

City Council of Peachtree City
Agenda
May 3, 2007
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize CERT Graduates
 - Recognize Paul Schwinne for Service on Development Authority
- IV. Public Comment
- V. Minutes
 - April 19, 2007, Regular Meeting Minutes
- VI. Monthly Reports
- VII. Consent Agenda
 - 1. Alcohol License – Change in License and License Representative – China Café
Waikiki
 - 2. Consider Approval of 2007 LARP Contracts
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 05-07-01 Citizen Request to Address Council Concerning Stormwater Fees
 - 05-07-02 Public Hearing – Consider Request from John Wieland Homes and
Neighborhoods
 - A. Consider Rezoning Application, AR to LUR-15
 - B. Consider Annexation and Rezoning
 - 05-07-03 Public Hearing – Consider Request from Levitt & Sons of Georgia, LLC
 - A. Consider Rezoning Application, AR to LUR
 - B. Consider Annexation and Rezoning
 - 05-07-04 Consideration of Amendment to the Capital Improvement Element and
Amendments to Section 307 of the Code of Ordinances, Development
Impact Fees Pertaining to the West Village Service Area
- X. Council/Staff Topics
- XI. Executive Session

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

City Council of Peachtree City
Minutes of Meeting
April 19, 2007
7:00 p.m.

The City Council of Peachtree City met Thursday, April 19, 2007, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions

Mayor Logsdon read a proclamation for the Rotary International Group Study Exchange. Logsdon read a proclamation for Older Americans Month. City Planner David Rast was recognized for 10 years of service.

Public Comment

Lynda Wojcik, 412 Taberon Road, addressed Council regarding plantings to hide the railroad tracks along SR 74 South since it was a gateway to the City.

Minutes

Rutherford moved to approve the April 5, 2007, regular meeting minutes. Kourajian seconded. The motion carried 4-0-1 (Plunkett).

Old Agenda Items

01-07-15 Consider Amendments to Home Occupation Ordinance

Rast said that staff had researched the situations there were in the City with home occupations and had also looked at Code Enforcement complaints. None of the suggested changes limited the number of students an instructor could have at any one time. He explained that the majority of home occupations were non-compliant based on the current ordinance. He continued that they were looking at the language to make the ordinance compliant. There were approximately 800 home-based businesses. The proposed changes included language that still allowed day cares, which also had to meet state requirements, tennis lessons, and swim lessons. The current ordinance did not allow anything to take place outside the structure. The City Attorney had looked at the changes. He asked Council to look at the changes and send back to the Planning Commission to go through the required process.

Rutherford moved to refer the matter back to the Planning Commission. She told Rast that a nice job had been done of comprising the needs and preserving the residential quality of the neighborhoods. Boone seconded. The motion carried unanimously.

Plunkett asked Rast to ensure those interested in the process, especially the music teachers, know when the public hearing would be on the Planning Commission agenda.

New Agenda Items

04-07-06 Public Hearing – Consider Rezoning, GA 74/Rockaway Road – GI to LUC

Logsdon noted there were additional documents on the dais – a letter dated April 17, 2007, from Wilshire Estates Homeowners Association (HOA) attorney Peter Olson stating their objections to the rezoning application, an e-mail dated April 18, 2007, from Columbia Properties attorney Rick Lindsey to Rast requesting Council continue the agenda item, and an e-mail from Olson to City

Attorney Ted Meeker dated April 18, 2007, stating that Olson would not attend the meeting due to the applicant's request and to keep the Wilshire Estates HOA in the loop concerning any changes.

Rutherford moved to table the public hearing to the first Council meeting in June (June 7). Kourajian seconded.

Boone said he was not in favor of tabling the rezoning request. He continued that the citizens felt strongly about the rezoning. If it was tabled, he hoped the developer would take stock of the citizen input thus far. He hoped the delay request was not a ploy to put the rezoning off for 45 days.

The motion carried 4-1 (Boone).

04-07-07 Public Hearing – Consider Partial Update of Comprehensive Plan

Rast said this was a partial update of the Comprehensive Plan. The process started in 2005, and a citizen advisory committee had been formed. Staff spent significant time compiling data based on the requirements established by the Department of Community Affairs (DCA). The community assessment and the community participation program were submitted in June 2006, and the comments were returned. Shortly after, the City was notified that the submittal deadlines for the Comprehensive Plan's recertification had changed from February 2007 to June 30, 2014. In the interim, DCA came up with a partial plan update to ensure each jurisdiction was following its plan and working on the updates. Technically, the City had done two portions early during the process. They referred to the current plan on a steady basis, and a lot of decisions were made based on the language in the Comprehensive Plan. He had also included sections on how the current plan complied with the quality community objectives identified by the DCA. A section on areas requiring special attention had also been required, and the Advisory Board had identified those areas and included guidelines. The Planning Commission and the Advisory Board had reviewed the document. Rast said he told those bodies that this was not the final plan, but a plan in progress. Some areas could be modified as the work on the plan continued. The document in the agenda packet met the requirements of the partial update. Staff was asking Council to authorize the Mayor to transmit the document to the DCA and ARC for review. After he received the comments, he said he would come back to Council with a resolution to adopt the update.

Logsdon asked if there was any comment. There was none, and the Mayor closed the public hearing.

Rutherford said she was glad the public and neighborhood meetings would continue. Rast said they would, and the next portion included taking the community agenda to the different neighborhoods. The community agenda would come back to Council for adoption in the fall.

Rutherford asked what other areas would be the focus for the next six months. Rast said there were established guidelines that had to be met through DCA that they were taking a step further. The committee wanted to look at the areas around the City and establish growth boundaries. As annexation requests came in, they could go back to the plan to see if a particular annexation had been considered and why. There were also a lot of internal things within the City that should be looked at. There was concern about the buffers and aesthetics along major thoroughfares. In some cases, the ordinances had worked well. A lot of things were changing. State Road 74 South was a totally different road now, and they needed to find a way to soften the impact of SR 74 and other

developments around the City. Residential, commercial, and industrial redevelopment also was discussed often. Topics included better coordination with the Development Authority of Peachtree City and the Fayette County Development Authority so everyone was working off the same page. Rutherford said that one way to garner community support was to bring the community into the process rather than asking for support later. The next key piece was to go out to the neighborhoods.

Kourajian asked Rast if he had gotten the participation from the advisory board that he wanted. Rast said the board had started strong, then it went into the "what are we supposed to do next?" stage. There were five or six members at the last meeting, and they had discussed what could be done to re-energize the group. Rast said there had been a great cross-section of residents in the beginning. They might come back to Council and ask to expand the group. Some people had moved, and some had passed away. Rutherford said they probably should look at the board during the next few meetings to decide if the slots should be re-filled. The Comprehensive Plan was too important to have just a few people working on it. Rast said that was the feeling of the people still actively serving on the committee.

Rutherford moved to authorize the Mayor to sign the transmittal document so the partial update could go to the DCA and ARC (Atlanta Regional Commission). Boone seconded. The motion carried unanimously.

04-07-08 Request from Peachtree City Civic Association to Address Council Regarding TDK Extension

Logsdon noted there was an additional item on the dais – a copy of the Peachtree City Civic Association's (PTCCA) position paper on the TDK extension. Paul Van't Hof, president of the PTCCA, addressed Council and thanked Logsdon and City Manager Bernard McMullen for meeting with the group the prior week. (A copy of the position paper is included in the official meeting file.) The PTCCA felt that the TDK extension was a detriment to the City and the County and asked Council to immediately take whatever action was necessary to terminate the extension of TDK Boulevard.

Van't Hof said that the PTCCA had filed a "Freedom of Information" request regarding the TDK extension, and they had read volumes of paper. There was no evidence of a binding agreement requiring the City to move forward with the road construction. He continued that the City, County, and Coweta County should be good neighbors. He read the following excerpt from an article in the April 13 edition of the *Newnan Times-Herald*:

Dennis Chase of Fayette County is a biologist and president of the Line Creek Association. The section of Line Creek that flows past the village is "already in a lot of trouble," he said. The stormwater runoff from McIntosh Village will put a lot of pressure on the creek, he said. He feels there is too much impervious surface, and not enough greenspace, in the plan. Commission Paul Poole told Chase, "I think you need to concentrate on Peachtree City and let us concentrate on our own problems." Later in the meeting, though, Poole asked Reese to talk with the concerned residents, and Chase.

Van't Hof continued that most residents recognized that the road would eventually be built, but the road should not be built until after Coweta County put the necessary infrastructure in place.

Richard Spain noted that the PTCCA had asked its members to conduct a survey in their homeowners associations and neighborhoods. "Do you believe that TDK Boulevard is in the best interests of Peachtree City residents?" was one of the questions. The choices for answers included yes, no, or don't know. Ten percent said "yes." Zero said "don't know." Ninety percent said TDK was not in the best interests of City residents. Spain continued that the position paper was a call for action. Council needed to take action rather than letting it happen because they did not act. Spain said they were looking to Council for leadership that was used in the best interests of the City and its residents.

Kourajian asked how many people were surveyed. Spain said the surveys were sent to each homeowners association and neighborhood represented in their organization. The results were received from 356 homes at two voters per home. The survey included other questions. Kourajian asked Spain to send Council the results of the complete survey. Spain said they would provide those results for Council. Spain said the questions included the following:

1. Are you a registered voter of Peachtree City?
2. Do you believe you have enough information to make an informed judgment on the issue of the extension of TDK Boulevard?
3. Do you believe that TDK Boulevard is in the best interests of Peachtree City residents?
4. Would you support the Mayor and City Council if they decided to complete the extension of TDK Boulevard?
5. If no to Number 4, would you actively oppose the Mayor and City Council should they decide to proceed with the extension of TDK Boulevard?

Rutherford thanked the PTCCA for the presentation.

Logsdon noted that he and McMullen had met with Van't Hof and another member of the PTCCA. He asked Van't Hof several questions related to that meeting. Rutherford said this was not appropriate since the PTCCA had come to make a presentation on TDK. Logsdon said he was going to make a point. Logsdon noted that Van't Hof acknowledged that he and McMullen had taken their free time to meet with the PTCCA again prior to this meeting. He felt he and McMullen had been candid and forthright in their opinions and feelings on the issues they had discussed. Logsdon continued that an anonymous person, who said they attended the same meeting, wrote to the newspaper and took a shot at him for his work as a lineman 44 years ago. Logsdon said he did not have to apologize for who he worked for or the career path he took to get where he was today. The statement attested to that person's character or the association. Van't Hof said he read it also. Van't Hof said he had publicly thanked Logsdon, and he had not expected any attack to be personalized. Logsdon said he welcomed Van't Hof's and Spain's input; Council did need help in attacking some of the City's issues.

Plunkett said there had been many hearings, and there was a lot of information on TDK. The issue was not resolved. She asked the PTCCA to provide any information they might have on their point items to assist Council in making an informed decision, especially any information they might have regarding development in Coweta County. Van't Hof agreed.

Rutherford thanked the group for their time and concern.

04-07-09 Presentation of 2006 Financial Statements

Financial Services Director Paul Salvatore noted that Miller Edwards from Mauldin & Jenkins, the City's audit firm, would present the Comprehensive Annual Financial Report (CAFR). (A copy of the CAFR and the annual audit agenda is included in the official meeting file.)

Edwards asked Council if there was anything specific they wanted him to cover. Rutherford asked what the two most important things were regarding the report. Edwards said the City had a clean opinion. The City's finances were very strong and showed a lot of effort in maintaining a strong fund balance. The operating cash flows were good. They had no findings relative to the audit. There was nothing to write up. The City was strong financially and had good management control.

Plunkett asked if there was anything that could be done better. Edwards said the City's staff resources were lean and on the edge of having too few people in the accounting department. The rules and regulations regarding government accounting, and the resources surrounding the accounting got tighter each year. The City should be aware of the potential need for enhanced resources. The City would have to spend 25-30% more time on the auditing process beginning in 2008, including more demand on the City staff during the audit.

Rutherford asked if there was something Council could do at the state or federal level regarding the restrictions. Edwards said it would be difficult for any one city to do something. He said the Government Finance Officers Association (GFOA) was the largest trade association. The GFOA went to GASB and said it did not support it. GASB said they did not care. Edwards noted that City staff was involved in the trade organizations, and Salvatore was president of the Georgia GFOA chapter.

Edwards noted that the financial statement represented the City, as well as the Water and Sewerage Authority, the Airport Authority, the Development Authority, and the Tourism Association. Across the board, the City was in a good position. He recommended that the City strongly maintain its current financial position. It was important to have the right kind of working capital in place, especially with the issues facing the City currently.

Boone moved to accept the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2006. Rutherford seconded. The motion carried unanimously.

04-07-10 Consider Stormwater Revenue Bond

Salvatore said they were ready to move forward with the issuance of the stormwater revenue bond, which would fund numerous capital projects. He asked Council to adopt the Master Bond Ordinance that would authorize the issuance of \$3,745,000 of Series 2007 stormwater revenue bonds through RBC Centura Bank. By adopting the ordinance, Council would authorize Mayor Logsdon to sign the closing documents, which was scheduled May 10. The City Attorney would proceed with the advertising and bond validation process for the bonds. RBC had the lowest interest rate, 4.07%. The bond was for a 20-year term. There was sufficient funding in the stormwater budget to pay the debt service. Rutherford clarified that the debt service would be paid by the Stormwater Utility, not tax dollars. Salvatore said the debt service would be paid by Stormwater Utility revenues. Kourajian noted that the Stormwater Utility was not a City concoction. Salvatore said it was a federal mandate.

Meeker said Kilpatrick Stockton had written the documents. He had reviewed them thoroughly, and the suggested changes had been incorporated. Meeker noted that sometimes revenues could be pulled out of enterprise funds and put into general funds. This was a closed-end system, where every dollar collected for the Stormwater Utility was put toward stormwater projects, including the debt service for this obligation. Under the terms of the bond, nothing else could be done.

Rutherford noted that the sale date on the paperwork was February 28, 2007, and the bids were \$3.6 million, but the request for the motion was \$3.7 million. Meeker said the additional funds would cover the cost of issuance. Salvatore said it was also for a debt service reserve fund. Salvatore said this was common in utility issues.

Rutherford moved to approve the Master Bond Ordinance authorizing issuance of \$3,745,000 of Series 2007 stormwater utility revenue bonds through RBC Centura Bank. Kourajian seconded. The motion carried unanimously.

04-07-11 Consider Amendment to Ordinance Extending Terms of Recreation Commission from Three Years to Five Years

Logsdon noted there was an additional document on the dais – an e-mail from the City Manager to Council dated April 18, with the subject “RE: Recreation Commission” regarding additional changes. Rutherford noted that the changes would extend the terms so three people were not rolling off the Commission at the same time.

Rutherford moved to approve the update to Ordinance 2-471 that would extend the terms of the Recreation Commission from three years to five years. Boone seconded.

Rutherford explained that while researching to find out about shortening terms, it was discovered that the Recreation Commission terms were supposed to be five years according to state mandate. The changes would bring everything in line with the state mandate that created the commission to begin with.

The motion carried unanimously.

Leisure Services Director Randy Gaddo said the current commissioners had some concern that the longer terms could present a challenge in finding volunteers, but the members could step down from the commission at any time with no penalty.

