous Material On Site?</b><br>(If yes, describe type and method of storage to the right:) |                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Material(s): _____                                                                | Storage: _____ |

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: [Signature] Date: 3/1/2016

Property Owner Signature: [Signature] Date: 3/1/16

**Please complete the attached checklist.**

### OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date & Time of Planning Commission Public Hearing: \_\_\_\_\_

Date of City Council Public Hearing: \_\_\_\_\_ Case Number: \_\_\_\_\_



**STARR'S MILL ACADEMY  
PRE-SCHOOL AND CHILDCARE CENTER INC.  
6.7 ACRES  
PROPOSED ANNEXATION AND ZONING**

**CONTRACT INFORMATION:**

Owner:

Starr's Mill Academy Pre-School and Childcare Inc.  
1361 Highway 74 South  
Senoia  
Georgia 30276  
770 486-8399

Applicant:

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

**PROJECT INFORMATION**

|                                                 |                    |
|-------------------------------------------------|--------------------|
| Gross Acreage:                                  | 6.71 Acres         |
| Acreage of lakes, floodplain, streams, buffers: | 0 Acres            |
| Net Developable:                                | 6.71 Acres         |
| Current Zoning:                                 | AR in County       |
| Current Land Use:                               | "Office" in County |

Location of property:

1361 Highway 74 South. The 6.7 acre site is located on the southern limits of Peachtree City bounded by The Gates (PTC), Brechin Park neighborhood (County), and Highway 74. The site has about 760' of frontage on Highway 74 with full turning on the existing medium cut. The Starr's Mill school complex is directly across the Highway.

Description of project:

The 11,000 square foot building was built in 2000 and has been operated as a day care ever since. The building contains 11 classrooms plus kitchen and office along with 56,000 square feet of outdoor fenced playground. There are 16 bathrooms and kitchen currently on septic sewer system. The school serves about 200 students aged 6 weeks to 12 years old.

**ELIGIBLE FOR ANNEXATION**

The 6.7 acre site is contiguous to existing Peachtree City limits with a common boundary to The Gates neighborhood totaling about 1,058'.

**APPLICANT IS FAMILIAR WITH CITY CODES AND ORDINANCES**

The applicant Mr. Jerry Peterson is familiar with Peachtree City codes and ordinances, and especially those pertaining to zoning, land development and site development issues.

**ZONING ON AND ADJACENT TO PROPERTY**

The property is currently zoned AR in the County and "Office" on the County Land Use Plan. The property to the north is zoned OI (office) and AR (school). To the south the property is residential with LUR (Gates in PTC) and PUD (Brehin Park in County). To the east the school complex is zoned AR in the County and to the west the zoning is OI (office) and LUR (Gates) both in PTC.

**IDENTIFICATION OF FEATURES ON PROPERTY**

There are no major natural or cultural features on or near the property.

**PUBLIC SERVICES AVAILABLE TO THE PROPERTY**

Sewer service and path connections will be available from the last phase of The Gates which is currently under construction.

Water is available from Fayette County Water System

Electric power provided by EMC

Gas provided by Georgia Natural Gas

Telephone by Comcast, AT&T and other choices

Cable television by Comcast and others

Sanitation by Pollard and others

Fire and EMS by Peachtree City with annexation

Police by Peachtree City with annexation

**PROPERTY WILL CONNECT TO THOROUGHFARE AND PATH SYSTEM**

The auto access for the school is currently, and will continue to be an existing median cut with full turning on Highway 74. An open space parcel at the end of a cul du sac in The Gables will allow potential cart path access for the school to link to the rest of Peachtree City. There is also existing access via the sidewalk along Highway 74 in front of the building.

**THE PROPERTY WILL COMPLEMENT THE LAND USE PLAN**

There will be no change in the use of this site as it has been operated as a day care since built in the year 2000. The County Land Use Plan illustrates the site as office, which is the zoning category requested as part of the annexation into Peachtree City. With this annexation there will now be a school on both sides of the Highway at the southern entry to the City. The relationship to the surrounding neighborhoods will not change.



### **CONSISTENT WITH CITY ANNEXATION POLICY**

In 2014 the City Council identified 4 areas they were interested in and felt had potential for annexation into the City. This site is included in the identified area on the south side of the City and will result in no change in use for the area. Attached is a petition with approximately 80 signatures in favor. (See Appendix)

### **HOW WILL THE ANNEXATION AFFECT THE CITY**

Tax base: See attached letter dated November 17, 1015 from David Rast, Senior Planner regarding property taxes. It indicates the City portion of property taxes is estimated at \$3,949.58. (See Appendix)

Public Education: The Starr's Mill Academy will continue to provide quality pre-school and childcare for about 200 students, many of which live in Peachtree City. The County school system will continue to receive about \$12,000 as indicated in above referenced letter. Starr's Mill Academy is a state licensed day care with number 224. They are also a member of Georgia Pre-K program providing 3 classrooms with 66 pre-k students. The pre-k program has 3 lead certified teachers who are always in the classroom along with a teacher. The annexation will have no affect on public education.

Police and Fire Protection: The proposed annexation will require basic police protection. The Police Station is about 4 miles north on Highway 74. Response time should be about the same as that to surrounding areas already in the City. The Academy is about 3 miles from Weber Station 83 on South Peachtree Parkway, and about 5 miles from Leach Station 81 on Highway 74. Response times should be the same as for The Gates and other properties in the area. The Academy has an automatic fire alarm and sprinkler system including duct detectors and carbon dioxide detectors. All are inspected regularly by fire department. There is restricted access for entry and leaving the building at all doors. Security includes major lock down system at front counter, lock down bars on every classroom, secured fence for playgrounds. There is also a security vehicle at entrance and cameras covering entire site including outside.

Emergency Medical Services: The Academy is about 3 miles from Weber Station 83 and 5 miles from Leach Station 81. Every classroom has walkie talkies and phone connected to entire school. Assistant Director is a certified advanced EMT. During the summer there are two full time life guards for the pool certified by Fayette County.

Transportation Facilities: The proposed annexation will not require any additional transportation facilities as the use and traffic generated will not change from the past years. There is a full turning median cut at the Highway 74 entry to The Academy. The Academy has several buses to transport many of the children and 35 onsite parking spaces along with a large covered auto drop off. There is also the potential for a cart path connection to the existing path system in The Gates allowing cart and walking access to the school. There is existing access with the sidewalk along Highway 74 in front of the site.

Utilities: All utilities are currently serving the school. Sewer connection will be available from the final phase of The Gates currently under construction.

Environmental Protection: The site has been developed and maintained for many years and is well established at this time. The low point for the topography is on the west where there is an existing detention area. From there storm water passes through The Gates in a protected drainage area. There are no planned changes to the site that would require additional detention.

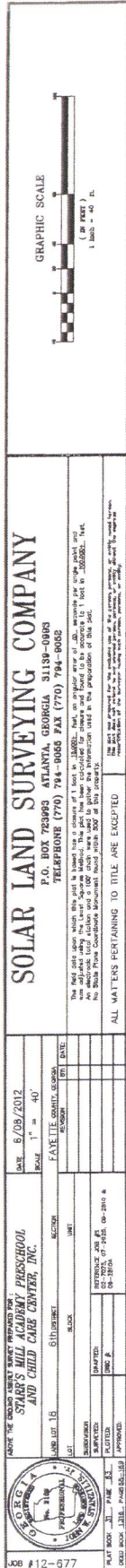
Recreation Program: The proposed annexation will have no impact on the recreation programs of the City. The Academy has 56,000 square feet of outdoor fenced in play areas for their students.

Implementation of Development plan: The Academy is an existing business and has no plans for future development or expansion.

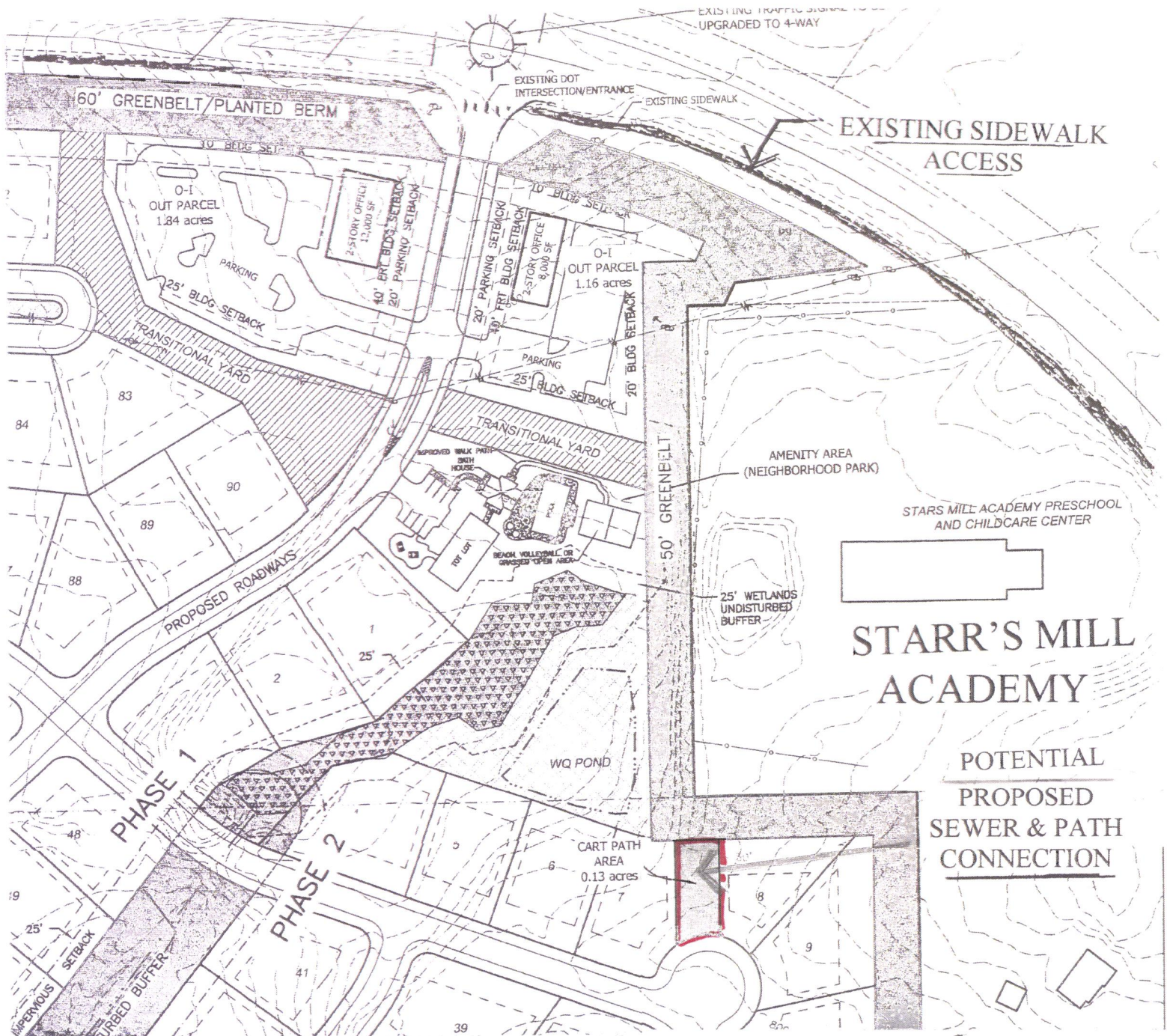
Land Use Plan: The annexation and OI "Office" zoning of the parcel is a logical location for the southern City Limits and relation to the adjacent existing "Office" parcels. There are office parcels at the entry to The Gates and the corners of Highway 74 and Redwine Road. The Peoples Elementary School directly across the Highway from the Academy Day Care makes a significant entry for south Peachtree City.