04-07-12 Consider Amendment to Section 78-92 Registration/Transfer Requirements, Motorized Cart Ordinance

Rutherford moved to approve the amendment. She noted that this was one thing that had worked out well. The Association of Fayette County Governments met every quarter to look at and discuss issues the entities could work on together. Tyrone and the City would honor each other's registrations. Cooperative effort was in the best interests of the citizens. Boone seconded.

Plunkett said she had no problem with the cities having reciprocity. The problem regarding reciprocity with the County was that the County was not putting in paths, plus the amount of revenue the City derived from County residents that registered their carts in the City. Reciprocity

with County residents would require further study. McMullen said that unless Council wanted further study, staff was not planning to recommend reciprocity with any other entity.

The motion carried unanimously.

Council/Staff Topics

Update on Huddleston Pond

(A copy of the PowerPoint presentation is included in the official meeting file.) City Engineer Dave Borkowski reported that the geotechnical testing came back good. They would be able to use the on-site soils for the borrow area, which would save a lot of money. They proceeded with a better survey of the borrow site to locate the affected items and use for the wetlands permit and buffer variance applications. The use of the borrow site would increase the size of the pond and would impact the recreation area and the existing cart path. He and Gaddo were working together to relocate the recreation area. The path would also have to be realigned.

Rutherford asked how much the exercise circuit equipment was actually used. Gaddo said the area was heavily used. He continued that about one-third of the equipment was used, and the rest was old and dated. They planned to replace the older equipment with equipment made of new materials and add a playground, which would improve the area considerably. Boone asked where the funding for the equipment and playground would come from. Gaddo said it would cost approximately \$15,000 to replace the exercise equipment and \$25,000 for a good-sized tot lot. He did not know yet where he would get the funding. Rutherford noted that there was some circuit course equipment specifically designed for seniors. Gaddo said they were looking at that type of equipment.

Borkowski continued that the buffer variance application was still on track. It should be sent to EPD this month. The conditions still had not come out for the wetlands permit issued this year by the Corps of Engineers. They were expected by the end of April, so the goal was to work on submitting the permit in May. There would be a 45-day approval time. Staff would stay on EPD to try to get it pushed through.

Borkowski said he had talked to citizens about incorporating a bass habitat. Gaddo said they were working with a local bass club and they would work with the City and help design the habitat.

Boone asked if anything could be done to speed up the process. Borkowski said the approval time period was required by federal regulation. Boone asked if the City had a prior permit for the pond that might be grandfathered. Borkowski said as far as he could determine this was the first time the City had applied for the permit. The nationwide permit the City could have applied for had expired. The nationwide permits expired every five years. He added that the area would be much better when everything was done.

Kourajian asked if they were introducing new fish to the pond. Gaddo said the pond had so many smaller fish, and that there were not a lot of bigger game fish. They would be balancing out the species.

Update on Other Topics

Borkowski said he had just received the final construction drawings from QK4 for the CSX cart bridge, which looked good. The drawings were sent on to DOT. McMullen said they were still

waiting for the categorical exclusion for the air quality. There was no information regarding a time line.

Borkowski said met they again with the HOA representatives regarding the Flat Creek bridge, along with the consultant, and Dennis Chase. They were pricing another option and waiting for the estimate. The consultant should have the estimate ready the next week. They would have to re-apply for the wetlands permit.

Rutherford asked if anyone knew why the state was repaving SR 74. McMullen said no. Borkowski said there would be an area that would be torn up. Boone noted that they had put down new pavement one day, then gone across it with the big tractors and torn it up the next.

Plunkett asked if there was an update on the traffic signal at SR 74/Wisdom Road. Borkowski said the application was in Atlanta.

Logsdon said he shared a lot of the concerns listed in the PTCCA's position paper on the TDK extension. He asked Council to entertain hiring a consultant to take an unbiased look at the TDK extension. The project has been on the books since 1972. The traffic studies that had been done had not included any information on development in Coweta County. He wanted to get someone from Georgia Tech who was not from the area to give an unbiased opinion. He continued that the McIntosh DRI was only the tip of the iceberg, and the City needed to know more definitively what the traffic impact would be. He would like for staff to look into it. Boone said it would be good to have an unbiased opinion from someone who was not from Fayette or Coweta County, or had ties to GRTA. Logsdon also asked Spain if he and Van't Hof would make an appointment to discuss it further.

Rutherford moved to convene in executive session for threatened or pending litigation and personnel. Kourajian asked to add real estate to the executive session. Rutherford modified her motion to include real estate. Boone seconded. The motion carried unanimously.

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

There being no further business to discuss, Kourajian moved to adjourn. Plunkett seconded the motion. The motion carried unanimously. The meeting adjourned at 8:52 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

2007 City Event Calendar

<u>April</u>	<u>May</u>	<u>June</u>
	5/1 - City Council Workshop, 6:30 pm 5/3 – City Council Meeting, 7 pm 5/5&6 – Spring Cleanup 5/12 – Touch A Truck 5/17 - City Council Meeting, 7 pm 5/28 – Memorial Day, City offices closed Memorial Day Celebration, 8:30 - noon	6/5 & 6 – City Council Budget Workshop, 6:30 pm 6/7 - City Council Meeting, 7 pm 6/21 - City Council Meeting, 7 pm
<u>July</u>	<u>August</u>	<u>September</u>
7/3 – City Council Workshop (Tentative), 6:30 pm 7/4 – Independence Day – City offices closed, Parade & Fireworks 7/5 – City Council Meeting, 7 pm 7/19 – City Council Meeting, 7 pm	8/2 – City Council Meeting, 7 pm 8/7 – City Council Workshop (Tentative), 6:30 pm 8/16 – City Council Meeting, 7 pm 8/25 – Kidz' Fest	9/3 – Labor Day, City offices closed 9/4 – City Council Workshop (Tentative), 6:30 pm 9/6 – City Council Meeting, 7 pm 9/15&16 – Shakerag Arts & Crafts Festival 9/20 – City Council Meeting, 7 pm
<u>October</u>	<u>November</u>	<u>December</u>
10/2– City Council Workshop (Tentative), 6:30 pm 10/4 – City Council Meeting, 7 pm 10/13 & 14 – Great Georgia Air Show 10/18 – City Council Meeting, 7 pm 10/20 – PTC Classic Road Race	11/1 – City Council Meeting, 7 pm 11/3 –Chili Cook-Off 11/6– City Council Workshop (Tentative), 6:30 pm 11/15 – City Council Meeting, 7 pm 11/22 & 23 – Thanksgiving Holiday, City offices closed	12/1 – Hometown Holiday 12/4– City Council Workshop (Tentative), 6:30 pm 12/6 – City Council Meeting, 7 pm 12/20 – City Council Meeting, 7 pm 12/24 & 25 – Christmas Holiday, City offices closed

2008 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/1 – New Years Day, City offices closed 1/4 - City Council Meeting, 7 pm 1/18 - City Council Meeting, 7 pm 1/21 – MLK Day – City offices closed	2/5 – City Council Workshop (Tentative), 6:30 pm 2/7 – City Council Meeting, 7 pm 2/21 - City Council Meeting, 7 pm	3/4 – City Council Workshop (Tentative), 6:30 pm 3/6 – City Council Meeting, 7 pm 3/20 - City Council Meeting, 7 pm

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

Updated 4/26/07

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: March 2007

	<u>February-07</u>	<u>March-07</u>	<u>FY 2007 YTD</u>	<u>FY 2006 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	2	3	13	9
City Vehicle / Equipment Accidents	3	3	13	6
Lawsuit Legal Fees	\$8,250.61	\$8,100.51	\$37,195.57	\$37,188.32
<i>Adjusted Feb. 2007 to include 2 additional vehicle accidents.</i>				

Municipal Court

Fines Collected	\$133,739.00	\$147,135.00	\$685,311.30	\$744,554.17
Online Transactions	186	218	934	1,098
Citations Closed	573	847	3,473	4,240
Jail Fund Balance	\$2,812.88	\$4,738.02	\$100,112.98	\$83,602.95
<i>* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.</i>				

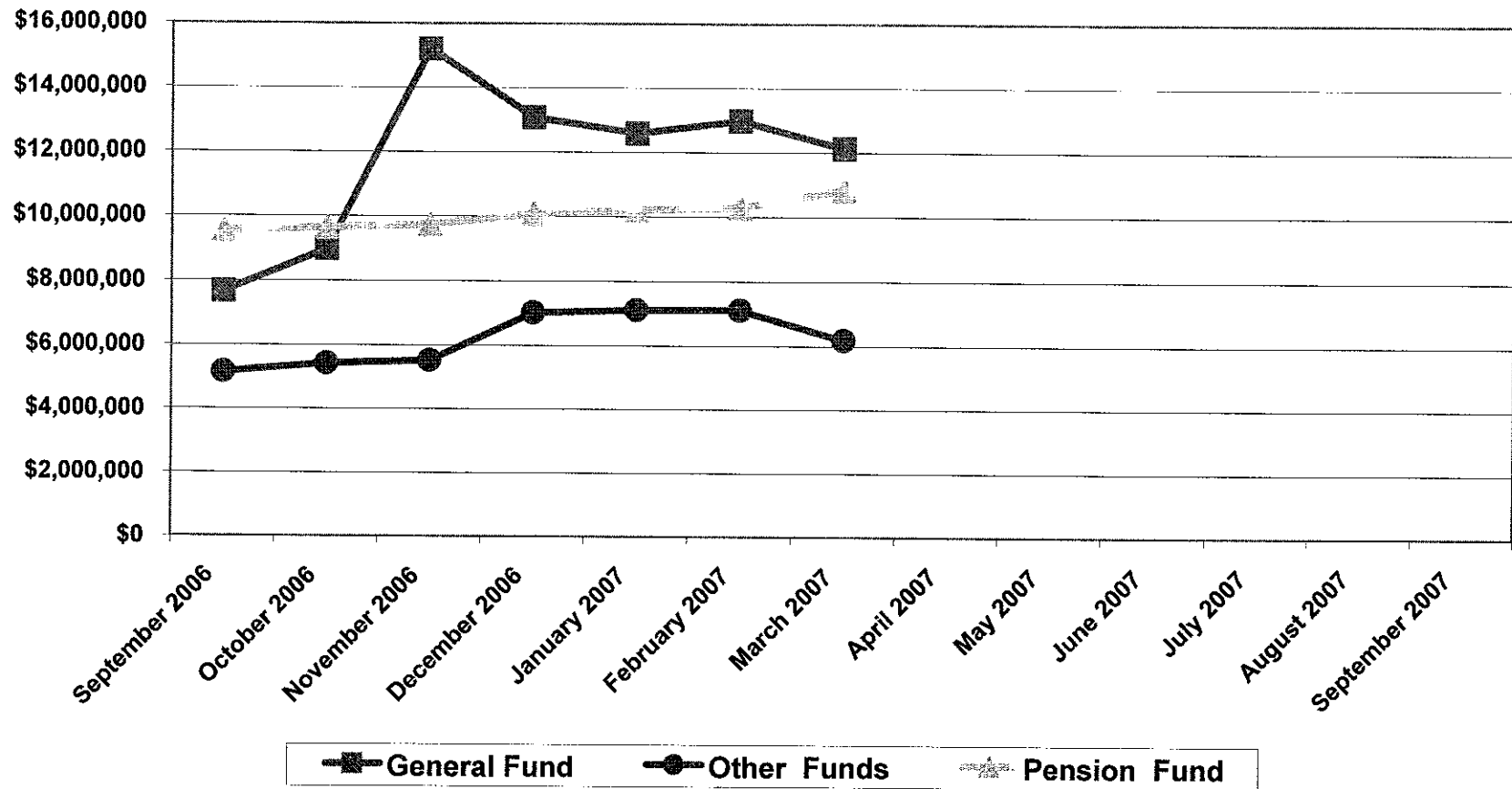
*** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed*

Public Information

New Businesses Registered	36	40	188	165
Public Contacts, Questions & Complaints	70	93	435	507

This includes 8 complaints against Comcast Cable Company and 11 Open Records/Discovery Requests.

**CITY OF PEACHTREE CITY
FISCAL YEAR 2007
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)**



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

CITY OF PEACHTREE CITY
GENERAL GOVERNMENTAL FUNDS BUDGET COMPARISON (UNAUDITED)
FOR THE SIX MONTHS ENDED MARCH 31, 2007

PERCENTAGE OF BUDGET YEAR COMPLETED 50.0%

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 10,094,474	\$ 9,498,322	\$ (596,152)	94.09%
Franchise Taxes	2,191,127	1,036,615	(1,154,512)	47.31%
Local Option Sales Tax	7,046,292	3,603,269	(3,443,023)	51.14%
Other Sales & Use Taxes	652,642	327,267	(325,375)	50.14%
Business Taxes	2,086,038	2,083,352	(2,686)	99.87%
Licenses & Permits	956,294	534,290	(422,004)	55.87%
Grants	204,966	86,559	(118,407)	42.23%
Charges for Services	1,181,932	436,400	(745,532)	36.92%
Fines & Forfeitures	1,140,817	476,714	(664,103)	41.79%
Investment Income	428,565	332,517	(96,048)	77.59%
Other Revenue	9,227	14,146	4,919	153.31%
Other Financing Sources	407,943	153,807	(254,136)	37.70%
Total General Fund Revenues	\$ 26,400,317	\$ 18,583,258	\$ (7,817,059)	70.39%
Surplus Carryover	594,202	-	-	-
Total General Fund	\$ 26,994,519	\$ 18,583,258		

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 482,855	\$ 215,359	267,496	44.60%
Administrative Services	1,032,585	475,912	556,673	46.09%
Financial Services	897,958	450,545	447,413	50.17%
Police Services	5,568,253	2,533,666	3,034,587	45.50%
Fire/EMS Services	5,211,897	2,336,170	2,875,727	44.82%
Public Works	4,140,279	1,952,537	2,187,742	47.16%
Leisure Services	4,965,003	2,182,920	2,782,083	43.97%
Developmental Services	1,331,667	633,883	697,784	47.60%
Non-Divisional:				
Council Contingency	94,760	-	94,760	0.00%
Non-Profit Organizations	20,000	20,000	-	100.00%
Transfer to Development Authority	35,000	35,000	-	100.00%
Transfers to Other Funds	3,371,202	2,136,829	1,234,373	63.38%
Liability Insurance	80,835	54,995	25,840	68.03%
Legal Services	162,880	55,733	107,147	34.22%
General Administration	72,279	830	71,449	1.15%
Other	(472,934)	-	(472,934)	0.00%
Total General Fund	\$ 26,994,519	\$ 13,084,379	\$ 13,910,140	48.47%

HOTEL/MOTEL FUND REVENUES

Description	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,092,291	\$ 449,650	\$ (642,641)	41.17%

HOTEL/MOTEL TRANSFERS OUT

Type	2007 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 364,097	\$ 149,883	\$ 214,214	41.17%
Transfer to Tourism Association	728,194	299,767	428,427	41.17%
Total Hotel/Motel Transfers Out	\$ 1,092,291	\$ 449,650	\$ 642,641	41.17%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF MARCH 31, 2007

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER MARCH 2007			
Description	Vendor	Award	Date
Driveway Improvements-Station 82	G S Construction	\$ 32,625.00	03/21/2007
Turf Mowers (3)	Fun Wheels Power Equipment	24,192.00	03/23/2007
Stationary Truck Lift System (2)	C J Equipment Co	25,985.00	03/23/2007