Economic Development: Quality day care centers are important to the economy of a City providing a service for many families. The Academy provides employment for 35 people including 28 teachers, 5 in administration and 1 full time maintenance worker.



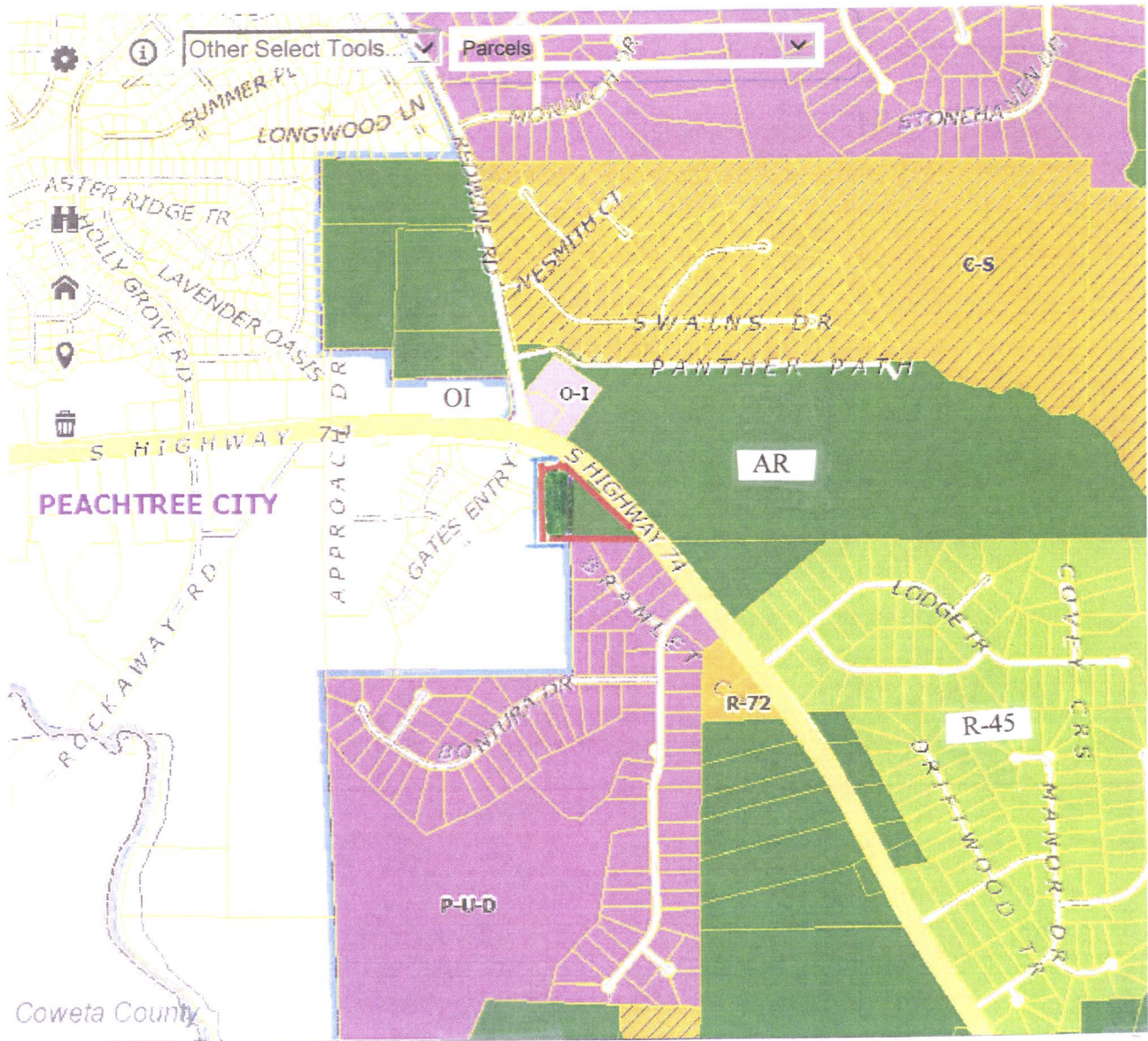






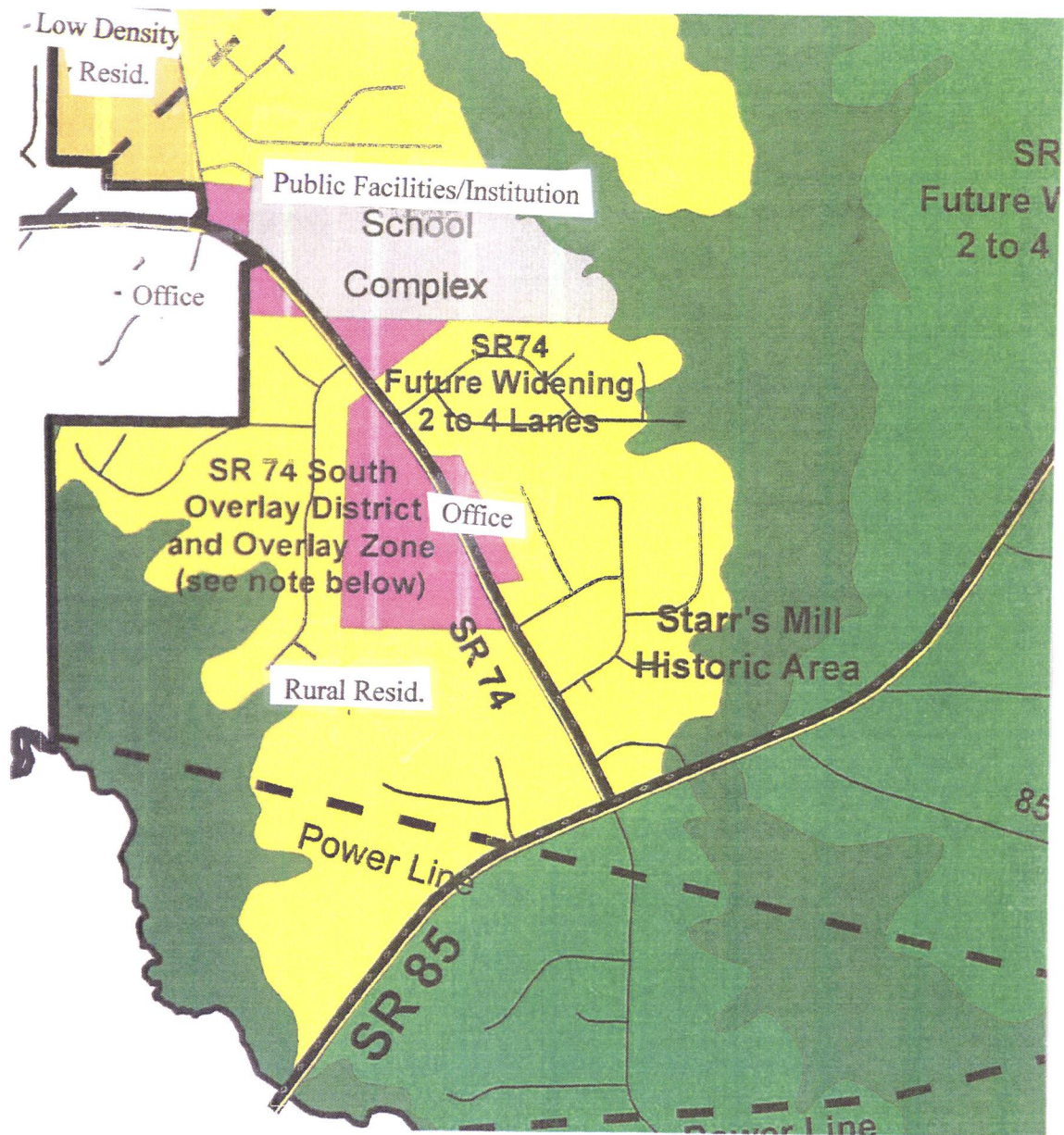
## STARR'S MILL ACADEMY THE GATES NEIGHBORHOOD





## STARR'S MILL ACADEMY FAYETTE COUNTY ZONING





## STARR'S MILL ACADEMY FAYETTE COUNTY LAND USE PLAN

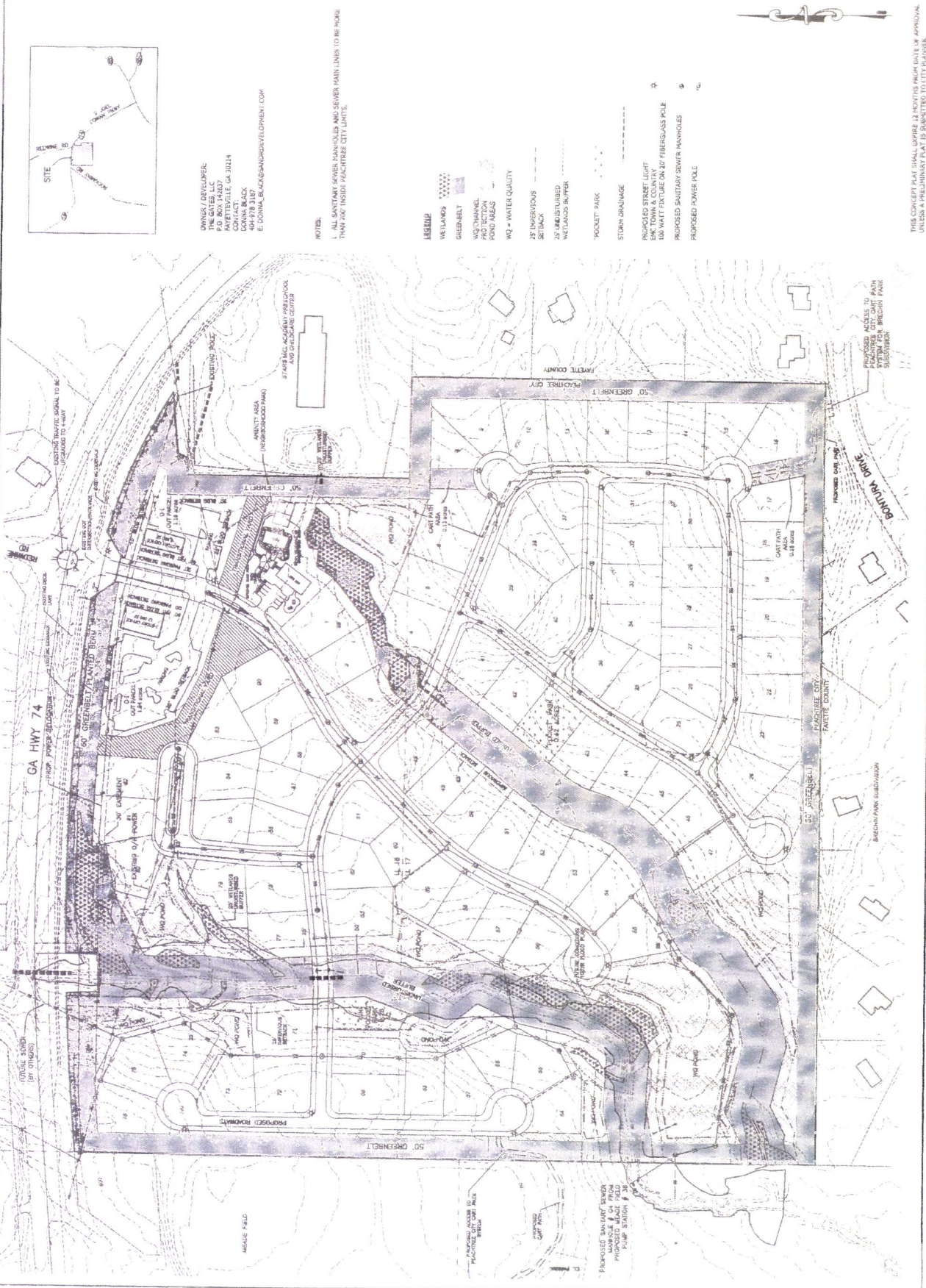


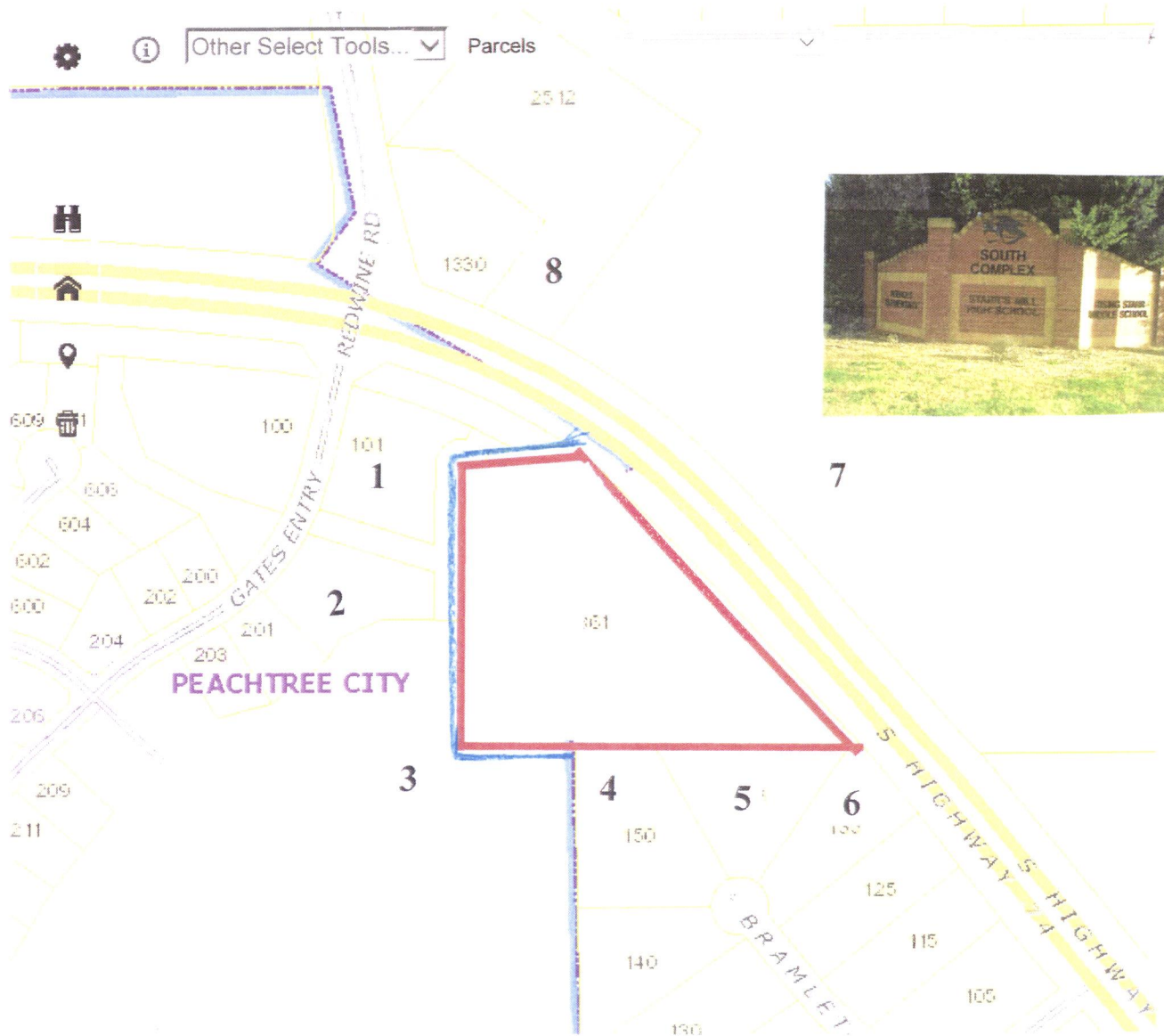












# STARR'S MILL ACADEMY OWNERSHIP WITHIN 200'



**STARR'S MILL ACADEMY  
OWNERSHIP WITHIN 200'**

1. 06-03-020  
The Gates LLC  
270 N. Jeff Davis Dr.  
Fayetteville, GA 30214
2. 06-03-050  
The Gates LLC  
270 N. Jeff Davis Dr.  
Fayetteville, GA 30214
3. 06-03-006  
The Gates LLC  
270 N. Jeff Davis Dr.  
Fayetteville, GA 30214
4. 06-04-08006  
Timothy J. & Tara B. O'Donnell  
150 Bramlet Ct.  
Senoia, GA 30276
5. 06-04-08005  
Jeffrey S. & Christine M. Terrell  
145 Bramlet Ct.  
Senoia, GA 30276
6. 06-04-08004  
Mark & Dana Adams  
135 Bramlet Ct.  
Senoia, GA 30276
7. 06-03-015  
Fayette Board of Education  
210 W. Stonewall Ave.  
Fayetteville, GA 30214
8. 06-03-017  
L&L Property Investments LLC  
1330 Highway 74 South  
Fayetteville, GA 30215

# EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 18 of the 6<sup>th</sup> District, Fayette County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a point located at the intersection of the southwesterly right of way line of State Highway #74 (100' R/W) and the northwesterly right of way line of Brechin Drive (60' R/W); thence run in a northwesterly direction along the southwesterly right of way line of State Highway #74 a distance of 576.13 feet to an iron pin found; said iron pin is the point of beginning; thence from the point of beginning and leaving said right of way of State Highway #74 and running north 89 degrees 52 minutes 04 seconds west a distance of 606.67 feet to a 1" Solid Rod; thence south 89 degrees 44 minutes 53 seconds west a distance of 248.58 feet to an iron pin found; thence north 00 degrees 01 minutes 33 seconds east a distance of 550.01 feet to an iron pin found; thence south 89 degrees 56 minutes 18 seconds east a distance of 337.46 feet to an iron pin found at the southwesterly right of way line of State Highway #74; thence along the southwesterly right of way line of State Highway #74 and along the arc of a curve having a radius of 1490.91 feet (said arc being subtended by a chord having a bearing of south 46 degrees 52 minutes 07 seconds east and a chord length of 212.37 feet) a distance of 212.55 feet to a point; thence continuing along said right of way line and along the arc of a curve having radius of 16689.81 feet (said arc being subtended by a chord having a bearing of South 41 degrees 51 minutes 06 seconds east and a chord length of 543.40 feet) a distance of 543.42 feet to the point of beginning. Said tract of land contains 333,776 square feet as shown on plat of survey prepared by Solar Land Surveying Company dated September 28, 2002, certified by John W Stanzillis, Jr., G.R.L.S. No. 2109.

LESS AND EXCEPT that property condemned by the Department of Transportation in Condemnation case styled Department of Transportation vs. 1.0 acres of land, et al, Docket No. 2008V-0921CE, in the Superior Court of Fayette County, Georgia, Order and Judgment dated June 9, 2008, filed June 9, 2008, recorded in Deed Book 3408, Page 355, Fayette County, Georgia records.



CORPORATE AUTHORITY CERTIFICATION

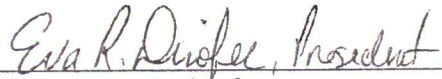
STATE OF GEORGIA

COUNTY OF FULTON

I, Eva R. Dinofer, certify (i) that I am duly elected President of Starr's Mill Academy Preschool and Childcare Center, Inc., a corporation organized and existing under the laws of the State of Georgia (the "Corporation"); and (ii) that Glenn Dinofer is duly elected Secretary of the Corporation.

I further certify that as President, I am authorized, empowered and directed to execute and deliver, on behalf of the Corporation, such contracts, deeds, warranties, checks, notes or other evidences of indebtedness, agreements, affidavits, deeds to secure debt, security agreements, closing statements, other related legal documents, and amendments or modifications to such documents, as may be reasonably necessary or desirable to effect and carry out any transactions involving the development, improvement, purchase or sale, transfer, lease or mortgage of any property owned or acquired by the Corporation, including without limitation the property described in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, I have set my hand and the seal of the Corporation as of the 30 day of January, 2015.

  
\_\_\_\_\_  
Name: Eva R. Dinofer  
Title: President

(CORPORATE SEAL)



## STARR'S MILL ACADEMY





STARR'S MILL ACADEMY  
PRE-SCHOOL AND DAYCARE CENTER

APPENDIX



November 17, 2015

Mr. Glenn Dinofer  
Starr's Mill Academy and Day Care  
1361 S HWY 74  
Senoia, GA 30276-1316

**Re: Starr's Mill Academy and Day Care (1361 S HWY 74)**  
*Potential annexation/ property taxes*

Dear Glenn:

Pursuant to your request, we have developed an estimate of the property taxes that would be applicable to your property should it be annexed into the city limits of Peachtree City. Keep in mind this is an estimate only and the property taxes would ultimately be determined by the Fayette County Tax Assessor.