PURCHASING REPORT FOR MONTH ENDED MARCH 31, 2007 AND MARCH 31, 2006		
Activity	Fiscal Year 2007	Fiscal Year 2006
Purchase Orders / Requisitions Processed	275	268
City Store Requisitions Processed	7	8
Sealed Bids Requested	1	5
Requests for Proposals	4	2
Bids Awarded	10	4
Requests for Proposals Awarded	0	1
Contracts Prepared	12	13
Fixed Assets Purchased	10	17

INFORMATION TECHNOLOGY REPORT MARCH 2007 AND YEAR-TO-DATE		
Activity	Current Month	Fiscal Year 2007
Work Orders Created	76	615
Work Orders Closed	73	570
Work Orders Open	2	39
Project Work Orders	76	546
Technical Support	76	596
Website Visits	96,647	425,474

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2007 MONTHLY REPORT**

	Feb. 07	Mar. 07	2007 FY-T-D	2006 FY-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	2	0	10	16
Actual Business/Industrial Fires	1	1	6	6
Rescue/EMS Assist	115	132	856	903
Vehicle/Golfcart Accidents	23	37	134	149
False Alarms	22	22	146	119
¹Other	24	32	163	149
Total Engine Response	187	224	1315	1342
 Dispatched Fire Calls	 54	 58	 352	 323
 Response Time Fire	 4:20	 4:50	 5:00	 4:46
 RESCUE/EMS				
Trauma	32	35	213	398
Medical	130	169	860	713
Total # Patients	162	204	1073	1111
 Patients Transported	 80	 98	 545	 520
 Dispatched EMS Calls	 134	 167	 961	 1030
 ²Total Medic Response	 176	 216	 1285	 1352
 Response Time EMS	 4:31	 4:14	 4:36	 4:11
 Dispatched Fire/EMS Total	 188	 225	 1313	 1353
 EMS BILLING				
Patients Billed	69	81	439	465
 Revenue Generated	 29,916	 34,203	 179,221	 181,903
 ³Total Revenue Received	 26,268	 21,382	 128,131	 140,801

¹Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

²Includes Fire Assist Responses

³Revenue Received on All Outstanding Accounts

LEISURE SERVICES MONTHLY REPORT

Mar-07

<u>Activity Description</u>	<u>Unit</u>	<u>Mar. 07</u>	<u>FY 2007 YTD</u>	<u>FY 2006 YTD</u>
Library				
Books Circulated	number	34,512	186,249	133,927
Internet Usage	visits	3,920	19,428	16,753
Computer Lab Use	hours	26	184	305

***Low use due to holidays**

Recreation

Class/Program Revenue	\$	\$1,936	\$15,156	\$20,614
Playing Surface Mowing	hours	0	912	1,410
Playing Field Preparations	hours	883	3,406	4,251
Building Maintenance	hours	490	2,539	3,049
Safety Inspections	visits	50	300	300
Litter Removal	hours	308	1,704	1,942
Complaints answered	number	1	5	13

**PEACHTREE CITY POLICE DEPARTMENT
2007 MONTHLY REPORT**

MARCH 2007 FEBRUARY 2007 2007 CYTD 2006 CYTD

PART I CRIMES

Criminal Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	1	0
Aggravated Assault	0	0	1	1
Arson	0	0	0	0
Motor Vehicle Theft	2	2	9	10
Theft	12	18	49	76
Burglary	3	6	10	7
TOTAL PART I CRIMES	17	26	70	94

ALCOHOL/DRUG ARRESTS

DUI – TOTAL	13	18	47	53
DUI – ADULT	13	15	44	48
DUI – UNDERAGE	0	3	3	5
MINOR IN POSSESSION OF ALCOHOL	4	3	15	17

DRUG ARRESTS:

MARIJUANA	4	5	12	13
METHAMPHEDIMINE	3	0	4	1
COCAINE	0	0	0	0
OTHER (opium, etc)	5	0	5	0

ARRESTS

PROPERTY CRIMES	9	10	37	38
PERSON CRIMES	9	4	17	9
CITY ORDINANCES	33	22	80	96
TRAFFIC OFFENSES	64	58	176	181
OTHER	46	56	140	148

AVERAGE RESPONSE TIME	5.44	5.46	5.47	5.42
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CALLS ANSWERED	5,929	4,904	16,347	18,494
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TRAFFIC

CITATIONS ISSUED	642	641	2,034	2,060
WARNINGS	642	588	2,070	1,619
ACCIDENTS	110	92	314	285

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	7
HWY 74 / CROSSTOWN RD	5
HWY 74 / HOLLY GROVE ROAD	4
HWY 74 / DIVIDEND DR	4
HWY 54 / PEACHTREE PARKWAY	3

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	32
HWY 54 / PEACHTREE PARKWAY	11
HWY 74 / CROSSTOWN RD	8
HWY 74 / HOLLY GROVE ROAD	8
HWY 54 / PLANTERRA WAY	7

PUBLIC SERVICES MONTHLY REPORT

MARCH 2007

<u>Activity Description</u>	<u>Unit</u>	<u>March- 07</u>	<u>FY2007YTD</u>	<u>FY2006 YTD</u>
Street Patching	Hrs.	167	638	858
Street Crack Sealing	Hrs.	0	420	344
Drainage Maintenance	Hrs.	434	2,285	749
Street Sweeping	Hrs.	0	254	292
Cart Path Paving	Ft.	9,522	16,232	20,562
Cart Path Prepped for Paving	Ft.	4,277	16,150	11,884
Cart Path Litter Removal	Hrs.	135	856	684
Cart Path Drainage Maintenance	Hrs.	85	825	1,673
R.O.W. Mowing	Hrs.	400	1093	780
R.O.W. Litter Removal	Hrs.	413	3,235	2,587
General Maintenance	Hrs.	299	1,698	1,616
Mowing (Subdivision Entrances	Hrs.	386	934	1,433
Landscape Maintenance	Hrs.	132	633	554
Landscape Planting/Mulching	Hrs.	435	2,157	87
Subdivision Sign Maintenance	Hrs.	128	479	141
Traffic Sign Maintenance	Hrs.	87	605	971
Vandalism Repairs	Hrs.	25	200	26
Vandalism Repairs	Dls.	400	3,278	949
Citizen Requests Answered	Num.	115	405	340
Community Service	Hrs.	0	40	136
<u>RECYCLING SITE</u>				
Manhours	Hrs.	61	275	392
PARTICIPANTS				
Recycling	Num.	432	1,296	1,324
Composting	Num.	1,365	4,607	5,090
Mulch Pick Up	Num.	120	213	534

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: City Clerk

DATE: April 20, 2007

SUBJECT: Alcohol License – Change in Licensee and License Representative –
China Café Waikiki
May 3, 2007, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the license for China Café Waikiki.

Discussion:

China Café Waikiki, located at 1019 Peachtree Parkway North, has submitted a request for a change in the alcohol license. Ms. Sophia Liang has requested she be appointed as the Licensee and License Representative. She served as the Licensee and License Representative in 2005 and 2006. She will attend the meeting on Thursday, May 3rd, to answer any questions you may have.

Budgetary Impact:

The change will have no impact on the budget.

JSM:pd

Attachments

Application For Alcoholic Beverage License

Business Name: CHINA CAFE WAIKIKI	Business Location: 1019 PEACHTREE PKWY, PEACHTREE CITY	(770) 632-1699
Nature of Business: RESTAURANT	Mailing Address: 373 HWY 138 RIVERDALE, GA 30274	Business Phone Number: (678) 462-8678
Name of Licensee: SOPHIA LIANG	Home Address: 421 Homelace Dr, Stockbridge, GA SAME AS MAILING	Home Phone Number: (678) 267-0328
Name of License Representative: ANNIE LAYNES SOPHIA LIANG	Home Address: SAME AS BUS LOCATION	Home Phone Number: (678) 462-8678

Please indicate type of licenses applying for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☐	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
SOPHIA LIANG	373 HWY 138, RIVERDALE, GA 30274	(678) 462-8678
ROYAL PARK ENTERPRISES, LLC	"	"

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

Sophia Liang
Name

421 Home Place Drive Stockbridge, Ga. 30281
Address

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 drugs within five (5) years prior to the date of the
application for this license.

James V. Murray
Signature
April 20, 2007
Date

[Signature]
Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Assistant City Manager *[Signature]*
Financial Services Director *[Signature]*
Assistant Finance Director *[Signature]*

FROM: Public Services Director *[Signature]*

DATE: April 23, 2007

SUBJECT: Local Assistance Road Program (LARP) Contract
May 3, 2007 City Council Agenda

Recommendation:

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

LAU07-S009-00 (977)

<i>STREET</i>	<i>LENGTH (MILES)</i>
1. Beaver Dam Road	0.180
2. Cameron Trail	0.800
3. Carriage Lane	0.582
4. Leisure Trail	0.290
5. Northmeade Drive	0.270
6. Pinegate Road (Seven Oaks to Melrah Hill)	0.390
7. Willowbend Road	0.460
<i>Total Miles:</i>	<i>2.972</i>

Discussion:

Staff has reviewed the Georgia Department of Transportation (GDOT) Local Assistance Road Program (LARP) contract LAU07-S009-00 (977) which is a standard GDOT contract. This contract is available for review should Council desire.

The contract amount of **\$146,801.43** is the approximate cost of materials only and does not include labor, equipment or delivery costs for the installation of the asphalt paving. Staff will solicit bids for the resurfacing of these streets.

Budget Impact:

The estimated cost of this paving is \$370,000.00. The Finance Department generally projects the revenue from the LARP reimbursement at about 90% of the contract, which would be \$132,122. The balance of \$237,879 would come from SPLOST reserves.

cc: City Engineer

David R. Chaney
103 Palomino Path
Peachtree City, Ga. 30269-1839
Phone: 770-487-3280 e-mail: annbdavid@comcast.net

April 18,'07

To the Clerk of Peachtree City Council

It is requested that I would like to appear before the City Council to address the subject of "Storm Sewer Gharges" that has been perpetrated on the home owners of this City,

Sincerely,

A handwritten signature in black ink that reads "David R. Chaney". The signature is written in a cursive style with a long, sweeping flourish at the end.

POSITION PAPER

Annexation and rezoning request
John Wieland Homes and Neighborhoods, Inc.

City Planner/ Zoning Administrator
Developmental Services Director

April 4, 2007

David
David

Situation:

John Wieland Homes and Neighborhoods, Inc. (Applicant) owns a 379.493-acre tract of land located within unincorporated Fayette County. The property is currently zoned R-70 Residential. The Applicant desires to annex the property into the city limits of Peachtree City and rezone the parcel to LUR Limited Use Residential to accommodate the development of a 495-unit single-family detached residential subdivision.

The Applicant has complied with the submittal requirements specified within the city's Step One and Step Two annexation process. In addition to these documents, the proposed development, along with the adjoining development proposed by Levitt and Sons, Inc., qualified as a Development of Regional Impact (DRI). This designation required the submittal of additional information and review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA).

The proposed subdivision has been reviewed by City Staff and in numerous public workshops with citizens, the Planning Commission and City Council. The application and site plan have been modified in accordance with many of the concerns identified during these reviews.

Because the property is not currently located within Peachtree City nor is it zoned for this type of development, the Applicant is requesting that it be annexed and rezoned to an appropriate classification. A copy of the Applicant's Step Two Annexation and Rezoning request form is included as Attachment "A".

Facts:

1. The Applicant owns a 379.493-acre tract of land within unincorporated Fayette County. The property is currently zoned R-70 Residential.
2. The Applicant desires to annex the property into the city limits of Peachtree City and rezone the entire tract to accommodate a residential subdivision.
3. The property is bordered on the north by the Stillwell tract within unincorporated Fayette County and zoned A-R Agricultural Residential; and the Hardy and Kidd tracts, both of which are located within unincorporated Fayette County and zoned A-R Agricultural

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

Page 2

Residential. Levitt and Sons has the Stillwell tract under contract and is requesting that this tract be annexed and rezoned for a residential subdivision. The owners of the Hardy and Kidd tracts are not seeking annexation at this time.

4. The property is bordered to the east by a portion of the undeveloped McWilliams tract, which is located within unincorporated Fayette County and zoned A-R Agricultural Residential. The property also abuts an 89.15-acre tract owned by the Applicant, which is located within Peachtree City and zoned GI General Industrial.
5. The property is bordered to the south by the city limits of Peachtree City. Development within the city abutting this property includes an undeveloped school site and the Chadsworth at Ashton Reserve subdivision, which is zoned R-1 Residential.
6. The centerline of Line Creek borders the property to the west, and delineates the boundary between unincorporated Fayette County and unincorporated Coweta County.
7. City Council accepted the Applicant's Step One annexation application on March 17, 2005, authorizing the Applicant to work with City Staff and proceed with Step Two of the city's annexation process.
8. The Applicant submitted their initial Step Two application shortly thereafter; however, the application was not considered complete until August 3, 2006. At that time, Staff notified Fayette County officials that the city was in receipt of a complete annexation and rezoning application for property within unincorporated Fayette County. In addition, Staff completed Form 1 of the DRI process, notifying ARC and GRTA that a project had been submitted that met their requirements for DRI review.
9. GRTA notified the city on December 20, 2006, that the plan of development as proposed met their review criteria and was approved subject to conditions (Attachment "B").
10. A concept plat of the proposed subdivision was submitted along with the Step 2 application and the DRI submittal. This plat identifies a total of 495 residential units on the 379.493-acre tract. The plat proposes a total of 151 acres of dedicated open space, including 109.5-acres of floodplain, wetlands, streams and associated buffers and 41.5-acres of usable open space. Approximately 10.13-acres would be provided for the right-of-way of MacDuff Parkway and 7.29-acres are provided for the transmission line easement (Attachment "C").
11. The overall layout of the proposed subdivision utilizes many traditional subdivision design elements, which have not been used within many of the existing subdivisions throughout the city. These elements include grid streets, a variety of lot sizes and home styles inter-mixed throughout the subdivision, sidewalks, alley access to garages at the rear of homes, internal parks and gathering areas.

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

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12. A variety of lot sizes and housing types would be provided, including 56 homes on 55' x 125' lots; 145 homes on 65' x 125' lots; 94 homes on 75' x 130' lots; 140 homes on 90' x 135' lots; 30 homes on 100' x 150' lots; and 30 homes on 115' x 200' lots. Providing a variety of homes and lot sizes throughout the subdivision was recommended by City Staff, the Planning Commission, ARC and GRTA.
13. The plat as currently designed includes a total of 60 lots that would have homes facing MacDuff Parkway. The garages for these homes would be located behind the homes and would be served by a rear alleyway. The Applicant has indicated their desire to provide parallel parking along MacDuff Parkway in front of these lots to provide parking for visitors as well as a method of traffic calming along MacDuff Parkway.
14. Based on the gross acreage of the site, the proposed density would be 1.30 units per acre (495 units/ 379.493 acres). Based on the net acreage of the site (379.493-acres – 168.42-acres), the proposed density would be 2.35 units per acre (495/ 211.07). These densities are consistent with, and actually less than, many of the existing subdivisions throughout the city (Attachment "D").
15. The Fayette County Board of Education has been notified of the proposed annexation request. As a part of a previous annexation request to accommodate a portion of the Centennial subdivision, the Applicant donated approximately 25 acres to the Board of Education for a new elementary school site to serve the residents of the West Village. This subdivision, should it be annexed, would be evaluated with each of the subdivisions throughout Fayette County as a part of the pending elementary school boundary discussions.
16. The Applicant submitted a detailed Traffic Study identifying the potential impacts this development might have on the surrounding road network and existing intersections as a part of their DRI submittal. GRTA incorporated several conditions specific to transportation improvements within their Notice of Decision. One of these conditions included extending MacDuff Parkway from its current terminus to Senoia Road/ Kedron Drive North and constructing turn lanes and signalizing the intersection at Senoia Road. Additionally, a vehicular and multi-use bridge spanning the CSX rail line to connect MacDuff Parkway to Senoia Road was included within their recommendations.
17. At their meeting on April 9, 2007, the Planning Commission voted unanimously to forward the proposed annexation and rezoning request to City Council with a recommendation that it be approved (Attachment "E").