The following information is based on your 2015 Property Tax Statement:

Property Owner: Starr's Mill Academy Preschool and Childcare Center, Inc.  
Property location: 1361 Highway 74 S  
Parcel Map ID: 0603 016  
Current Zoning: A-R Agricultural Reserve (day care permitted as a Conditional Use)  
Description: 6.8 AC HWY 74 S

Property tax comparison:

| Entity         | Fair Market Value | 40% Assessed Value | Millage Rate (if in County) | Annual Taxes (if in County) | Millage Rate (if in PTC) | Annual Taxes (if in PTC) |
|----------------|-------------------|--------------------|-----------------------------|-----------------------------|--------------------------|--------------------------|
| Fayette County | \$1,396,600.00    | \$558,640.00       | 5.171                       | \$2,888.73                  | 5.171                    | \$2,888.73               |
| EMS            | \$1,396,600.00    | \$558,640.00       | 0.456                       | \$254.74                    | -                        | \$254.74                 |
| 911 Services   | \$1,396,600.00    | \$558,640.00       | 0.210                       | \$117.31                    | 0.210                    | \$117.31                 |
| School         | \$1,396,600.00    | \$558,640.00       | 21.350                      | \$11,926.96                 | 21.350                   | \$11,926.96              |
| State          | \$1,396,600.00    | \$558,640.00       | 0.050                       | \$27.93                     | 0.050                    | \$27.93                  |
| County Fire    | \$1,396,600.00    | \$558,640.00       | 3.070                       | \$1,715.02                  | -                        |                          |
| Peachtree City | \$1,396,600.00    | \$558,640.00       | -                           |                             | 7.070                    | \$3,949.58               |
|                |                   |                    | <b>30.307</b>               | <b>\$16,930.69</b>          | <b>33.851</b>            | <b>\$19,165.25</b>       |

While there is no guarantee City Council would ultimately vote to annex and zone this tract of land, there are a number of items that may be advantageous to you should you move forward with this process:

- Potential access to sanitary sewer;
- Potential connection to multi-use path system;



**Starr's Mill Academy and Day Care (1361 S HWY 74)**

November 17, 2015

Page 2

- Potential reduction in insurance rate due to higher ISO rating; and,
- Extending the city limits and becoming the "gateway" to the city as you enter from the south.

Please contact me at (770) 487-5731 if you have any questions or require additional information as it relates to the city's annexation process.

Sincerely,

A handwritten signature in dark ink that reads "David E. Rast". The signature is written in a cursive, slightly slanted style.

David E. Rast, ASLA  
Senior Planner

cc: Mike Warrix  
file

Planning and Development Director

I reside in Peachtree City and I am in favor of Starr's Mill Academy tying into Peachtree City's sewer system. The school is a major part of our community and we would like to see things worked out for them.

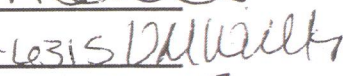
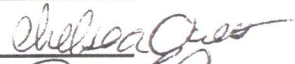
Please print your name, address, phone number and sign!!!

Dee L Waller 103 Corran Ct. PTC GA 30269 470-222-1741  
 Danielle Okamoto 406 Deergass Trl. PTC, GA 30269 203-772-5371  
 Pooja Sharma 5103 Mervick dr 678-836-6112  
 Lali Pregor 125 Chadwick dr PTC, GA 30269 678-779-4166  
 Azil Malik 607 Galloway Plac PTC GA 30269 678-521-2996  
 Natalie Daniels 336 Kensington Dr. PTC Ga 30269 1678-877-9344  
 Ayako Tanaka 82 Prestwick Ln, PTC 30269 404-520-1780  
 Annie Ashment 125 Kimmer Pl PTC GA 30269 404-813-3286  
 Larinda Buckingham 203 Bainton Dr. PTC, GA 30269 313-545-40  
 Danielle State 107 Forest View PTC, GA 30269 404-904-1498  
 Paula Corroza 170 Breelinn Ct PTC, GA 30269 (347) 939-726  
 Greg Bzore 230 Valley View PTC, GA 30269  
 Ken Williams 411 Hampton Grn. Peachtree City 30269  
 Khatij Tivani 106 Linden Lane Peachtree city GA-30269  
 Brooke Kosko 704 Mattan Pt. PTC, GA 30269 (678) 478-755  
 Hari Ramachandran 206 GATES ENTRY PTC, GA 30269 (309) 257-226  
 Janita Izal S 114 Florallion Hills PTC 678-579-3032  
 Mrs. Galt 400 Holly Brook Lane PTC 770-530-604  
 Rajmohan. Sasi Kumar 450 S Peachtree Pkwy, Peachtree City GA  
 Suzanne Corp 202 Deergass Tr PTC 30269 404-721-855  
 Corey Carrico 450 South PTC Apt p30 5678-756-607  
 Loni Bryant 100 Bowmoor Park PTC GA 30269  
~~Kenia Munford 522 Longwood Lane PTC GA 30269~~  
 Jeanette Vinet 450 S. Peachtree Pkwy 678-490-4315



I reside in Peachtree City and I am in favor of Starr's Mill Academy tying into Peachtree City's sewer system. The school is a major part of our community and we would like to see things worked out for them.

Please print your name, address, phone number and sign!!!

Shawn Nesler 31 Prestwick Ct 678-576-1266   
Heidi Stenvold 1105 Iveydale Ln 770-412-0053  
Hiromi Sakuma 69 Bbc Farm Ln Peachtree City 770 605 0249  
Hillary Stilwell 207 Tiverton Trl 803-212-8954   
Maggie Wilkins 1205 Williams Cir 7557-6315   
Brecke Bryant 247 Turnbridge Cir (214) 881-9017  
KRISHNAN K/ARATHANDARAJ 450 S PEACHTREE Pkwy G 300 404 903 4042  
Clint Barbour 106 Fern Way, PTC, GA 30269 678-416-2964  
Zelda Underwood 77 Prestwick Ln PTC, GA 30269  
Thomas Underwood 77 Prestwick Ln PTC, GA 30269  
Sharon Grant 907 Raintree Bend P'tree 30269  
Christina Singer 102 Wisdom Road PTC 30269  
Angelisse Martinez 345 Summer Pl Peachtree City 30269 737-568-1500  
Jodi Gaham 106 Gelding Gauth, PTC, GA 30269 478-458-3244  
Matt Busk 232 Valley Vn PTC GA 30269 770 900 0925  
Chelsea Owens 504 Hellen Ct. Peachtree city GA 30269 404.910.2320   
Jerome Buckingham 203 Briarleigh Dr. PTC, GA 30269   
Jen Huang, 118 Ashton Park, PTC, GA 30269, 732-543-4495  
Tammy Jaeger 35 Fisherman Ln. Sennia GA 30276 770-722-7607  
Nicole Trum 711 Mattan Pt. Peachtree City GA 678-457-8710  
Tinceb Antony 450 S Peachtree Pkwy APT K201 Peachtree City, GA   
Susan Stewart 302 PINEGATE RD PTC (770) 632-0383  
Erika Cooper 110 Pheasant Ridge, PTC GA 30269  
DAVID & Kristina Condo 1113 IVEYDALE LANE PTC, GA 30269



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Please print your name, address, phone number and sign!!!

Loni Bryant 100 Baumock Bank PTC GA 30269 770)316-4617  
ROBERTA RAMPINE 1612 Cascade Overlook PTC GA 30269  
Christine Thompson 1714 Peachtree Station Cir, PTC 30269 305-587-0410  
Natalie Daniels 336 Kensington Dr., PTC 30269  
Leah Williamson 1204 Greens Trl PTC 30269 404-245-2980  
Anitha Darnal 206 Gates Entry PTC 30269  
Paul Shelton 103 Bluebell Ct. PTC 30269  
John Leffert 106 Pacerswalk PTC 30269 404-232-5956  
Krishnan Mahalingam 450 S Peachtree Pkwy. PTC GA 30269 404-903-4042  
Lal. Heber 125 Chadwick dr. PTC GA 30269 678 279 4166  
Cesar Cruz 826 Bedford Park, PTC GA 30269 562-544-2064  
Rachel Jeremiah 204 Battery Way PTC 30269 808) 321-1586 / m f u l  
Yantza Leal 114 Abriallion Hills PTC 30269 678 544 2032 / m f u l  
Zelda Underwood 77 Prestwick Ln PTC 770) 632-1199 / m f u l  
Heidi Stenvold 1151 Verdala Ln PTC 704) 202-223  
Nikki Reynolds 210 Cheridge Curve PTC 478-340-0581  
Vijayanand Velayutham 450 S Peachtree City, 30269 678 557 6192  
Dante Bell 100 Ridgeview Court PTC 30269 404-723-6686  
Christina Senger 102 Wisdom Road Apt 3F PTC 30269 678 788 4217  
SUSAN STEWART 302 PENEGATE RD PTC 30269  
Angelisse Martinez 345 Summer Pl Peachtree City, Ga 30269 787-568-1501  
Brandy Czock 720 Redwood Park Peachtree City 30269 484-523-8324



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Please print your name, address, phone number and sign!!!

N. Daily's Colleen Roth  
100 N Peachtree Pkwy 404-644-8888  
Alicia Young 121 Holly Springs Dr, PTC, GA 30269 309 846 151  
Christina Bault 210 Monarch Dr. PTC, GA 30269 770 412-3749  
Chris Gebel 114 Morrell Hill PTC, 30269  
Hannah Koehn PTC, GA 30269  
Michael Walsh 144 Kenton Place 30269 M Walsh  
Michael Phillips Peachtree City 30269 M Phillips

March 15, 2016

**SENT VIA CERTIFIED MAIL**

Mr. Charles Oddo, Chairman  
Fayette County Board of Commissioners  
140 Stonewall Avenue, Suite 100  
Fayetteville, GA 30214

**Re: Step Two annexation request**  
**Starr's Mill Academy Pre-school and Childcare Center, Inc.**  
1361 South Highway 74  
Parcel No. 0603 016

Dear Mr. Oddo:

Starr's Mill Academy Pre-school and Childcare Center, Inc. has requested that the City of Peachtree City consider annexing and zoning their 6.71-acre tract of land located at 1361 South Highway 74.

The subject tract is located within unincorporated Fayette County and is zoned A-R Agricultural Residential and designated as OFF Office on the Fayette County Future Land Use Plan. A day care/ school is permitted as a Conditional Use within the A-R zoning district. Should the annexation be approved, the Applicant is requesting that the property be rezoned to OI Office Institutional and designated as OFF Office on the Peachtree City Land Use Plan.

Public Hearings to consider this request have been scheduled for the April 11, 2016 Planning Commission meeting and the May 5, 2016 City Council meeting.

This letter is being sent to you via certified mail, return receipt requested, within five (5) business days of acceptance in accordance with O.C.G.A. §36-36-6 and §36-36-9.

The City of Peachtree City is not aware of any county-owned facilities on the property. However, the County is required to notify the Mayor and City Council of Peachtree City in writing and by certified mail, return receipt requested, of any county facilities to be annexed within five (5) business days of receipt of this letter.

If the county has an objection to the annexation request, you must notify the Mayor and City Council of Peachtree City within thirty (30) calendar days of the receipt of this notice in accordance with the established objection and resolution process.



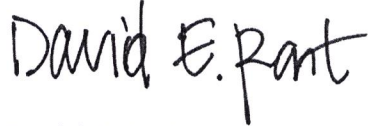
**Starr's Mill Academy Pre-school and Childcare Center, Inc.**

March 15, 2016

Page 2

Please do not hesitate to contact me at (770) 487-5731 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "David E. Rast". The signature is written in a cursive, slightly slanted style.

David E. Rast, ASLA  
Senior Planner

*Attachments*

cc: Mayor and Council Members  
Steve Rapson  
Jon Rorie  
Planning Commission  
Directors and Chiefs  
Ted Meeker  
Glenn Dinofer  
Jerry Peterson  
Pete Frisina  
file

Fayette County Administrator  
City Manager

City Attorney  
Starr's Mill Academy  
Peterson Planning  
Fayette County Community Development Director

**UNAPPROVED EXCERPT OF MINUTES  
PLANNING COMMISSION MEETING  
April 11, 2016**

**PUBLIC HEARING**

**PH-16-03                      Consider Request to Annex and Rezone Starr's Mill Academy Pre-school and Childcare Center, Inc. tract, 1361 Highway 74 S, from AR Agricultural Residential (Fayette County) to OI Office Institutional.**

The Vice Chairman read the public hearing rules and procedures and called the public hearing to order.

Mr. Rast gave a brief introduction to this request from Starr's Mill Academy Pre School and Child Care, Inc. to annex and rezone their 6.71-acre tract of land immediately south of and adjoining the city limits of Peachtree City. The property was located within unincorporated Fayette County, zoned A-R Agricultural Residential, and designated as OFF Office on the Fayette County Future Land Use Plan. A day care/school was permitted as a Conditional Use within the A-R zoning district. Staff had reviewed this submittal which met all submittal guidelines. Fayette County would be considering this request at their meeting on April 14.

Mr. Jerry Peterson was in attendance to represent the owners of the preschool and child care and to present their Step Two application. One of the owners, Mr. Glenn Dinofer, was in the audience and could answer any of the commissioners' questions.

Mr. Peterson provided the following information:

- City Council had approved their Step One application in February.
- This was an existing building, and no new construction was involved.
- A description of the location and surrounding properties.
- This property was located in one of the areas City Council had identified several years ago for possible annexation.
- The existing 11,000 SF building was built in 2000 and had always been a day care center.
- The current owners bought the property in 2002 and had operated it ever since.
- Their 200 students were aged six weeks to 12 years.
- There were 11 classrooms; a kitchen; 35 parking spaces; 56,000 SF of fenced-in, well-maintained play areas; and an in-ground pool.
- Hours were 6:00 a.m. to 6:30 p.m.
- They were quite active in the Georgia Pre-K program with 66 students and three rooms. There were always at least two instructors in each of the rooms, one of whom was certified in pre-K. He noted that locally most only had one room.
- The last phase of The Gates subdivision was under construction. They were going to provide an open space strip from the last cul-de-sac that led to this building. A pedestrian path or sewer could be built in this area. He pointed to the wide sidewalk along SR 74 that was being used for pedestrian and golf cart access so there was access in both the front and the back.



- Sewer access was an important part of this request as they were currently on septic for their 16 bathrooms and a kitchen. This was working well but in rainy seasons, it was a lot of maintenance.
- The topography of the site; the on-site detention; and the dedicated open space drainage through The Gates subdivision, Meade Field, and down to Line Creek made this site a good candidate for sewer.
- They were requesting OI Office Institutional zoning. There was an office building adjacent to this property at the front of The Gates subdivision and another office building across Highway 74.
- Day care was a permitted use in OI.
- They had provided a petition with 80 signatures from Peachtree City residents, some of whom lived in The Gates, who were in support of the annexation and zoning.
- It was appropriate to have a school on both sides of the highway.
- They thought this would be a good addition to Peachtree City.
- The new "Welcome to Peachtree City" sign was almost in front of this property so it still looked like it was the entry to the city.

No one else spoke in favor of nor did anyone speak in opposition to the proposed annexation and zoning.

The Vice Chairman closed the public hearing.

The Commissioners had the following questions:

**Mr. Conner**

- Were they planning to add any manholes for future sewer connection?
  - Mr. Rast said they were not. The manhole was in the center of the cul-de-sac, and the lateral was stubbed out to the greenspace which would be dedicated to the city. The existing manhole was 200' to 250' from the city limits.
  - Mr. Conner confirmed that, if this annexation request was approved, nothing would change from the time the sewer for the subdivision was installed. Mr. Rast said that was correct.
- As mentioned by Mr. Peterson, the Welcome sign was in front of this building. Would the sign need to be changed or moved? Could it be enhanced?
  - Mr. Rast explained there had been an agreement with the developer of The Gates that they would fund the sign, but the Homeowner's Association of The Gates would maintain the sign and landscaping. Mr. Conner confirmed that none of that was on this property. Mr. Rast said that was correct.
- In the past, there had been issues with neighborhoods that were adjacent to Peachtree City. He was concerned about Brechin Park.

- o There was a dense area between lots 150 and 145 at the cul-de-sac in Brechin Park. Was there an easement in that area that would allow them to connect a path? Mr. Rast said there was not, but there was a path connection that would be constructed near the southern property line of The Gates that would connect into The Gates and provide access for Brechin Park.

Mr. Conner asked the following questions of Mr. Peterson:

- Would this property remain a day care facility? Mr. Peterson said it would.
- Were there any plans in the near future to make any changes to the exterior of the building? Mr. Peterson said there were not.

**Ms. Wojcik**

- Did the current signage meet the requirements of Peachtree City's ordinance?
  - o Mr. Peterson said there were two signs on this site. They would work with Staff on their signage.
  - o Although their signs had not been measured, Mr. Rast thought they were probably a little larger than would be permitted by the current sign ordinance.
- Would they be required to bring their signs into conformance?
  - o Mr. Peterson noted that when Highway 74 was widened, they took out their free-standing sign and replaced it with a temporary sign in anticipation of this annexation.
  - o Mr. Dinofer said they would adhere to whatever the city required.
- Would the Applicant be paying for the path connection to The Gates?
  - o Mr. Peterson said, if the path was built, Mr. Dinofer or someone who worked with him would pay; it would not be the city.

In response to a question from Mr. Daily, Mr. Rast confirmed the adjacent zoning classifications. Mr. Daily wanted to confirm this would not annex an island. Mr. Rast said the zoning would be consistent with the adjacent property.

Mr. Rabun had questions about the signage but they had been answered.

After discussion, a motion was made by Mr. Conner, seconded by Mr. Daily, and unanimously adopted that the request to annex and rezone the Starr's Mill Academy Pre-school and Childcare Center, Inc. tract, from A-R Agricultural Residential (Fayette County) to OI Office Institutional be forwarded to City Council with a recommendation that it approved with the following understandings and conditions:

1. The Applicant shall be solely responsible for constructing a multi-use path connection from The Gates subdivision to their existing parking lot in a location



deemed acceptable by the City Engineer. The path shall be designed and constructed in accordance with the city's multi-use path design standards.

2. The zoning designation of the subject tract shall be OI Office Institutional.
3. The Land Use Designation of the subject tract shall be OFF Office.
4. All signs shall be brought up to the current requirements of Peachtree City's sign ordinance.

The motion to approve the request from The Heritage of Peachtree to connect to the City of Peachtree City's Water and Sewerage Authority's sewage system while the annexation process by the City of Peachtree City is progressing passed 5-0.

**17. Consideration of the City of Peachtree City's annexation of a 6.71 acre lot located at 1361 South State Route 74, and to rezone said property from A-R (Agriculture-Residential) to O-I (Office-Institutional).**

Commissioner Brown moved to approve the request for the annexation of a 6.71 acre lot located at 1361 South State Route 74, and to rezone said property from A-R (Agriculture-Residential) to O-I (Office-Institutional). Commissioner Barlow seconded the motion. No discussion followed. The motion passed 5-0.

**18. Consideration of the Water System's request for assistance from the Public Arts Committee to issue a Call for Artist, in an amount not-to-exceed \$5,000, for the purpose of painting a mural in the Crosstown Water Treatment Plant's entrance foyer.**

Water System Director Lee Pope stated this concerned another beautification project at the Crosstown Water Treatment Plant with the intention of painting an aquatic theme at the plant's foyer. He noted that this was part of the remodeling effort at the water plant and that funds had been budgeted for this request. He explained that the plant is toured by the schools in the area as well as by the residents, and the effort was to improve the first impression one receives when they visit the plant. He added that the effort would likely help improve the moral of those who work at the water plant on a daily basis. He clarified that his request was for the Public Arts Committee to assist in making recommendations for the project. Mr. Pope then showed some pictures of the current condition of the plant's foyer and some examples of what could be recommended.

Ms. Carol Carver spoke on this matter.

Commissioner Brown moved to approve the Water System's request for assistance from the Public Arts Committee to issue a Call for Artist, in an amount not-to-exceed \$5,000, for the purpose of painting a mural in the Crosstown Water Treatment Plant's entrance foyer. Commissioner Barlow seconded the motion. Discussion followed.

Commissioner Brown amended his motion to allow for the recommended paintings to be brought to the Board for approval. Commissioner Barlow seconded the amended motion.

The motion to approve the Water System's request for assistance from the Public Arts Committee to issue a Call for Artist, in an amount not-to-exceed \$5,000, for the purpose of painting a mural in the Crosstown Water Treatment Plant's entrance foyer and for the recommended paintings to be brought back to the Board for approval passed 5-0.

**19. Consideration of the Fayette County Public Art Committee's Chalk Art Project that will occur on May 15, 2016 in tandem with Fayetteville's Taste of Fayette, and authorization to utilize \$3,110 from the Public Arts Committee's budget.**

Mr. Frank Gardner spoke about this item.

Commissioner Brown moved to approve the Fayette County Public Art Committee's Chalk Art Project that will occur on May 15, 2016 in tandem with Fayetteville's Taste of Fayette, and authorize to utilize \$3,110 from the Public Arts Committee's budget. Commissioner Barlow seconded the motion. Discussion followed.