Recommendation:

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

Page 4

The annexation and rezoning of property within what is now an unincorporated island within Fayette County has been discussed for many years, and Staff has examined at least two annexation proposals during the past ten years for various properties within this area. These proposals were very ambitious and included a variety of residential and retail components, large expanses of open space and recreation amenities. Two of the main issues with these proposals, other than density, were the fact there would be no single developer or any guarantee the plans would develop as initially proposed. These annexation requests were ultimately denied by City Council.

John Wieland Homes and Neighborhoods has owned the property they desire to annex into the city for a number of years and has proposed an exciting and innovative development. The layout of the proposed subdivision differs from the majority of subdivisions currently within the city and would provide an opportunity to explore the use of "traditional" land planning. This type of planning is being used in many communities not only within metro-Atlanta, but also throughout the United States as an opportunity to "re-create" subdivisions and town centers from years past. It is vital these types of developments are executed properly with appropriate architecture, building materials, site planning, landscaping, lighting and amenity packages.

The Applicant proposes to work with Levitt and Sons to design and construct the extension of MacDuff Parkway, including a vehicular and multi-use path bridge spanning the CSX rail line at no cost to the city. The MacDuff Parkway extension has been identified through the years in the city's Thoroughfare Plan and Transportation Plan as "Line Creek Parkway" and "West Village Connector", and will provide an alternate connection for residents living along MacDuff Parkway to access SR 74.

The overall development would include an extensive amenities package, including a pool, clubhouse, tot lot, tennis courts, pocket parks, walking paths and nature trails. An extensive multi-use path system would interconnect this development to the existing path system to the south and the proposed path system to the north.

While the architectural style of the homes has not been finalized, the Applicant has presented renderings, photos and other literature of similar developments they have constructed or are currently constructing within the metro-Atlanta region and southeast United States. Again, it will be important for the architectural style and detailing of the homes to be well executed as the development progresses to complement the traditional layout of the subdivision.

Both the Comprehensive Plan and Land Use Plan reference property on the west side of SR 74 (both within and outside the city boundaries) and state "the two neighborhoods on the west side, Line Creek and McIntosh, do not yet fit into the village form." In referencing the "step down" theory, the Land Use Plan states "Low density single-family uses should continue to be developed along the eastern and northern border of Peachtree City as well as in the extreme

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

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northwest corner of the city. That area along the eastern border is probably economically unfeasible to sewer. Low-density development in this area will promote the step-down theory, in that these uses are physically located further away from existing and future village centers. This type of development is conducive to independent, potentially self-sufficient homesteads."

As a part of the update to the Comprehensive Plan, the Comprehensive Plan Advisory Board (CPAB) has identified numerous parcels, including those within the unincorporated island currently being considered for annexation, as property that should be examined to determine if it would be in the best interest of the city to annex additional property and establish "growth boundaries" for the city.

As a part of this analysis, the CPAB plans to explore the benefits of annexing property into the city and requiring the development be placed on sanitary sewer as opposed to allowing the property to remain in the county and be developed on individual septic systems. The subject tract is located in close proximity to and within the groundwater recharge area of Line Creek, which also serves as a drinking water source for Fayette County.

Both the gross density and net density as proposed are equal to and less than many of the established subdivisions throughout the city. Approximately 42% (161.13 acres) of the overall 379.483-acre tract is being preserved as open space, 32% (119.63 acres) of which is undevelopable floodplain, wetlands, buffer areas, transmission line easements and road right-of-way. The remaining 10% of open space (41.5 acres) is actually developable property the developer could have devoted to residential use. The preservation of open space as proposed is consistent with many of the goals and policies adopted as a part of the Comprehensive Plan and Land Use Plan.

City Staff recommends that the proposed annexation and rezoning be approved as submitted subject to the following understandings and conditions:

1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

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2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median with vertical curb and gutter as measured from back-of-curb. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).
3. Parallel parking shall not be provided along MacDuff Parkway as proposed by the developer, as this road is designated as a Community Collector.
4. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.
5. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and incorporate these into the design and construction of MacDuff Parkway at no cost to the city.
6. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.
7. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall provide a multi-use path connection from this development to the existing multi-use path adjacent to the Centennial and Chadsworth at Ashton Reserve subdivisions on both sides of MacDuff Parkway.
8. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.
9. The Applicant shall coordinate with City Staff and the Fire Department to identify a suitable location for a new fire station to serve the West Village area. This site should be located approximately 3,600 LF to the north of the existing fire station site and dedicated at no cost to the city.
10. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

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11. There shall be no more than 495 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.
12. Existing vegetation within the areas identified as open space on the concept plat must be protected prior to, during and following construction.
13. A 50' wide greenbelt shall be provided between the homes along the southern property boundary separating this development from the proposed school site and the existing homes within the Chadsworth subdivision.
14. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.
15. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.
16. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.
17. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.
18. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
19. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.
20. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.

John Wieland Homes and Neighborhoods, Inc.

April 4, 2007

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21. The annexation and rezoning as proposed is conditioned upon the annexation of the Levitt tract to the north.

John Wieland
JOHN WIELAND HOMES
AND NEIGHBORHOODS

July 27, 2006

The Mayor and City Council of Peachtree City
c/o Mr. David Rast
151 Willowbend Road
Peachtree City, Georgia 30269

Re: Annexation of approximately 379 acres and rezoning of approximately 89 located between Highway 74 and Line Creek ("Property").

Dear Mayor and Council:

I'm writing to formally request Step 2 approval of the annexation process for the Property described above. Last year, the Council approved Step 1 of the annexation process. As requested by Council at the Step 1 approval, we have worked with the northern property owners to provide a bridged access to Highway 74 and a comprehensive plan for the annexation. While the annexation requests will be separately considered by the City Council, the Levitt and Sons and John Wieland Homes and Neighborhoods annexation requests will be evaluated by staff, the ARC and GRITA together.

As requested, we have also submitted a rezoning request for the 89 acres within the city. The 89 acres is currently zoned Industrial and we are requesting LUR zoning so that the DRI review process can be complete and efficient. be made of the northwestern portion of Peachtree Recently, we were

Over the years, we have enjoyed our relationship with Peachtree City and are proud to be in Peachtree City. Please don't hesitate to call me if you any questions.

Respectfully,

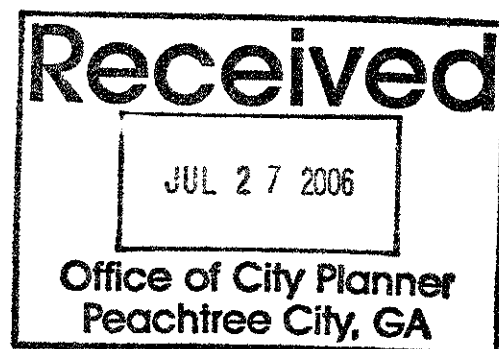


Dan Fields
Vice President

John Wieland Homes and Neighborhoods

Annexation & Rezoning Application Step 2

City of Peachtree City
July 27, 2006



John Wieland

City of Peachtree City
Annexation and Rezoning Request Form

FOR

**468.74 Acres of Land in Fayette County and Peachtree City in Land Lots 156, 157,
158, 165, 166, 184 & 185, 7th District, Fayette County, Georgia**

Prepared and Submitted By:

**Dan Fields
David Kearley
John Wieland Homes & Neighborhoods
1950 Sullivan Rd.
Atlanta, GA 30337
770-703-2140 - Phone
770-907-3419 – Fax
dan.fields@jwhomes.com - E-mail
david.kearley@jwhomes.com - E-mail**

July 27, 2006

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:

379.50 acres in District 7, Land Lots 165, 166, 184 & 185 of Fayette County, GA

This request for annexation is being made for the following reasons:

See attached Letter of Intent.

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): John Wieland Homes & Neighborhoods Date: 7/27/06

Owner (signature): Dan Fields, V.P.

Agent (print): Dan Fields, Vice President Date: 7/27/06

Agent (signature): Dan Fields

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: 08-03-06

Request number: 2006-13

City Planner: David E. Rant Date: 08-03-06

City Clerk, Deputy: [Signature] Date: 8-3-06

Public Hearing – Planning Commission: Date: * 04-09-07

Public Hearing – City Council: Date: * 05-03-07

* pending DR1 review/comments

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:
379.50 acres in District 7, Land Lots 165, 166, 184 & 185 of Fayette County,
Georgia

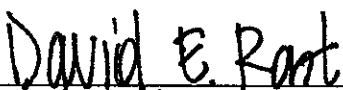
This property is presently zoned: R-70

The proposed zoning classification is: LUR

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

Signature: 
Owner: (print) John Wieland Homes and Neighborhoods, Inc.
Agent: (print) Dan Fields, Vice President
Address: 1950 Sullivan Road, Atlanta, Georgia 30337
Phone: 770-703-2140 Date: July 27, 2006

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

Signature: 
Title: City Planner / Zoning Administrator
Date: 08-03-06
Request Number: 2006-13
Date of Planning Commission Public Hearing: * 09-09-07
Date of City Council Public Hearing: * 05-03-07

* pending DR1 review/comments

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

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

88 acres in District 7, Land Lots 156, 157 & 158 of Fayette County, Georgia

This property is presently zoned: GI

The proposed zoning classification is: LUR

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

Signature: *Dan Fields*

Owner: (print) John Wieland Homes and Neighborhoods, Inc.

Agent: (print) Dan Fields, Vice President

Address: 1950 Sullivan Road, Atlanta, Georgia 30337

Phone: 770-703-2140

Date: July 18, 2006

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

Signature: *David E. Rant*

Title: *City Planner / Zoning Administrator*

Date: *08-03-06*

Request Number: *2006-14*

Date of Planning Commission Public Hearing: ***

Date of City Council Public Hearing: ***

Withdrawn
Withdrawn

** pending DP1 review/comments.*

LETTER OF INTENT

John Wieland Homes, Inc., the Petitioner, respectfully requests that the 379.50 acre tract of land lying in District 7, Land Lot 165, 166, 184 and 185 Fayette County, Georgia ("Property") be annexed into the City of Peachtree City, Georgia ("City").¹

The property subject to this request is currently zoned by Fayette County as R-70. The Property is bordered to the north by undeveloped land presently zoned AG, and to the west Coweta County, and south by LUR, and east Industrial.

The annexation policy states that areas "land-locked" between Peachtree City and Tyrone should be examined for possible annexation into Peachtree City. The Property is a peninsula of land and is substantially surrounded by Peachtree City to the south and east and is ideally suited for annexation. Most notably, this annexation would rid the City of the unnatural geographic division created by the Property's unincorporated status. Additionally, this annexation would help build stronger links between the western Peachtree City subdivisions and the rest of Peachtree City.

Annexation would increase the efficiency and desirability of the overall land plan while protecting streams and allowing a diversity of housing types.

It is anticipated that annexation would properly address fire and police issues raised by the Fayette County Board of Commissioners' meeting in prior years. In other words, the primary access for the Property is through Peachtree City. County safety vehicles would be required to access the Property through city streets. Annexation would clear up any confusion of what municipality services this area.

CERTIFICATION OF ELIGIBILITY

This document is to certify that the land at issue in this annexation application, 379.50 acres in District 7, LL 165, 166, 184 and 185 Fayette County, Georgia ("Property"), is eligible to be annexed into the City of Peachtree City ("City").

It is the intention of the Property Owner, John Wieland Homes and Neighborhoods, Inc., to apply for annexation through the 100% Method. This method entails submitting a detailed written and signed application explaining the impact that the annexation will have on the City, as well as a completed application for rezoning of the Property.

Petitioner: John Wieland Homes and
Neighborhoods, Inc.

Address: 1950 Sullivan Road
Atlanta, GA 30337

Contact Person: Dan H. Fields
Vice President

Telephone Number: (770)996-2400, Ext. 140

Submitted By: Dan H. Fields

**ACKNOWLEDGEMENT OF PEACHTREE CITY'S ANNEXATION POLICY, LAND
USE PLAN AND CITY ORDINANCES**

As a developer and homebuilder in Peachtree City for over fifteen years, John Wieland Homes and Neighborhoods, Inc. is very familiar with the development policies of the city, including the city's annexation policy, land use plan, and development codes and ordinances.

Petitioner: John Wieland Homes and
Neighborhoods, Inc.

Address: 1950 Sullivan Road
Atlanta, GA 30337

Contact Person: Dan Fields
Vice President

Telephone Number: (770)996-2400, Ext. 140

Submitted By:
Dan Fields

Zoning Classifications on and Around the Property

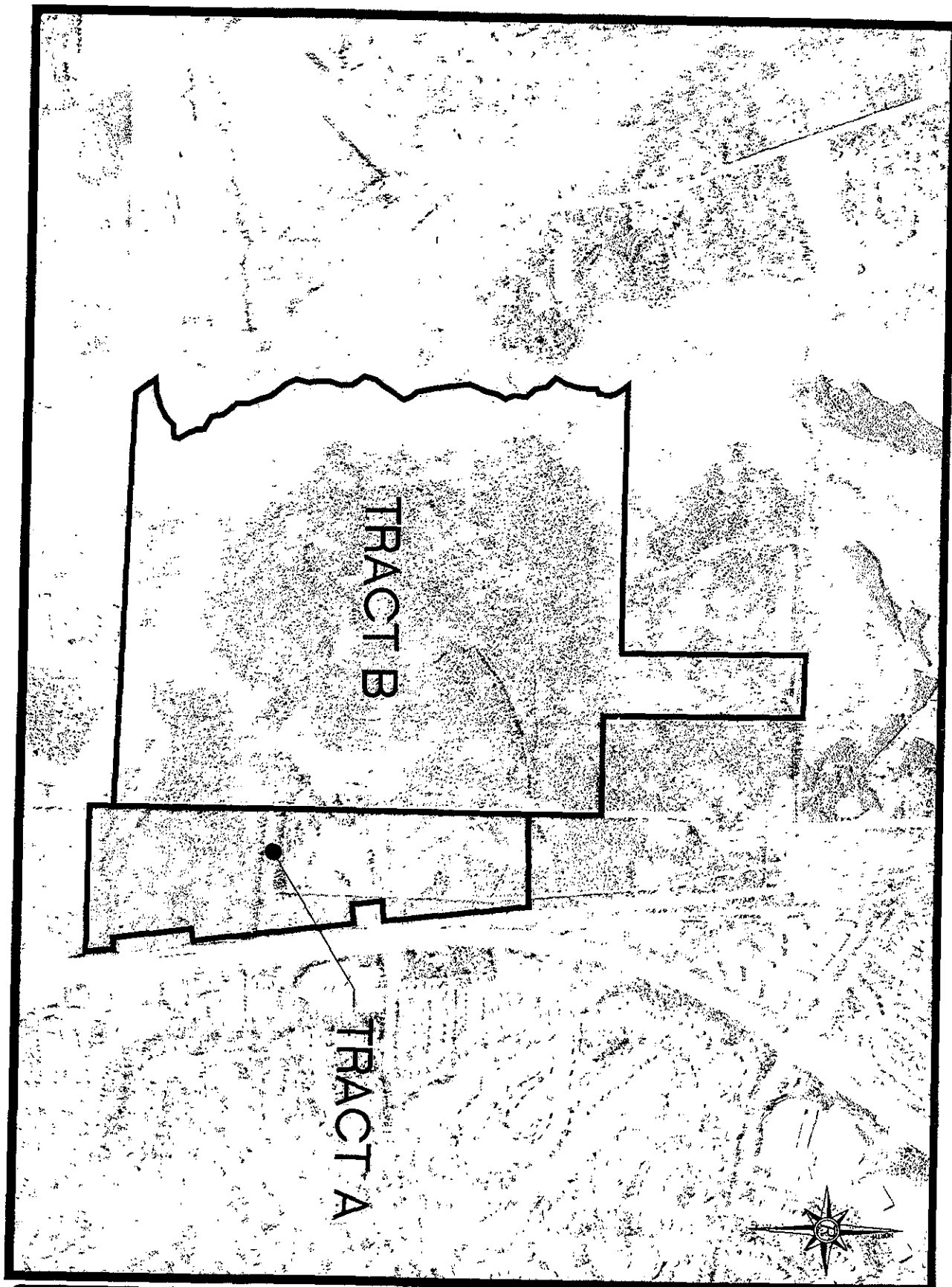
The property to be rezoned is currently zoned GI. The property to be annexed is currently zoned by Fayette County as R-70. The property is bordered to the north by undeveloped land presently zoned A-R, and to the west Coweta County, south by GR-4 & R-1, and east GI.

379 Acres - Adjacent Property Owners
200' Radius

Last Name	First Name	Second Name	Initial	Address	City	State	Zip Code	Parcel #
Caddell	Charles		A.	530 Merrill Lane	Peachtree City	GA	30269	074609010-01
Patel	Rashmikant			533 Merrill Lane	Peachtree City	GA	30269	074609011-01
Skold	Margaret		L.	2428 Flowering Tree Lane	Gambrills	MD	21054	074609009-01
Frank	Gerald	Sterling H. Frank	M.	526 Merrill Lane	Peachtree City	GA	30269	074609008-01
Carney	Tommie	Deborah E. Carney	L.	524 Merrill Lane	Peachtree City	GA	30269	074609007-01
Kiker, III	James		O.	522 Merrill Lane	Peachtree City	GA	30269	074609006-01
Brutcher	Edith	Donald S. Brutcher	A.	520 Merrill Lane	Peachtree City	GA	30269	074609005-01
Sipper	Alfred	Hyacinth Sipper		One Bay Club Dr., 7C	Bayside	NY	11360	074609004-01
Ashton Woods Homes				1455 Old Alabama Road, Ste. 100	Roswell	GA	30076	074609012-01
Ashton Woods Homes				1455 Old Alabama Road, Ste. 100	Roswell	GA	30076	074609013-01
Panova	Diliana		K.	527 Merrill Lane	Peachtree City	GA	30269	074609014-01
Ashton Woods Homes				1455 Old Alabama Road, Ste. 100	Roswell	GA	30076	074609015-01
Ashton Woods Homes				1455 Old Alabama Road, Ste. 100	Roswell	GA	30076	074609016-01
Alvarado	Nelson	Elizabeth Alvarado	F.	514 Merrill Lane	Peachtree City	GA	30269	074609002-01
McCarty	Paul	Carleen F. McCarty	R.	230 Amelia Lane	Peachtree City	GA	30269	074609010-01
Fleugel	Allyson	James Harold Fleugel		225 Amelia Lane	Peachtree City	GA	30269	074607011-01
Chang	Hungyu	Yang Yu Chang		228 Amelia Lane	Peachtree City	GA	30269	074607009-01
Lowe	Kathryn	Brian J. Desgain	D.	226 Amelia Lane	Peachtree City	GA	30269	074607008-01
Sudhindra	Kanna	Prema S. Kannarapadi		223 Amelia Lane	Peachtree City	GA	30269	074607012-01
Shockley	James	Miranda W. Shockley	M.	221 Amelia Lane	Peachtree City	GA	30269	074607013-01
Messer Investment Properties				109 Ashton Park	Peachtree City	GA	30269	074607014-01
Badura	Juergen	Jean Badura		224 Amelia Lane	Peachtree City	GA	30269	074607007-01
Dixon	Paul	Catherine M. Dixon	B.	222 Amelia Lane	Peachtree City	GA	30269	074607006-01
Williams	Daniel	Brooke E. Mathiesen	P.	220 Amelia Lane	Peachtree City	GA	30269	074607005-01
Angleov	Krasimir	Anka Angleov		303 Knowles Court	Peachtree City	GA	30269	074607004-01
Goehring	Mary	Steve Goehring		304 Knowles Court	Peachtree City	GA	30269	074607003-01
Cooper	Charles	Leah G. Cooper	W.	302 Knowles Court	Peachtree City	GA	30269	074607002-01
Fayette County Board of Ed.	McDuff Pkwy.			210 Stonewall Ave. W.	Fayetteville	GA	30214	0746009-01
Corley	Philip	Jeannine M. Corley	O.	218 Amelia Lane	Peachtree City	GA	30269	074607001-01
Grozdanova	Prolet		V.	216 Amelia Lane	Peachtree City	GA	30269	074606005-01
Kostadinov	Lubomir	Violeta Pantova Kostadinova		214 Amelia Lane	Peachtree City	GA	30269	074606004-01
McWilliams Estate	Sarah			135 Willow Lake Lane	Sharpsburg	GA	30277	0735001-01
Elmyra Whitlock Estate		c/o Bobby L. McWilliams		3 Meadow Way	Sharpsburg	GA	30277	0735010-01
Whitlock	Orville	Vivian E. Whitlock	J.	225 Valleyview	Peachtree City	GA	30269	0745002-01
Hardy	Victoria	Victor M. Hardy	K.	113 Tapestry Trace	Peachtree City	GA	30269	0745011-01
Stillwell, Jr.	Roy		J.	200 Brookclear Lane	Fayetteville	GA	30214	0745006-01
Scarborough	Brent			155 Robinson Dr.	Fayetteville	GA	30214	0745003-01
Peachtree City				151 Willowbend Rd.	Peachtree City	GA	30269	0746001-01

88 Acres - Adjacent Property Owners
200' Radius

List Name	First Name	Street Address	City	State	Zip	Parcel #
John Weiland Homes & Neighborhoods		1950 Sullivan Rd.	Atlanta	GA	30339 0734 003 01	
Fulton	James	361 Highway 74 North	Peachtree City	GA	30269 0734 008 01	
Hometech Properties		901 Sencioa Rd.	Tyrone	GA	30290 0734 009 01	
Unissa	Faiyaz	291 Smokerise Trace	Peachtree City	GA	30269 0734 013 01	
Smith & West Inc.		112 Buddy Beckham Rd.	Darien	GA	31305 0734 015 01	
Davis	Gala	427 Highway 74 North	Peachtree City	GA	30269 0734 023 01	
Natures Nursery & Landscape Co., Inc.		120 Kathi Ave.	Fayetteville	GA	30214 0734 026 01	
Intermedia Partners		1500 Market St.	Philadelphia	PA	19102 0734 028 01	
Wilcox	Newton	P.O. Box 2207	Newnan	GA	30264 0734 029 01	
Obsitnik	Suzanna	204 Bridge Point	Peachtree City	GA	30269 0734 048 01	
Executive Custom Holdings Inc.		1200 Commerce Dr.	Peachtree City	GA	30269 0734 054 01	
Gannon	Jody	415 Henredon Hill	Peachtree City	GA	30269 0734 055 01	
Peachtree City Christian		202 Wisdom Road	Peachtree City	GA	30269 0734 056 01	
Gray	Bobbie	401 Highway 74 North	Peachtree City	GA	30269 0734 063 01	
Cemetery Leach						
Peachtree City Christian		P.O. Box 2371	Peachtree City	GA	30269 073442039 01	
McWilliams	Sarah	135 Willow Lake Ln.	Sharpsburg	GA	30277 0735 001 01	
Unissa	Faiyaz	219 Smokerise Trace	Peachtree City	GA	30269 0735 040 01	
John Weiland Homes & Neighborhoods		1951 Sullivan Rd.	Atlanta	GA	30339 0746 002 01	
John Weiland Homes & Neighborhoods		1952 Sullivan Rd.	Atlanta	GA	30339 0746 003 01	
Peacthree City		151 Willowbend Rd.	Peachtree City	GA	30269 0746 008 01	



SHEET 1 OF 1
DATE: 07-21-06
SCALE: 1"=800'
FILE#
JOB# G206108.PCV
DRAWN BY DMB

AERIAL PHOTO MAP
FOR
CONNECTOR VILLAGE
LOCATED IN
LAND LOTS 156, 157, 165, 166, 184, & 185
FAYETTE COUNTY, GEORGIA



JOHN WIELAND HOMES
AND NEIGHBORHOODS



Rochester
Rochester & Associates, Inc.
200 Ashford Center North, Suite 100
Atlanta, GA 30328
(404)252-1534 (404)252-8958 Fax
www.rochester-assoc.com

ABBREVIATIONS

AI	AIRPORT
AR	AGRICULTURAL RESERVE
ER	ESTATE RESIDENTIAL
GC	GENERAL COMMERCIAL
GI	GENERAL INDUSTRIAL
GR	GENERAL RESIDENTIAL (UNITS PER ACRE)
LC	LIMITED COMMERCIAL
LI	LIMITED INDUSTRIAL
LUC	LIMITED USE COMMERCIAL
LUI	LIMITED USE INDUSTRIAL
LUR	LIMITED USE RESIDENTIAL
OI	OFFICE & INDUSTRIAL
OS	OPEN SPACE
R1	ONE FAMILY RESIDENTIAL
R10	ONE FAMILY RESIDENTIAL (MIN. 10,000 SF LOT SIZE)
R12	ONE FAMILY RESIDENTIAL (MIN. 12,000 SF LOT SIZE)
R15	ONE FAMILY RESIDENTIAL (MIN. 15,000 SF LOT SIZE)
R22	ONE FAMILY RESIDENTIAL (MIN. 22,000 SF LOT SIZE)
R43	ONE FAMILY RESIDENTIAL (MIN. 43,000 SF LOT SIZE)
VR	VILLA RESIDENTIAL



Zoning Categories

	Office Institutional
	Commercial
	Open Space
	Low Density Residential
	Medium Density Residential
	Industrial
	Multi-Family / High Residential
	Water Bodies



City of Peachtree City Zoning Map January 2000

DISCLAIMER: This map is provided for general public information but is not the Official Zoning Map of Peachtree City or an official city record. Although every effort has been made to provide accurate information as of the date of publication, this map may contain errors, omissions or inaccuracies and should not be relied upon as the most current available data regarding zoning in Peachtree City. For fully accurate and up-to-date information regarding zoning, please visit the Peachtree City Planning Department at City Hall or call 770-487-7657.

1 0 1 Miles

Public Facilities On the Property or to be Built in the Future

At the time of this report no public facilities exist on the property. John Weiland Homes & Neighborhoods has proposed to build four multi-purpose fields for use by the general public. Sites for a fire station and school have already been set aside to provide services for future growth.

Acreage, Density, Project Population

The property to be rezoned is 89.15 acres while the property to be annexed is 379.59 acres. Overall density will be approximately 3 people per dwelling unit. Projected population at build-out will be approximately 2,600 residents.

Transportation

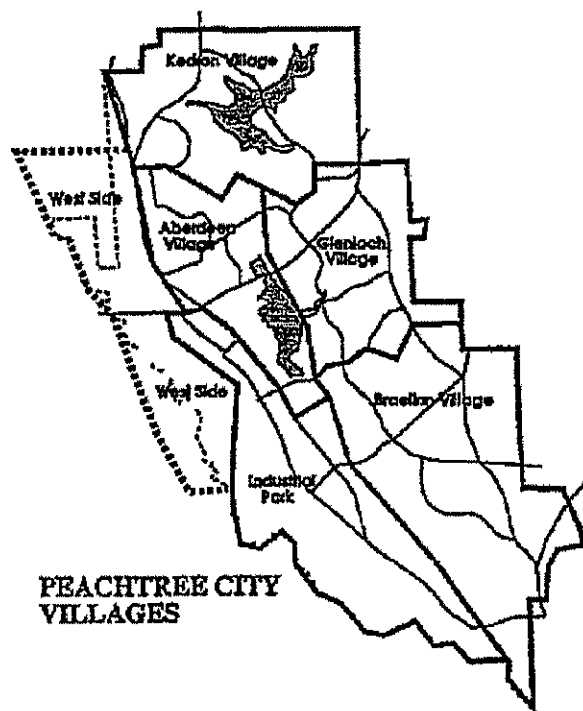
John Wieland Homes & Neighborhoods is extending MacDuff Road from Highway 74 through the north entrance of the property. This extension will allow for vehicles to exit the neighborhood onto a collector and then onto an arterial. The main entrance to the neighborhood will be located on the extension. In addition, cart paths will be added to continue the City's network of golf cart paths.

Land Use Compliance

The property proposed for rezoning and annexation will complete what is referenced in the comprehensive plan as Line Creek Village. The proposal has been designed to include the policies and goals described in the current Comprehensive Land Use Plan.

Consistency with City Annexation Policy

The following diagram shows the City's plans for future annexations. The subject property is within the area identified as "West Side." Under the proposed annexation the property would fall within the area the City proposed for future annexations in its 1992-2015 Comprehensive Plan, Land Use section. (See pg. 82 of the Peachtree City Comprehensive Plan)



Public Services Available to the Property

Please see Tab S for a breakdown of all public services available to the property.

IMPACT ANALYSIS

LAND LOTS: 156, 157, 158, 165, 166, 184, 185
DISTRICT: 7
ROAD NAME: Georgia Highway 74 and MacDuff Parkway
ZONING REQUEST: 379.50 acres from R-70 (Fayette County) to LUR
89.15 acres from LI to LUR
PETITIONER: John Wieland Homes and Neighborhoods, Inc.
ADDRESS: 1950 Sullivan Road, Atlanta, GA 30337
CONTACT PERSON: Dan Fields, Vice President
DAYTIME PHONE #: (770) 996-2400, ext. 140

The following analyzes the impact of the above-proposed annexation and rezoning:

A. TAX BASE

The estimated additional property tax revenues of the proposed zoning and annexation would be in excess of \$600,000 annually and approximately \$900,000 impact fees, based on its development as proposed. In addition, sewer, water and other permitting fees would result from the development of this neighborhood.

B. PUBLIC EDUCATION

The Petitioner has dedicated an elementary school site to Fayette County Board of Education. Should the rezoning be approved as submitted, MacDuff Road would be extended to Highway 74, providing dual access to the school site. Pursuant to letter from Board of Education, the Board favors this action (see Exhibit "A").