**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,  
OF THE PEACHTREE CITY CODE OF ORDINANCES  
ADDRESSING THE ANNEXATION OF A 6.71-ACRE TRACT OF LAND  
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AND BORDERED BY  
SR 74 TO THE NORTHEAST, UNINCORPORATED FAYETTE COUNTY TO THE EAST  
AND SOUTH, AND THE CITY OF PEACHTREE CITY TO THE WEST,  
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 110 be added to the Peachtree City Code of Ordinances to read as follows:

**Sec. 110. Annexation of the Starr's Mill Academy Pre-School and Childcare Center, Inc. Tract.**

Pursuant to O.C.G.A. § 36-36-22 and a vote of our City Council, all of the following described property, known to us as the Starr's Mill Academy Pre-School and Childcare Center, Inc. tract, shall be de-annexed from unincorporated Fayette County and annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being in Land Lot 18 of the 6<sup>th</sup> District, Fayette County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a point located at the intersection of the southwesterly right of way line of State Highway #74 (100' R/W) and the northwesterly right of way line of Brechin Drive (60' R/W); thence run in a northwesterly direction along the southwesterly right of way line of State Highway #74 a distance of 576.13 feet to an iron pin found; said iron pin is the point of beginning; thence from the point of beginning and leaving said right of way of State Highway #74 and running north 89 degrees 52 minutes 04 seconds west a distance of 606.67 feet to a 1" Solid Rod; thence south 89 degrees 44 minutes 53 seconds west a distance of 248.58 feet to an iron pin found; thence north 00 degrees 01 minutes 33 seconds east a distance of 550.01 feet to an iron pin found; thence south 89 degrees 56 minutes 18 seconds east a distance of 337.46 feet to an iron pin found at the southwesterly right of way line of State Highway #74; thence along the southwesterly right of way line of State Highway #74 and along the arc of a curve having a radius of 1,490.91 feet (said arc being subtended by a chord having a bearing of south 46 degrees 52 minutes 07 seconds east and a chord length of 212.37 feet) a distance of 212.55 feet to a point; thence continuing along said right of way line and along the arc of a curve having radius of 16,689.81 feet (said arc being subtended by a chord having a bearing of South 41 degrees 51 minutes 06 seconds east and a chord length

of 543.40 feet) a distance of 543.42 feet to the point of beginning. Said tract of land contains 333,776 square feet as shown on plat of survey prepared by Solar Land Surveying Company dated September 28, 2002, certified by John W. Stanzillis, Jr., G.R.L.S. No. 2109.

LESS AND EXCEPT that property condemned by the Department of Transportation in Condemnation case styled Department of Transportation vs. 1.0 acres of land, et al, Docket No. 2008V-0921CE, in the Superior Court of Fayette County, Georgia, Order and Judgment dated June 9, 2008, filed June 9, 2008, recorded in Deed Book 3408, Page 355, Fayette County, Georgia records.

The above tract is depicted on the attached Exhibit "A".

### **Conditions**

1. The Applicant shall be solely responsible for constructing a multi-use path connection from The Gates subdivision to their existing parking lot in a location deemed acceptable by the City Engineer. The path shall be designed and constructed in accordance with the city's multi-use path design standards.
2. The existing signage on the tract will be improved to city standards.
3. The zoning designation of the subject tract shall be OI Office Institutional.
4. The Land Use Designation of the subject tract shall be OFF Office.

The effective date of said annexation shall be as set forth in O.C.G.A. §§ 36-36-2 and 36-36-22.

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

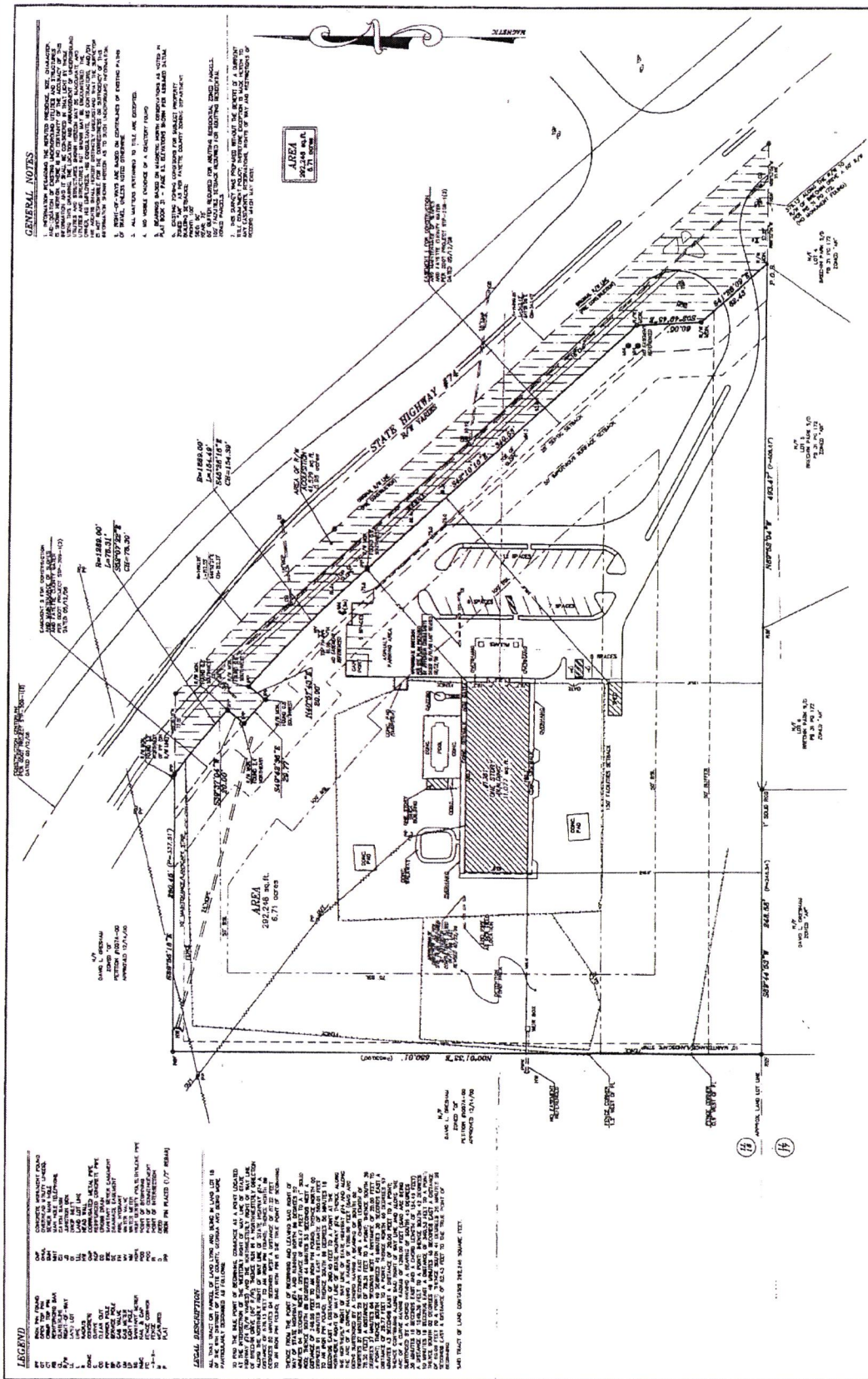


Done, Ratified, and Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

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

Attest:

\_\_\_\_\_  
City Clerk





**AN ORDINANCE TO AMEND THE  
PEACHTREE CITY ZONING ORDINANCE  
TO REZONE A 6.71-ACRE TRACT OF LAND  
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY  
AND BORDERED BY SR 74/ THE CITY OF PEACHTREE CITY TO THE NORTH,  
UNINCORPORATED FAYETTE COUNTY TO THE EAST AND SOUTH, AND  
THE CITY OF PEACHTREE CITY TO THE WEST FOR  
OFFICE-INSTITUTIONAL, 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, Requirements by District, Section 1005B Property rezoned to OI, of the Peachtree City Zoning Ordinance, be amended to add Section 1005B.7 as follows:

(Section 1005B.7) Starr's Mill Academy Pre-School and Childcare Center, Inc. Tract.

- (a) A single tract of land as described below shall be rezoned from its present zoning designation of A-R Agricultural Residential (unincorporated Fayette County) to OI Office Institutional (Peachtree City). Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 18 of the 6<sup>th</sup> District, Fayette County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a point located at the intersection of the southwesterly right of way line of State Highway #74 (100' R/W) and the northwesterly right of way line of Brechin Drive (60' R/W); thence run in a northwesterly direction along the southwesterly right of way line of State Highway #74 a distance of 576.13 feet to an iron pin found; said iron pin is the point of beginning; thence from the point of beginning and leaving said right of way of State Highway #74 and running north 89 degrees 52 minutes 04 seconds west a distance of 606.67 feet to a 1" Solid Rod; thence south 89 degrees 44 minutes 53 seconds west a distance of 248.58 feet to an iron pin found; thence north 00 degrees 01 minutes 33 seconds east a distance of 550.01 feet to an iron pin found; thence south 89 degrees 56 minutes 18 seconds east a distance of 337.46 feet to an iron pin found at the southwesterly right of way line of State Highway #74; thence

along the southwesterly right of way line of State Highway #74 and along the arc of a curve having a radius of 1,490.91 feet (said arc being subtended by a chord having a bearing of south 46 degrees 52 minutes 07 seconds east and a chord length of 212.37 feet) a distance of 212.55 feet to a point; thence continuing along said right of way line and along the arc of a curve having radius of 16,689.81 feet (said arc being subtended by a chord having a bearing of South 41 degrees 51 minutes 06 seconds east and a chord length of 543.40 feet) a distance of 543.42 feet to the point of beginning. Said tract of land contains 333,776 square feet as shown on plat of survey prepared by Solar Land Surveying Company dated September 28, 2002, certified by John W. Stanzillis, Jr., G.R.L.S. No. 2109.

LESS AND EXCEPT that property condemned by the Department of Transportation in Condemnation case styled Department of Transportation vs. 1.0 acres of land, et al, Docket No. 2008V-0921CE, in the Superior Court of Fayette County, Georgia, Order and Judgment dated June 9, 2008, filed June 9, 2008, recorded in Deed Book 3408, Page 355, Fayette County, Georgia records.

- (b) This tract is illustrated on the attached Exhibit "A" and incorporated herein by express reference.

It is intended that the OI zoning district be established in accordance with the following express conditions:

(1005B.7.1) Conditions

1. The Applicant shall be solely responsible for constructing a multi-use path connection from The Gates subdivision to their existing parking lot in a location deemed acceptable by the City Engineer. The path shall be designed and constructed in accordance with the city's multi-use path design standards.
2. The existing signage on the tract will be improved to city standards.
3. The zoning designation of the subject tract shall be OI Office Institutional.
4. The Land Use Designation of the subject tract shall be OFF Office.

(c) *Permitted uses.*

- (a) Use permitted for this tract shall those permitted under the OI zoning district.