C. EMERGENCY SERVICES

The Property currently lies in Zone # 1 for police services, with the nearest station located approximately 2 miles to the southeast at 350 Hwy 74 South. The residential development planned for the Property should not have a significant, detrimental impact on the police department's ability to provide services to the community.

Currently, the nearest fire station and emergency medical services unit is Station # 1, located at Paschall Road & Clover Reach, approximately 2 1/2 miles southeast of the Property. Additionally, two other stations, one at Peachtree Road North and Highway 54 and another at Crabapple Lane, may serve the Property as secondary units. The Petitioner has also dedicated a dedicated a fire station site to Peachtree City south of Property should it deem a new site is needed.

D. RECREATION

In accordance with the City's land use plan objective to encourage recreational facilities in single-family residential developments, on-site amenities are planned, including a clubhouse, several lighted tennis courts, a pool, and walking trails. Should the petitioner's request for

rezoning of the adjacent 88 acres be approved, an additional four multi-purpose fields will be constructed and dedicated to the City.

Other major recreational facilities near the site include football and baseball fields at the Riley Fields Recreation Center at 176 Wisdom Road, and the Kedron Fieldhouse and Aquatic Center, which houses two pools, two basketball courts, and a game room, at 202 Kedron Drive and The Peachtree City Tennis Complex.

E. CITY DEVELOPMENT PLAN

The proposed zoning complements the neighboring uses and encourages use of Property consistent with other residential developments in the northwest Peachtree City area. To develop the property as currently zoned would require septic systems. The proposed zoning and annexation will help protect some environmentally sensitive areas and will enhance the value this developing residential area of Peachtree City.

F. EXISTING ZONING CLASSIFICATIONS

The Property is located in unincorporated Fayette County City and is currently zoned R-70. Adjacent zonings are as follows:

- Contiguous to the west is Coweta County;
- The property to the east is currently zoned General Industrial ("G-I");
- The land to the south of the Property, owned by John Wieland Homes and Neighborhoods is zoned GR-4, while the property owned by Chadsworth is zoned R-1;
- The land to the north of the Property is zoned A-R in unincorporated Fayette County.

G. PUBLIC SERVICES AVAILABLE TO PROPERTY

Utility availability letters have been obtained from Peachtree City Water and Sewerage Authority, Fayette County Water System, Coweta-Fayette Electric Membership Corporation, and Georgia Natural Gas Company and will be supplied upon request.

H. ACCESS TO PROPERTY

Cart paths would be provided within the greenbelts and would connect with existing cart path located at the southern boundary. It is the intent of the Owner and Applicant to continue MacDuff Road through the Property north to Highway 74 (as indicated on the site plan).



FAYETTE COUNTY BOARD OF EDUCATION

210 Stonewall Avenue West
P.O. Box 879
Fayetteville, Georgia 30214-0879
Phone: 770-460-3535
Fax: 770-460-8191

Board Members
Terri Smith, *Chair*
Marion Key, *Vice Chair*
Greg Powers
Janet Smola
Lee Wright

Dr. John D. DeCotis, EdD
Superintendent

"Where Excellence Counts"

January 7, 2005

Mr. Dan Fields
Vice President
John Wieland Homes and Neighborhoods
1950 Sullivan Road
Atlanta, Georgia
30337

Dear Mr. Fields,

The citizens of Fayette County passed a Bond Issue for new schools this past year and we are in the planning stages for the location of the Elementary Schools that were included in the Bond Issue.

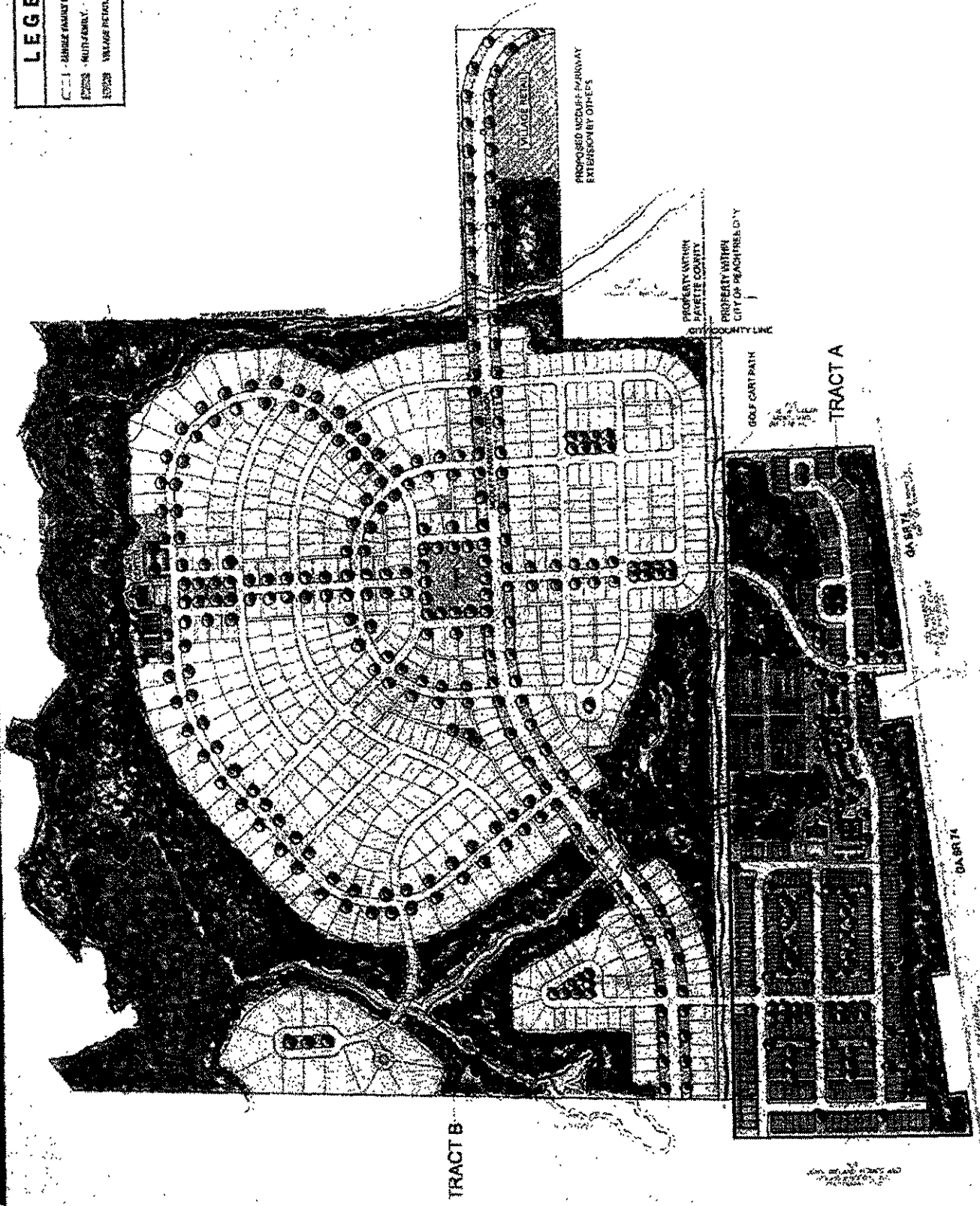
The property that was donated by John Wieland Homes and Neighborhoods for an Elementary School on McDuff Parkway could be considered as a potential site for a new school if McDuff Parkway was completed. Currently the location only provides one way to exit the students in the event of an accident on Highway 54.

As a result of this Emergency Exit problem, the site can not be considered at this time. In the event you are in a position to complete McDuff Parkway in the future we will be favor of this action.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. DeCotis".
John D. DeCotis, Superintendent
Fayette County Schools

LEGEND	
1-2	SINGLE FAMILY LOTS
3-4	MULTI-FAMILY
5-6	VILLAGE RETAIL



CONNECTOR VILLAGE





NOTICE OF DECISION

To: Chick Krautler, ARC
(via electronic mail) Sonny Deriso, GRTA
Kessel Stelling, GRTA
Brandon Beach, GRTA
Ken Bernard, GRTA

Jerry Bowman, GRTA
John Sibley, GRTA
Jeanie Thomas, GRTA
Bob Voyles, GRTA

To: Mayor Harold Logsdon, City of Peachtree City
(via electronic mail) Dan Fields, John Wieland Homes and Neighborhoods
and certified mail) Stephen Tyde, Levitt and Sons, Inc.

From: Steven L. Stancil, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Laura Beall, GRTA
Stuart Dorfman, DCA
Haley Fleming, ARC
Steve Walker, GDOT
Mike England, GDOT

David Rast, City of Peachtree City Planning
Tom Williams, Fayette County Planning
Scott Auer, John Wieland Homes
Charlie Bostwick, John Wieland Homes
John Walker, Kimley-Horn
Bill Schmid, Rochester and Associates
Shannon Oliver, Smith, Gambrell, & Russell

Date: Wednesday December 20, 2006

Re: Notice of Decision Regarding DRI 1184 West Village

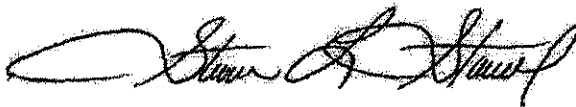
Notice of Decision for Request for Non-Expedited Review of DRI 1184 West Village

The purpose of this notice is to inform John Wieland Homes and Neighborhoods and Levitt and Sons, Inc. (the Applicants), City of Peachtree City (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 1184 West Village (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based upon review of the applicant's DRI Review Package. The Review Package includes the site development plan dated August 8, 2006 and received by GRTA on November 13, 2006, prepared by Rochester and Associates, Inc., titled "West Village" (Site Plan) and the analysis prepared by Kimley-Horn and Associates, Inc., dated September 2006 and received by GRTA on September 27, 2006 (together the Review Package).

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or on the Worldwide Web at <<http://www.grta.org/dri/home.htm>>. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its February 14, 2007 meeting.



Steven L. Stancil
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Conditions to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mixture of residential and commercial uses.
- Provide a system of greenways similar as shown on the site plan.
- Provide a centrally located amenity area within the “Northern Component” as shown on the site plan.
- Provide pocket parks distributed evenly throughout the residential uses in the “Central Component” as shown on the site plan.
- Preserve 80’ of Right-of-Way for the proposed MacDuff Parkway Extension.

Road Connectivity

- Provide inter-parcel access between the commercial component and the property labeled “Victor M. and Victoria K. Hardy” on the site plan.
- Provide a maximum of 5 intersections onto MacDuff Parkway Extension within the Central Component.
- Provide a maximum of 2 intersections onto MacDuff Parkway Extension within the Northern Component as shown on the site plan.
- Provide 1 access point onto MacDuff Parkway Extension to the property labeled “Martha Lee” on the site plan. This access point shall be at least 600 feet from the Senoia Road and MacDuff Parkway Extension/ Kedron North Drive intersection.
- Align all driveways across MacDuff Parkway or off-set by 400 feet.

Pedestrian, Bicycle and Multi-Modal Facilities

- Provide a system of trails and paths connecting the Central and Northern Components as shown on the site plan and labeled “Community Link Path”.
- Provide a system of paved golf-cart paths connecting the various residential uses to MacDuff Parkway Extension and over the CSX Railroad to Kedron Drive as shown on the site plan.
- Provide a combination of sidewalks and/ or paved paths on both sides of all internal roads.
 - Provide a combination of sidewalks and/ or paved paths on at least one side of roads within the townhome components.
- Provide full pedestrian and golf-cart functionality at all intersections along MacDuff Parkway Extension.
- Provide bicycle racks near the entrances of all non-residential uses and at all amenity areas.

Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to *non-state* roads:

MacDuff Parkway Extension

- Provide a 2 lane roadway within an 80 foot right of way from the existing terminus of MacDuff Parkway to Senoia Road at Kedron Drive North.

MacDuff Parkway Extension at Senoia Road/ Kedron Drive North (Intersection #2)

- Provide a grade-separated crossing over the CSX Railroad right-of-way.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.
- Signalize if warranted.

MacDuff Parkway Extension at all site driveways

- Provide a northbound right-turn and southbound left turn lane at each access point along the MacDuff Parkway Extension.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the “Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1.

MacDuff Parkway Extension

- Provide a 2 lane median divided roadway within an 80 foot right of way from the existing terminus of MacDuff Parkway to Senoia Road at Kedron Drive North.

MacDuff Parkway Extension at Senoia Road/ Kedron Drive North (Intersection #2)

- Provide a grade-separated crossing over the CSX Railroad right-of-way.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.
- Signalize if warranted.

MacDuff Parkway Extension at all site driveways

- Provide a northbound right-turn and southbound left turn lane at each access point along the MacDuff Parkway Extension.

Section 2.

SR 74 (Joel Cowan Parkway)

- Widen segment 1 between SR 54 and Crosstown Road/ TDK Boulevard from 2 to 4 lanes, GDOT #322350, Fed ID #STP-209-1(1), FA-074A1, Year 2008
- Widen Segment 2 between Crosstown Road/ TDK Boulevard and SR 85 from 2 to 4 lanes, GDOT #322355, Fed ID #STP-209-1(2), FA-074B1, Year 2009
- Grade separation of SR 74 and SR 54, GDOT #0006905, Fed ID #CSSTP-0006-00(905), FA-074A2, Year 2016
- SR 74 North Multi-use Tunnel, GDOT #0006991, Fed ID# CSSTP-0006-00(991), FA-AR-183, Year 2009
- Corridor Study, FA-263, Year 2015

SR 54

- SR 54 West bicycle and pedestrian bridge and gateway multi-use bridge and associated path over SR 54. GDOT #0004483, Fed ID# STP-0004-00(483), FA-AR-179, Year 2008
- SR 54/ CSX Railroad Bicycle and pedestrian path along SR 54. GDOT #0006271, FED ID# CSSTP-0006-00(271), FA-AR-180, Year 2007

Collinsworth Road/ Palmetto Road

- Roadway capacity project from I-85 to SR 74. GDOT #0007837, FED ID# CSSTP-0007-00(837), FA-106, Year 2030

Huddleston Drive at Dividend Drive

- Intersection improvements CWP S006005, 0006813. Year 2009

MacDuff Parkway

- 4 lane of Phase I extension from terminus to South Kedron Drive/ SR 74.
- 4 lane of Phase 2 extension from South Kedron Drive to North Kedron Drive including potential upgrades to the grade separation over the railroad.

Senoia Road @ Kedron Drive North / Mac Duff Parkway (Intersection #2)

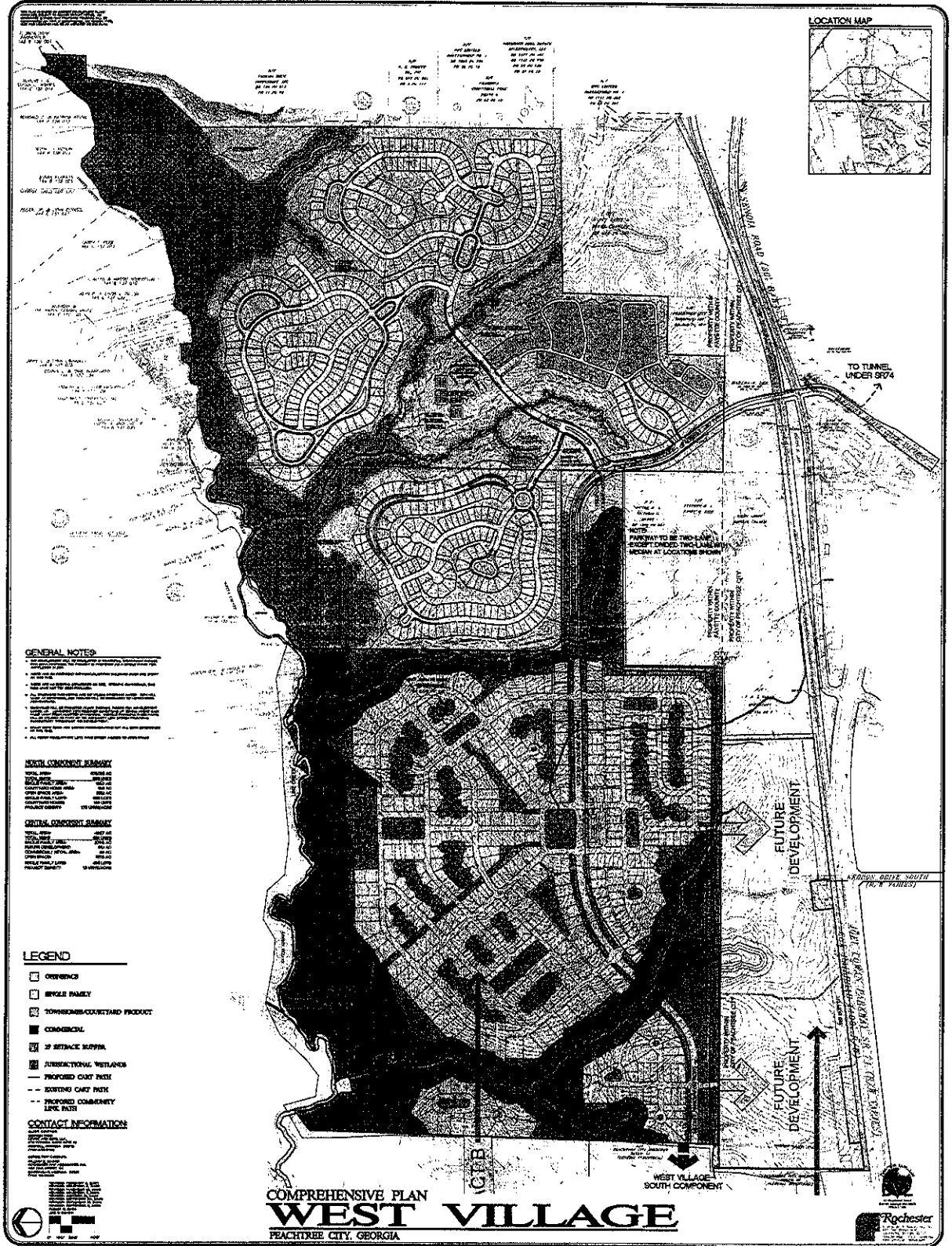
- Install a traffic signal.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.

Joel Cowan Parkway (SR 74) at Crabapple Lane (Intersection #3)

- Construct an eastbound right-turn lane along Crabapple Lane.
- Install dual left-turn lanes with protected-only phasing on the westbound approach along Crabapple Lane.

Joel Cowan Parkway (SR 74) at Kedron Drive South (Intersection #5)

- Install a traffic signal.
- Construct an eastbound left-turn lane along Kedron Drive South.
- Construct a westbound left-turn lane along Kedron Drive South.



Subdivision Density Summary (No Phases)

(as of April 27, 2007)

SUBDIVISIONS	ZONING	GROSS ACREAGE	LOTS	OTHER ACRES			UNITS/GROSS ACRES	NET ACRES	UNITS/NET ACRES
				GREENBELT	OUTPARCEL	R.O.W.			
Albemarle	GR-14	14.22	35	5.12		2.1	2.46	7.00	5.00
Arbors, The	GR-6	6.73	11	0.81		0.66	1.63	5.26	2.09
Arbor Gate	GR-6	2.55	18	0			7.05	2.55	7.05
Arbors	GR-6	6.73	11	0			1.63	6.73	1.63
Ardenlee	GR-4	53.69	121.00	20.02	4.68	11.49	2.25	17.50	6.91
Ashtford Park	GR-6	9.42	7	0.69		0.79	0.74	7.94	0.88
Ashton Park	LUR-11	10.75	30	4.59		private	2.79	6.16	4.87
Avalon Park	R-43	65.59	48	9.29		6.05	0.73	50.25	0.96
Bedford Park	R-12	31.70	59	3.27		5.77	1.86	22.66	2.60
Beechwood	GR-10	11.62	41	3.36		1.79	3.53	6.47	6.34
Belle Grove	R-1	81.01	165.00	6.44	0.00	15.12	2.04	59.45	2.78
Bellenden	R-15	46.00	69	6.2		5.4	1.50	34.40	2.01
Belvedere	GR-4	19.85	49	4.22		2.97	2.47	12.66	3.87
Blueberry Hill	GR-10	5.85	37.00	0.00	0.00	private	6.32	5.85	6.32
Bradford Estates	ER	79.74	22	2.57		4.3	0.28	72.87	0.30
Braefinn Courts	GR-6	12.05	44	2.91		1.98	3.65	7.16	6.15
Bridgewater	R-12	11.14	20	0.71		1.75	1.80	8.68	2.30
Brookfield	GR-18	21.14	89	4.41		2.35	4.21	14.38	6.19
Burnham Woods	R-15	40.03	58	4.26		3.95	1.45	31.82	1.82
Calgary Place	R-12	36.23	68	3.59		4.15	1.88	28.49	2.39
Camden Hill	ER	30.10	7	0			0.23	30.10	0.23
Camp Creek Estates	ER	93.46	27	0			0.29	93.46	0.29
Capstone	R-15	4.51	5	0.66		0.39	1.11	3.46	1.45
Cardiff Park	LUR-7	6.80	28	0		private	4.12	6.80	4.12
Cedarcroft	GR-6	44.93	218.00	3.13		1.54	4.85	27.26	8.00
Centennial	GR-4	120.11	292.00	6.1	42.92	12.9	2.43	58.19	5.02
Centennial - American Walk townhome	GR-4	9.31	25	0			2.69	9.31	2.69
Centennial - Legacy Square townhome	GR-4	7.58	34	10			4.49	-2.42	-14.05
Center Green	GR-4	22.77	69.00	3.86	0.00	4.00	3.03	14.91	4.63
Central Park	LUR-2	5.97	13	1		0.83	2.18	4.14	3.14
Chadsworth	R-1	25.12	89.00	0.00	0.00		3.54	25.12	3.54
Chestnut Field	R-12	67.90	108	7.9		8.4	1.59	51.60	2.09
Colonnade, The	R-15	46.40	73.00	2.75	0.95	5.5	1.57	37.20	1.96
Commons, The	GR-10	2.43	19	0.76			7.82	1.67	11.38
Cottage Grove	GR-14	11.53	35	2.5		1.9	3.04	7.13	4.91
Country Club Court	R-15	4.49	5	0.34		0.52	1.11	3.63	1.38
Country Downs	ER	42.00	8	0			0.19	42.00	0.19
Coventry, The	R-15	38.41	76.00	9.34	0.89	0.00	1.98	28.18	2.70
Crabapple Woods	R-12	51.15	59.00	9.93		5.11	1.15	36.11	1.63
Creek Crossing Estates	ER	29.41	7	1.26		1.47	0.24	26.68	0.26
Crescent Oak	R-15	34.35	47	3.047		4.326	1.37	26.98	1.74
Cypress Point	GR-12	7.59	42.00	1.02	0.00		5.54	6.57	6.39
Dover Square	GR-6	16.96	75	2.563		2.285	4.42	12.11	6.19
Eastwind Estates	R-43	13.72	6	4.84			0.44	8.88	0.68
Edgewater	R-12	32.25	47.00	9.56		2.77	1.46	19.92	2.36
Emerling Grove	R-12	28.33	44	5.02		3.18	1.55	20.13	2.19
Estates, The	R-43	162.20	154.00	2.06	0.00	12.37	0.95	147.77	1.04

Everhill	R-12	35.43	46	10.41		3.08	1.30	21.94	2.10
Evian	R-12	19.14	33	0.47		2.33	1.72	16.34	2.02
Fairfield	GR-10	41.06	265.00	2.17	0.189	11.41	6.45	27.29	9.71
Fairways, The	GR	9.71	55.00	0.22	0.00	1.254	5.67	8.23	6.68
Fernwood	R-10	13.91	17	4.1		1.25	1.22	8.56	1.99
Fellock Meadows	R-75	179.16	399.00	0.00		34.24	2.23	122.67	3.25
Fielding Ridge	R-12	25.90	33	9.8		1.8	1.27	14.30	2.31
Fishers Bank	R-10	64.51	122.00	2.34	0.00	13.41	1.89	48.76	2.50
Foreston Place	R-12	90.54	171.00	8.63	0.00	11.74	1.89	70.17	2.44
Fountain Head	R-10	11.28	22			1.5	1.95	9.78	2.25
Fouts tract	R-22	1.97	2				1.02	1.97	1.02
Gateway	R-1	7.19	16.00	0.00	0.00	0.345	2.23	6.84	2.34
Georgian Park condominiums	GR-14	5.68	44	0			7.75	5.68	7.75
Glen Clair	GR-16	8.76	30	2.1		1.59	3.42	5.07	5.92
Governor's Row	LUC-16	11.40	28				2.46	11.40	2.46
Greensway	R-12	21.01	40	1.31		2.21	1.90	17.49	2.29
Greenwood Lane	R-43/ER	11.44	7				0.61	11.44	0.61
Greer's Mountain		50.95	30			3.4	0.59	47.55	0.63
Groveland		36.70	54	4.93		3.57	1.47	28.20	1.91
Hampton's Corner	R-12	58.97	103	2.12		7.55	1.75	49.30	2.09
Heathergate	R-43	4.00	3				0.75	4.00	0.75
Heritage, The	R-12	31.42	65.00	0.00	0.00		2.07	31.42	2.07
Highlands, The	R-12	27.07	36	3.59		3.29	1.33	20.19	1.78
Honeysuckle Ridge	GR-10	11.62	35	1.64		2.2	3.01	7.78	4.50
Hunters Glen	GR	7.16	53	0.1			7.40	7.06	7.51
Huntington Place	R-22	76.20	101	6.7		10.35	1.33	59.15	1.71
Hyde Park	LUR-9	31.70	12	7			0.38	24.70	0.49
Interlochen	R-22	103.13	107.00	9.11	0.00	9.63	1.04	84.39	1.27
Jennings Yard	R-22	19.96	16	3.69		1.82	0.80	14.45	1.11
Kedron Estates	R-43	33.81	28.00	3.44	0.00	0.42	0.83	29.95	0.93
Kedron Hills	R-22	214.55	195.00	55.54	0.00	21.24	0.91	137.77	1.42
Kenton Place	R-12	50.20	90	6.1		6.85	1.79	37.25	2.42
Kimmeridge	R-22	67.64	82	11.71		7.14	1.21	48.79	1.68
Lake Forest	GR	8.48	27			1.1	3.18	7.38	3.66
Lake Forest Cove	GR	11.03	32			1.8	2.90	9.23	3.47
Lake Forest Glen	GR-3	24.02	48.00	7.26	0.00	2.57	2.00	14.19	3.38
Lake Park	GI	22.80	5	0			0.22	22.80	0.22
Lakeside	R-1	37.28	65	0			1.74	37.28	1.74
Lakeside	R-2	37.28	65			5.3	1.74	31.98	2.03
Lakewood	R-15	15.83	21	0			1.33	15.83	1.33
Lakewood	R-12	15.83	21	1.45		2.93	1.33	11.45	1.83
Larkin's Landing	GR-14	16.26	21	0			1.29	16.26	1.29
Larkin's Landing	GR-14	16.26	21	7.91		1.44	1.29	6.91	3.04
Lexington Circle lofts (MetroGroup)	LUC-16	5.04	46	46	5.04		9.13	-46.00	-1.00
Lexington Circle lofts (Pittman)	LUC-16	2.25	34	34	2.25		15.11	-34.00	-1.00
Lexington Park	LUC	29.83	107.00	3.19	3.10	4.96	3.59	18.58	5.76
Little Creek	ER	56.25	14			2.15	0.25	54.10	0.26
Maple Shade Estates	R-43	58.40	45	3			0.77	55.40	0.81
Marks North, The	R-15	49.07	68	6.57		5.6	1.39	36.90	1.84
Marks South, The	R-12	61.40	86	13.9		6.7	1.40	40.80	2.11
Masters Square	GR-10	6.63	35	0.51		0.83	5.28	5.29	6.62
McIntosh Corner	R-10	69.99	89.00	21.34	0.00	6.29	1.27	42.36	2.10
Mellington Lane	R-12	35.86	58	5.11		4.09	1.62	26.66	2.18

Morallion Hills	R-12	102.44	197.00	1.23	0.00	14.15	1.92	87.06	2.26
Muirfield	GR-10	32.56	41	5.17		4.3	1.26	23.09	1.78
North Cove	LUR-3	22.84	44.00	2.11	3.7		1.93	17.03	2.58
North Hill	R-22	11.54	7	1.54			0.61	10.00	0.70
North Peachtree Estates	R-43	29.81	14.00	0.00	0.00		0.47	29.81	0.47
North Pinegate	R-15	152.03	216.00	27.17	0.00	16.32	1.42	108.54	1.99
Oakdale	R-22	21.96	27	2.31		2.81	1.23	16.84	1.60
Oaks at Timber Lake, The	R-22	54.03	35	27.59		3.08	0.65	23.36	1.50
Overlook, The	R-10	28.75	39.00	0.32	0.00	2.11	1.36	26.32	1.48
Parc, The (senior apartments)	GR-14	10.90	144	144	10.90		13.21	-144.00	-1.00
Park, The	G1	78.69	5.00	4.13	0.00	3.1	0.06	71.46	0.07
Parkgate	R-22	14.13	17			1.56	1.20	12.57	1.35
Parkway Estate	R-43	41.88	25.00	0.00	0.00	3.44	0.60	38.44	0.65
Peachtree Walk	R-10	22.73	50.00	5.28	0.00	2.37	2.20	15.08	3.32
Peninsula, The	LUR-4	57.08	54	6			0.95	51.08	1.06
Peninsula, The	LUR-4	57.08	54				0.95	57.08	0.95
Peninsula, The	LUR-4	57.08	54	6.18	5.1	5.8	0.95	40.00	1.35
Pennlyn Estates	R-43	10.00	7	5			0.70	5.00	1.40
Pinegate Estates	R-43	19.58	7			0.53	0.36	19.05	0.37
Piney Knoll	R-75	49.30	103			16.6	2.09	32.70	3.15
Planterra Ridge	R-12	306.15	436.00	53.81	7.73	30.23	1.42	214.38	2.03
Pleasance Grove	R-12	15.70	32	0.41		2	2.04	13.29	2.41
Point on Lake Kedron	GR-12	60.10	63.00	0.00	0.00	2.51	1.05	57.59	1.09
Preserve, The	R-22	58.59	85.00	3.53	0.00	7.75	1.45	47.31	1.80
Preston Chase	GR-10	18.40	61.00	1.30	0.00	2.35	3.32	14.75	4.14
Prestwick	GR-16	13.49	64.00	0.60	0.00	2.38	4.74	10.51	6.09
Raintree East	R-10	11.27	19	0.307		0.891	1.69	10.07	1.89
Robinson Bend	ER	69.51	13.00	0.21		0.61	0.19	68.69	0.19
Robinson Woods Estate		40.88	37			2.9	0.91	37.98	0.97
Rockspray	R-12	82.04	133	10.12	2.9	9.92	1.62	59.10	2.25
Rolling Green	R-15	22.58	18			1.9	0.80	20.68	0.87
Royal Highlands	ER	39.18	9	1	3.59	1.67	0.23	32.92	0.27
Rubicon	R-12	36.84	66	2.63		6.07	1.79	28.14	2.35
Sagamore	GR-4	19.79	50	5.42		2.85	2.53	11.52	4.34
Sandown Creek	R-12	68.54	117.00	0.00	0.00	9.16	1.71	59.38	1.97
Santolina Park	R-12	44.17	64	11.81		4.25	1.45	28.11	2.28
Saranac	LUR-12	8.45	23				2.72	8.45	2.72
Sawmill Trace	R-22	27.50	25	3.85		2.67	0.91	20.98	1.19
The Seasons (Levitt & Sons)		403.09	699	31.61	0	41.048	1.73	330.43	2.12
Shadowood	R-10	48.35	65	4.56		4.69	1.34	39.10	1.66
Shakerag Hill	LUC/01	22.41	3	10.35		1.36	0.13	10.70	0.28
Shirewood Park	R-12	18.95	38	1.38		2.23	2.01	15.34	2.48
Smithfield Corner	R-10	5.31	2				0.38	5.31	0.38
Smokerise Crossing	R-43	89.40	50.00	8.47	0.00	2.82	0.56	78.11	0.64
Smokerise Estates	R-43	135.01	103.00	5.00	0.00	4.45	0.76	125.56	0.82
Smokerise Plantation	R-43	137.60	112.00	0.00	0.00	12.27	0.81	125.33	0.89
Southern Shore	R-15	121.74	167.00	21.83	0.00	11.18	1.37	88.73	1.88
Southern Trace	R-43	19.86	16			1.3	0.81	18.56	0.86
Spooner Ridge	R-15	37.27	55	7.94		3.97	1.48	25.36	2.17
Spyglass Hill	R-12	64.53	74	14.5		5.6	1.15	44.43	1.67
St. Andrews Square	GR-6	8.45	12	0.56		0.72	1.42	7.17	1.67
St. Simons Cove	GR-14	10.72	48.00	0.456	0.136	1.181	4.48	8.94	5.37
Stevenson Forest	GR-6	18.43	50.00	0.00	0.00	2.78	2.71	15.65	3.20