**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.



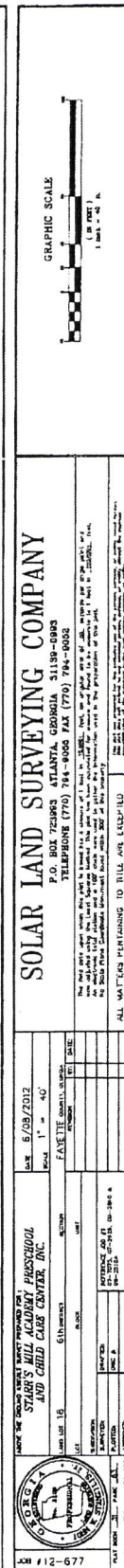
**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that 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.

Done, Ratified, and Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

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

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





## STAFF REPORT

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TO: Mayor and City Council

VIA: Jon Rorie, City Manager 

FROM: Michael Warrix, AICP  
Planning and Development Director

DATE: April 28, 2016

SUBJECT: Public Hearing: Consider Variance Request, Front Setback Requirements,  
565 Dividend Dr.  
*May 5, 2016 City Council meeting*

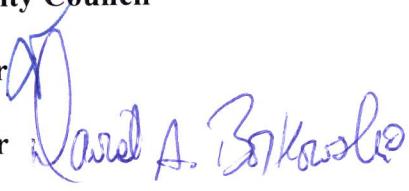
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The Applicant will be out of town on May 5 and requests this public hearing be continued to the May 19 City Council meeting.

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council  
**VIA:** City Manager  
**FROM:** City Engineer   
**DATE:** April 27, 2016  
**SUBJECT:** Chadsworth Path Easement Acceptance  
*May 5, 2016, City Council Meeting*

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### **Recommendation:**

Staff recommends that City Council authorize the Mayor to sign the attached path easement deed.

### **Discussion:**

Staff has been working with Wieland to donate the necessary easement for a path from Chadsworth Drive up to Franklin Ridge. This path would connect the existing path on Chadsworth to the existing path on Franklin Ridge and allow carts to cross MacDuff at an actual intersection instead of being in the roadway.

Staff has received executed documents from Wieland (Pulte Home Corporation) and they have been reviewed by the City Attorney.

### **Budget Impact:**

The construction of this path extension will be worked in by Public Works to help meet their annual goal of cart paths paved.

### Attachments

Cart Path Easement Documents



After recording, return to:

Theodore P. Meeker, III  
Sumner Meeker, LLC  
14 East Broad Street  
Newnan, Georgia 30263  
(770) 251-1750

### **CART PATH EASEMENT**

This Cart Path Easement is given this \_\_\_\_ day of \_\_\_\_\_ 2016, by Pulte Home Corporation (hereinafter "Grantor") to the City of Peachtree City, a political subdivision of the State of Georgia (hereinafter "Grantee").

### **WITNESSETH**

WHEREAS, The Grantor is the owner of certain property known as all that tract of land lying and being in Land Lot 164 of the 7<sup>th</sup> Land District, Fayette County, Georgia, being 17.2 acres, more or less, and more particularly shown on a plat prepared by Integrated Science & Engineering, dated March 22, 2002, entitled "Plat for Proposed Elementary School, Fayette County Board of Education," and recorded in Plat Book 36, Page 6 of the Fayette County, Georgia Deed Records, and;

WHEREAS, The Grantee has requested that the Grantor grant and convey to the Grantee an easement over, upon, across, and under and through a portion of the property of the Grantor for the purpose of constructing, operating, maintaining, repairing, inspecting and reconstructing a cart path and the Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by the presents does give, grant, and convey unto the Grantee, its successors and assigns, the right, privilege and easements to construct, operate, maintain, repair, inspect and reconstruct a multi-use path and appurtenances over upon, across under and through the above referenced property of the Grantor, said easements being described as follows:

A nonexclusive permanent easement for purposes of construction, operating, maintaining, repairing, inspecting and reconstruction the cart path, together with such appurtenances as from time to time may be required, and for purposes of inspecting said permanent easement, including but not limited to, archaeological and environmental studies, and together with the full right of access to and egress to and egress from said permanent easement. Said permanent easement consists of 7,507 SF or 0.17 acre, more or less, and is shown on the Proposed Cart Path Easement (dated March 16, 2016) prepared by W.D. Gray and Associates, Inc., which is attached hereto as Exhibit "A" and made a part hereof.

The Grantee agrees to restore said easement area after installation of the cart path and appurtenances to the same condition as existing before said installation as much as practical and to remove any waste or spoils including excess dirt, debris and rocks.

The Grantor shall have the right to pass over and upon said temporary easement with appropriate roadways for the full use of their property, provided, however that the construction, maintenance and use of said roadway shall in no way interfere with the cart path constructed within said easement.

The Grantor shall not construct any permanent structure that would interfere with the maintenance or repair of the cart path in the permanent easement or place any additional fill within the permanent easement, without permission of the Grantee and shall not allow additional utilities within the permanent easement except with approval of the Grantee.

The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said lands and premises and has full right and power to convey this easement to the Grantee, and that said lands and premises are free from any and all encumbrances, and that they will and their successors and assigns shall forever warrant and defend the title to said easements unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Except to the extent caused by the negligence or willful misconduct of Grantor or its employees, agents or contractors, and to the extent permitted by Georgia Law, Grantee assumes all risks and agrees, binds, and obligates itself to indemnify, defend, and save harmless Grantor from and against all claims, demands, actions, suits, judgments, and recoveries for or on account of injury to or death of any person or persons (including, but not by way of limitation, the agents, representatives, and employees of Grantor and Grantee and any other third parties) and/or damage to property (including, but not by way of limitation, property of Grantor or property of others in its custody) to the extent arising out of the exercise of the rights herein granted.

[Signatures appear on the following page]



IN WITNESS WHEREOF, the grantor has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

**ATTEST: City of Peachtree City**

**OWNER: Pulte Home Corporation**

By: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

By: Jason Garrett, VP of Land  
Printed Name

[Signature]  
Signature

**NOTARY:**

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Signature

My Commission expires:

\_\_\_\_\_  
SEAL

Signed, sealed and delivered,  
In the presence of

\_\_\_\_\_  
Witness

REFERENCE DEED BOOK 4414, PAGES 310-319 AND  
THE FINAL PLAT OF EVERTON AT WILKSMOOR, PHASE 1

LEGEND  
R/W - RIGHT OF WAY  
N/F - NOW OR FORMERLY  
SQ. FT. - SQUARE FEET

**THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW  
THE METES AND BOUNDS OF THE PROPOSED CART  
PATH EASEMENT. THIS EXHIBIT IS NOT TO BE USED  
FOR ANY OTHER PURPOSE.**

N/F  
PULTE HOME CORPORATION  
DEED BOOK 4414,  
PAGES 310-319  
(FUTURE DEVELOPMENT)

STRIPING  
(PER PLAN.  
STRIPING NOT  
INSTALLED BY  
DATE OF SURVEY)

50'  
GREENBELT  
(CITY)  
62,756 +/-  
SQ. FT.  
PER THE  
FINAL PLAT OF  
EVERTON AT  
WILKSMOOR  
PHASE 1

50'  
GREENBELT  
(CITY)  
65,855 +/-  
SQ. FT.  
PER THE  
FINAL PLAT OF  
EVERTON AT  
WILKSMOOR  
PHASE 1

N/F  
THE CITY OF PEACHTREE CITY, GA  
DEED BOOK 1958,  
PAGES 163-168

NORTH BASED ON  
FINAL PLAT OF  
EVERTON AT WILKSMOOR  
PHASE 1

PROPOSED  
CART PATH  
EASEMENT  
7,507 +/- SQ. FT.  
0.17 +/- ACRES

APPROXIMATE LOCATION  
OF EXISTING GOLF CART  
PATH AND SIGN EASEMENT AS  
GRAPHICALLY SCALED FROM  
PLAT BOOK 38, PAGES 169-174

30' SIDE SETBACK PER  
PLAT BOOK 36, PAGE 6

APPROXIMATE  
EXISTING  
ASPHALT  
CART PATH

10' UTILITY EASEMENT  
PER PLAT BOOK 36  
PAGE 6

CHADSWO

MACDUFF PARKWAY (R/W VARIES)

### LINE/CURVE TABLE

| LINE | CHORD   | CHORD BEARING | ARC     | RADIUS  |
|------|---------|---------------|---------|---------|
| L1   | 100.77' | N26°36'10"E   |         |         |
| C1   | 177.98' | N24°07'37"E   | 178.04' | 2060.00 |
| C2   | 6.22'   | N21°33'53"E   | 6.22'   | 2060.00 |
| L2   | 17.60'  | S21°14'01"W   | 17.60'  | 2060.00 |
| C3   | 109.46' | S68°22'50"E   |         |         |
| L3   | 20.54'  | S67°52'41"E   |         |         |
| C4   | 41.89'  | N23°35'33"W   | 46.38'  | 30.00   |

EASEMENT LINE/CURVE TABLE

| LINE | CHORD   | CHORD BEARING | ARC     | RADIUS   |
|------|---------|---------------|---------|----------|
| EL1  | 77.09'  | N26°36'10"E   |         |          |
| EL2  | 43.09'  | S70°43'54"W   |         |          |
| EL3  | 28.72'  | S70°43'54"W   |         |          |
| EL4  | 152.25' | N26°36'10"E   |         |          |
| EC1  | 196.87' | N23°47'45"E   | 196.95' | 2010.00' |
| EL5  | 50.00'  | S69°00'40"E   |         |          |
| EC2  | 23.81'  | S21°19'12"W   | 23.81'  | 2060.00' |
| EL6  | 30.00'  | N68°20'56"W   |         |          |
| EC3  | 175.39' | S24°07'37"W   | 175.44' | 2030.00' |
| EL7  | 131.64' | N26°36'10"W   |         |          |

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER ENCUMBRANCES MAY EXIST THAT A CURRENT TITLE REPORT PREPARED BY A QUALIFIED TITLE EXAMINER WOULD REVEAL.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE  
EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR  
STRUCTURES

Exhibit A



GRAPHIC SCALE

$$1'' = 40'$$


**W.D. Gray and  
Associates, Inc.**  
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR:

## JOHN WIELAND HOMES AND NEIGHBORHOODS

**4125 ATLANTA ROAD SE  
SMYRNA, GA 30080  
CONTACT: JASON GARRETT  
770-703-1646**

LAND LOT: 164

DATE OF SURVEY:

DISTRICT: 7TH

DATE OF DRAWING: 3-16-16

CITY OF PEACHTREE CITY  
FAYETTE COUNTY, GA

REV.

SCALE: 1" = 40'

JOB NO: 1501028



After recording, return to:

Theodore P. Meeker, III  
Sumner Meeker, LLC  
14 East Broad Street  
Newnan, Georgia 30263  
(770) 251-1750

### **CART PATH EASEMENT**

This Cart Path Easement is given this \_\_\_\_ day of \_\_\_\_\_ 2016, by Pulte Home Corporation (hereinafter "Grantor") to the City of Peachtree City, a political subdivision of the State of Georgia (hereinafter "Grantee").

### **WITNESSETH**

WHEREAS, The Grantor is the owner of certain property known as all that tract of land lying and being in Land Lot 164 of the 7<sup>th</sup> Land District, Fayette County, Georgia, being 17.2 acres, more or less, and more particularly shown on a plat prepared by Integrated Science & Engineering, dated March 22, 2002, entitled "Plat for Proposed Elementary School, Fayette County Board of Education," and recorded in Plat Book 36, Page 6 of the Fayette County, Georgia Deed Records, and;

WHEREAS, The Grantee has requested that the Grantor grant and convey to the Grantee an easement over, upon, across, and under and through a portion of the property of the Grantor for the purpose of constructing, operating, maintaining, repairing, inspecting and reconstructing a cart path and the Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by the presents does give, grant, and convey unto the Grantee, its successors and assigns, the right, privilege and easements to construct, operate, maintain, repair, inspect and reconstruct a multi-use path and appurtenances over upon, across under and through the above referenced property of the Grantor, said easements being described as follows:

A nonexclusive permanent easement for purposes of construction, operating, maintaining, repairing, inspecting and reconstruction the cart path, together with such appurtenances as from time to time may be required, and for purposes of inspecting said permanent easement, including but not limited to, archaeological and environmental studies, and together with the full right of access to and egress to and egress from said permanent easement. Said permanent easement consists of 7,507 SF or 0.17 acre, more or less, and is shown on the Proposed Cart Path Easement (dated March 16, 2016) prepared by W.D. Gray and Associates, Inc., which is attached hereto as Exhibit "A" and made a part hereof.

The Grantee agrees to restore said easement area after installation of the cart path and appurtenances to the same condition as existing before said installation as much as practical and to remove any waste or spoils including excess dirt, debris and rocks.

The Grantor shall have the right to pass over and upon said temporary easement with appropriate roadways for the full use of their property, provided, however that the construction, maintenance and use of said roadway shall in no way interfere with the cart path constructed within said easement.

The Grantor shall not construct any permanent structure that would interfere with the maintenance or repair of the cart path in the permanent easement or place any additional fill within the permanent easement, without permission of the Grantee and shall not allow additional utilities within the permanent easement except with approval of the Grantee.

The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said lands and premises and has full right and power to convey this easement to the Grantee, and that said lands and premises are free from any and all encumbrances, and that they will and their successors and assigns shall forever warrant and defend the title to said easements unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Except to the extent caused by the negligence or willful misconduct of Grantor or its employees, agents or contractors, and to the extent permitted by Georgia Law, Grantee assumes all risks and agrees, binds, and obligates itself to indemnify, defend, and save harmless Grantor from and against all claims, demands, actions, suits, judgments, and recoveries for or on account of injury to or death of any person or persons (including, but not by way of limitation, the agents, representatives, and employees of Grantor and Grantee and any other third parties) and/or damage to property (including, but not by way of limitation, property of Grantor or property of others in its custody) to the extent arising out of the exercise of the rights herein granted.

[Signatures appear on the following page]



IN WITNESS WHEREOF, the grantor has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

**ATTEST: City of Peachtree City**

**OWNER: Pulte Home Corporation**

By: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

By: Jason Garrett, VP of Land  
Printed Name

[Signature]  
Signature

**NOTARY:**

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Signature

My Commission expires:

\_\_\_\_\_  
SEAL

Signed, sealed and delivered,  
In the presence of

\_\_\_\_\_  
Witness

PROPOSED CART PATH EASEMENT EXHIBIT

REFERENCE DEED BOOK 4414, PAGES 310-319 AND  
THE FINAL PLAT OF EVERTON AT WILKSMOOR, PHASE 1

LEGEND  
R/W - RIGHT OF WAY  
N/F - NOW OR FORMERLY  
SQ. FT. - SQUARE FEET

N/F  
PULTE HOME CORPORATION  
DEED BOOK 4414,  
PAGES 310-319  
(FUTURE DEVELOPMENT)

THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW  
THE METES AND BOUNDS OF THE PROPOSED CART  
PATH EASEMENT. THIS EXHIBIT IS NOT TO BE USED  
FOR ANY OTHER PURPOSE.

PROPOSED  
CART PATH  
EASEMENT  
7,507 +/- SQ. FT.  
0.17 +/- ACRES

APPROXIMATE LOCATION  
OF EXISTING GOLF CART  
PATH AND SIGN EASEMENT AS  
GRAPHICALLY SCALED FROM  
PLAT BOOK 36, PAGES 169-174

30' SIDE SETBACK PER  
PLAT BOOK 36, PAGE 6

APPROXIMATE  
EXISTING  
ASPHALT  
CART PATH

10' UTILITY EASEMENT  
PER PLAT BOOK 36  
PAGE 6

CHADSWORTH  
WAY

MACDUFF PARKWAY (R/W VARIES)

FRANKLIN RIDGE DRIVE  
(50' R/W)

| LINE/CURVE TABLE |         |               |         |          |
|------------------|---------|---------------|---------|----------|
| LINE             | CHORD   | CHORD BEARING | ARC     | RADIUS   |
| L1               | 100.71' | N26°36'10"E   | 178.04' | 2060.00' |
| C1               | 177.98' | N24°07'37"E   | 6.22'   | 2060.00' |
| C2               | 6.22'   | N21°33'53"E   | 17.60'  | 2060.00' |
| C3               | 17.60'  | S21°14'01"W   | 46.38'  | 30.00'   |
| L2               | 109.46' | S68°22'50"E   |         |          |
| L3               | 20.54'  | S67°52'41"E   |         |          |
| C4               | 41.89'  | N23°35'33"W   |         |          |

| EASEMENT LINE/CURVE TABLE |         |               |         |          |
|---------------------------|---------|---------------|---------|----------|
| LINE                      | CHORD   | CHORD BEARING | ARC     | RADIUS   |
| EL1                       | 77.09'  | N26°36'10"E   | 196.95' | 2010.00' |
| EL2                       | 43.09'  | S70°43'54"W   | 23.81'  | 2060.00' |
| EL3                       | 28.72'  | S70°43'54"W   | 175.44' | 2030.00' |
| EL4                       | 152.25' | N26°36'10"E   |         |          |
| EC1                       | 196.87' | N23°47'45"E   |         |          |
| EL5                       | 50.00'  | S69°00'40"E   |         |          |
| EC2                       | 23.81'  | S21°19'12"W   |         |          |
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PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND  
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EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR  
STRUCTURES

Exhibit A



GRAPHIC SCALE

1"=40'



**W.D. Gray and  
Associates, Inc.**  
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
(770) 486-7552 Fax (770) 486-0496  
LSF000701

PREPARED FOR:

**JOHN WIELAND HOMES AND  
NEIGHBORHOODS**  
4125 ATLANTA ROAD SE  
SMYRNA, GA 30080  
CONTACT: JASON GARRETT  
770-703-1646

LAND LOT: 164

DATE OF SURVEY:

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DATE OF DRAWING: 3-16-16

CITY OF PEACHTREE CITY  
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NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by the presents does give, grant, and convey unto the Grantee, its successors and assigns, the right, privilege and easements to construct, operate, maintain, repair, inspect and reconstruct a multi-use path and appurtenances over upon, across under and through the above referenced property of the Grantor, said easements being described as follows:

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Except to the extent caused by the negligence or willful misconduct of Grantor or its employees, agents or contractors, and to the extent permitted by Georgia Law, Grantee assumes all risks and agrees, binds, and obligates itself to indemnify, defend, and save harmless Grantor from and against all claims, demands, actions, suits, judgments, and recoveries for or on account of injury to or death of any person or persons (including, but not by way of limitation, the agents, representatives, and employees of Grantor and Grantee and any other third parties) and/or damage to property (including, but not by way of limitation, property of Grantor or property of others in its custody) to the extent arising out of the exercise of the rights herein granted.

[Signatures appear on the following page]



IN WITNESS WHEREOF, the grantor has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

**ATTEST: City of Peachtree City**

**OWNER: Pulte Home Corporation**

By: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

By: Jason Garret, VP of Land  
Printed Name

[Signature]  
Signature

**NOTARY:**

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Signature

My Commission expires:

\_\_\_\_\_  
SEAL

Signed, sealed and delivered,  
In the presence of

\_\_\_\_\_  
Witness

PROPOSED CART PATH EASEMENT EXHIBIT

REFERENCE DEED BOOK 4414, PAGES 310-319 AND  
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R/W - RIGHT OF WAY  
N/F - NOW OR FORMERLY  
SQ. FT. - SQUARE FEET

NORTH BASED ON  
FINAL PLAT OF  
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N/F  
PULTE HOME CORPORATION  
DEED BOOK 4414,  
PAGES 310-319  
(FUTURE DEVELOPMENT)

STRIPING  
(PER PLAN,  
STRIPING NOT  
INSTALLED BY  
DATE OF SURVEY)

50' GREENBELT  
(CITY)  
62,756 +/-  
SQ. FT.  
PER THE  
FINAL PLAT OF  
EVERTON AT  
WILKSMOOR  
PHASE 1

50' GREENBELT  
(CITY)  
65,855 +/-  
SQ. FT.  
PER THE  
FINAL PLAT OF  
EVERTON AT  
WILKSMOOR  
PHASE 1

PROPOSED  
CART PATH  
(PER PLAN,  
NOT INSTALLED  
AT DATE OF  
SURVEY)

N/F  
THE CITY OF PEACHTREE CITY, GA  
DEED BOOK 1958,  
PAGES 163-168

STRIPING  
(PER PLAN,  
STRIPING NOT  
INSTALLED BY  
DATE OF SURVEY)

FRANKLIN RIDGE DRIVE  
(50' R/W)

PROPOSED  
CART PATH  
EASEMENT  
7,507 +/- SQ. FT.  
0.17 +/- ACRES

APPROXIMATE LOCATION  
OF EXISTING GOLF CART  
PATH AND SIGN EASEMENT AS  
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30' SIDE SETBACK PER  
PLAT BOOK 36, PAGE 6

APPROXIMATE  
EXISTING  
ASPHALT  
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10' UTILITY EASEMENT  
PER PLAT BOOK 36  
PAGE 6

CHADSWORTH  
WAY

MACDUFF PARKWAY (R/W VARIES)

PATH

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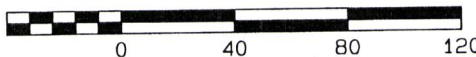
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STRUCTURES

Exhibit A

GRAPHIC SCALE

1"=40'



**W.D. Gray and  
Associates, Inc.**  
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
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LSF000701

PREPARED FOR:

**JOHN WIELAND HOMES AND  
NEIGHBORHOODS**

4125 ATLANTA ROAD SE  
SMYRNA, GA 30080  
CONTACT: JASON GARRETT  
770-703-1646

LAND LOT: 164

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CITY OF PEACHTREE CITY  
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REV.

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