	GR-6	2.37	7						2.96	2.37	2.96
Stillwater	ER-12	14.92	21					1.64	1.41	10.80	1.94
Stoneacre	R-43	163.44	114.00		0.00			13.80	0.70	138.86	0.82
Stoneybrook Plantation	R-10	34.48	60		7.02			3.71	1.74	23.75	2.53
Summerbrook	R-22	52.74	46		8.45			5.66	0.87	38.63	1.19
Summitt, The	R-43	19.98	17						0.85	19.98	0.85
Sumner Place	GR-14	20.55	30		9.95			1.91	1.46	8.69	3.45
Suffon's Cove	R-12	19.79	27		4.01			2.4	1.36	13.38	2.02
Sweetwater Oaks	R-12	23.39	40		0.18			3.37	1.71	19.84	2.02
Tamerlane	R-22	31.92	32		2.25			3.4	1.00	26.27	1.22
Tapestry	R-10	19.73	44		1.93			2.31	2.23	15.49	2.84
Terraces, The	R-10	20.41	38		1.73			2.38	1.86	16.30	2.33
Timberlay	R-10	23.90	38		5.3			2.4	1.59	16.20	2.35
Trellage, The	GR-12	14.06	81.00		1.33	0.47		1.73	5.76	10.53	7.69
Village on the Green	GR-14	23.63	121.00		0.00	1.22		3.51	5.12	18.90	6.40
Village Park	R-12	38.00	64		2.6			5.49	1.68	29.91	2.14
Waterford Green	R-22	20.89	17		3.55			1.72	0.81	15.62	1.09
Wedgewood	R-43	10.00	7						0.70	10.00	0.70
Wellborn Estates	R-43	48.93	38.00		0.77	0.00		4.23	0.78	43.93	0.86
Whitfield Farms	R-12	12.90	17		2.4			1.4	1.32	9.10	1.87
Wickerhill		379.49	495		151.00	0.00		17.42	1.30	211.07	2.35
Wieland Homes & Neighborhoods	LUR	6.43	23		0.89	0.17		0.99	3.58	4.38	5.25
Willow Creek	R-12	78.27	250.00		2.05	0.00			3.19	76.22	3.28
Wilshire Estates	R-15	50.45	86		3.59			6.24	1.70	40.62	2.12
Windalier Ridge	R-10	5.48	18						3.29	5.48	3.29
Windgate Forest											
Wynnmeade	R-1	83.99	252.00		0.00	0.00			3.00	83.99	3.00
TOTALS			11794.00		1139.50	131.19		695.08	2.12	5701.84	2.39

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
April 9, 2007**

PH-07-06 Proposed Annexation and Rezoning: John Wieland Homes and Neighborhoods Tract.

Mr. Dan Fields, Vice President of John Wieland Homes and Neighborhoods (JWH), was in attendance to discuss their proposal to annex a 379.594-acre tract of land currently located within unincorporated Fayette County into the city limits of Peachtree City. They would also like to rezone the property from R-70 Residential (Fayette County) to LUR Limited Use Residential (Peachtree City) to accommodate a 495-lot single-family residential subdivision.

Mr. Fields stated that in 2004 their organization was approached by former Mayor Steve Brown, and was encouraged to consider annexing this property into Peachtree City. After reviewing the Comprehensive Plan and Land Use Plan, they were assured that they could meet the criteria outlined in the plan. One item was to make the plan environmentally sensitive and another was to include the citizens in the process. He stated that had been done, and numerous meetings had been held with the citizens to gather information. Mr. Dennis Chase had met with JWH regarding the land plan's sensitivity to the environment. He stated that based on input they had received from Staff and the Planning Commission, the plan they were presenting now met the goals of the Comprehensive Plan and Land Use Plan. He also stated that the following items were addressed:

- Providing a diversity of product
- Providing passive and active parks
- Lifestyles – Peachtree City was known as a place that had an enjoyable lifestyle
- Consistency with density

Mr. Fields stated that notable land planners throughout the country had identified that the following were needed to create a successful land plan:

- A discernable center in the neighborhood
- Most dwellings within a five-minute walking distance to the center
- A variety of dwelling types
- Streets within the neighborhood that formed a connecting network to disperse traffic
- Streets that were relatively narrow and shaded with trees

Mr. Fields stated that features of an environmentally sensitive plan were:

- Interconnected natural buffers to protect the water quality

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- Rear lot lines that would not extend into the flood plain – this could happen under the current zoning in the county
- The use of a sanitary sewer system instead of a septic system
- Phased development for controlled growth
- Provision of greenspace in a continuous tract

Mr. Fields stated the plan presented met the requirements of the Comprehensive Plan and Land Use Plan. He also stated that there were 40 additional acres that could be developed but they had chosen not to do so. In the 1960's the land was a farm area and there were not many trees on the site. He said that they had located the specimen trees on the site to preserve those areas in the plan.

Mr. Fields stated that the features that the plan promoted were:

- The MacDuff Parkway completion – he stated that this would be a significant contribution to the City of Peachtree City and had been requested by many of the residents in their meetings
- Central parks/interior parks
- Interconnected buffers and cart paths
- Tree-lined streets
- A variety of housing types
- 167 acres of dedicated open space
- Sustainable and timeless architecture

Mr. Fields noted he was aware of Staff concerns with parallel parking on MacDuff Parkway. He stated they were trying to create a unique streetscape along this road, and felt that parallel parking would be an integral component of this as well as serving as a traffic-calming device. He explained a portion of the overall site plan, which proposed homes facing MacDuff Parkway. He stated these homes would not have direct access to MacDuff Parkway, and the parallel parking would be used by visitors to these homes. Alleys would provide access to the rear of the homes, where garages and service areas would be located. He stated that parallel parking was a more expensive way to develop the property, but without parallel parking, they would have to redesign their subdivision and homes would back up to MacDuff Parkway as opposed to having the fronts of the homes facing the road. He felt that having the homes facing the road would create a better streetscape and would be more in keeping with the style of development they were proposing.

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Mr. Fields stated that the design of the retail component within the center of the subdivision was still be worked out, and the intent was to create a central gathering place within their development for their residents. He stated that they were willing to work with Staff and the Planning Commission on what the building should look like.

Mr. Fields presented drawings of the different homes they were proposing and associated building setbacks. The price range would be \$500,000 - \$700,000 for a home with a 100 – 115 foot lot size. The homes would have 3,300 to 4,500 SF, side entry garages with owner's suites upstairs and downstairs. The homes along MacDuff Parkway would be alley served with a 50' required buffer. He also again requested that the proposed parallel parking be approved. The 90' alley-served homes would be priced in the \$400,000's and would be 2,500 to 3,500 SF with owner's suites upstairs or downstairs. Other home site variations were also shown.

Mr. Fields stated that the projected build-out would be 10 years, which averaged out to approximately 49 homes per year. He did not feel that the schools would be overburdened. He also noted that they would continue to work with Staff to identify a location for a tunnel underneath MacDuff Parkway area but had not found one yet.

When asked if anyone was in favor of the proposed annexation, Mr. Robert Demetz, a homeowner in Centennial who had lived in Peachtree City for 25 years, addressed the Commissioners to state that he was concerned about the potentially dangerous situation of there only being one way in and one way out for emergency vehicles. He felt that the MacDuff Parkway extender would be a way to alleviate the problem. He also thought requiring the two developers to construct the road so there would be no cost to the city was a good idea. Mr. Demetz felt that it was unreasonable to think that this property would not be developed. If it was not controlled by Peachtree City, the City would not receive any revenues but would bear the burden of the development. He also stated that they were willing to live with the density and were not happy with the current situation.

Mr. Dana Kinser, a resident of Centennial, stated that he had been to several meetings concerning this issue. He constantly heard the question "Why annex?" However, his response was "Why not annex?" Both developers were proposing a quality development while adding a road and a bridge. Even though an at-grade crossing was lost, there were still two points of ingress and egress from MacDuff Parkway. He stated that the developers were adding more than \$3,000,000 to the recreation facility through the impact fees. He wondered whether those who opposed the annexation and rezoning would be willing to pay more tax dollars. Mr. Kinser stated that he did not want

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MacDuff Parkway to become a high-speed bypass. The design presented slowed down the traffic especially with a school zone being there. He also stated that commercial real estate added more tax revenue when the homes were more than \$240,000; the homes were high value and would produce more than just the one-time impact fee. Mr. Kinser stated that he saw no reason for the proposed development to not move forward.

Mr. Mike McCleary, also a resident of Centennial, stated that he was pleased with everything presented but did not feel the City should make things more complicated than they were. He stated that he appreciated the Planning Commission and City Council keeping developers accountable. He felt that any opportunity to expand the good planning, smart development and quality of life in Peachtree City towards its borders and beyond was good versus their growing into us, which would produce a control issue. Mr. McCleary felt there were several positive issues including the school, more than one way out of the subdivision, the landscaping, open spaces and protecting the waterways. He also stated that unfortunately there would be a group that would focus on negative issues.

When asked if anyone was in opposition of the proposed annexation, Ms. Lynda Wojcik came forward to state that she felt there were some neighborhoods that were close by and had been ignored as far as their density. She also stated that some of the 50-foot lots appeared to be too congested and would not present a pleasing look on the streetscape. She also asked if all of the homes would have an alley. Mr. Fields responded that alleys would be for the mid-sized homes.

Ms. Wojcik stated she felt the area needed to be less dense. She felt that the Planning Commission did not think this was a big issue for people. She referred to the petition that was presented to the Planning Commission earlier in the meeting and reiterated that out of 160 signatures only two residents were for annexation. One person lived in Centennial and was concerned that MacDuff Parkway would not happen if the annexation was not approved. The other person had a friend at John Wieland Homes. She stated that she was surprised that so many people signed the petition. Ms. Wojcik also stated that surveys to residents and most were not in favor of annexation. She admitted there was a valid concern that if the county or other entity developed the land the City might not have as much control over the development. The county did go to court for a part of the land and won. She doubted the county would back down on their desires for the land. Ms. Wojcik stated that the proposal should be denied and worked on further before going to Council.

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Ms. Beth Pullias came forward to question the impact on the school system. Ms. Pullias stated that she realized that land had been donated for a new school, but the decision to build would be made by the school board. She asked how the homes would be marketed since children within her neighborhood and others were being bused out of the City.

Ms. Pullias also stated that parallel parking on MacDuff Parkway would be great for the short term but there would be a huge traffic influx from Highways 54 and 74. She also stated that she would like to see more information as to the water and sewer impact. She stated that she had not seen any data to support the statement that adding the proposed density would not impact the water supply. Ms. Pullias asked if the proposed impact fee would build the expansion to the Baseball/ Soccer Complex. Mr. Rast replied that any new development would pay the impact fees and what was not paid would be funded by the City via a tax increase or bond referendum.

Mr. Rast stated that he met with the Board of Education and they were aware that the proposed development might become reality. He stated that the current middle school and high school boundaries showed any new students within these subdivisions would attend Flat Rock Middle School and Sandy Creek High.

Mr. Mullin asked if the number of homes being proposed would affect the water supply. Mr. Rast replied that the Fayette County Water Department did not provide any negative feedback. The proposed development would be in a different watershed than that used by Lake Kedron. Instead of having 100–200 homes on individual septic systems that fed into Lake Kedron, sewer services would provide more control. He stated that the issue with Lake Kedron was that the water intake was at the southern tip of Lake Peachtree, and Lake Kedron was used to fill Lake Peachtree when the water was low. The fluxuation was not due to the amount of development but determined by the elevation of the water intake at the southern end of Lake Peachtree. Runoff from the proposed development would ultimately feed into Lake McIntosh.

Ms. Phyllis Aguayo, a resident of Stoneybrook subdivision, stated that the City should be looking at the outskirts of the city that were zoned R-43 and ER Estate Residential and in some areas 3-acre lots. She stated that she was not proposing 2-acre lots as the county would but she believed the city should be demanding in getting the best available with the least impact. The proposed development currently had quadrupled the number of homes on the land as currently zoned.

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Ms. Aguayo stated that 200–300 homes on properly installed septic would not have the same impact as four times as many homes on sewer. When sewer was treated, it was not treated for everything, which would result in chemicals, pharmaceuticals, etc. entering our streams. She added that unfortunately Line Creek was over extended in what was accepted from treated sewer.

Ms. Aguayo agreed that another entrance was needed for Centennial. She believed a road would be built regardless of whether the land was annexed. The question would be what kind of road it would be, how much traffic would be handled, and whether it would be a thoroughfare or a collector road. She also stated that the impact fees would build the amenities but would not maintain them. She stated that the plans should not be rejected altogether, but the developer should return with lower numbers. She felt that if the developer really wanted to be a part of Peachtree City, they should respect our standards and our plan and come back with numbers that could be accepted rather than having the citizens in an uproar.

Mr. Ray Helton of the Highlands subdivision came forward to state that he was very concerned. He did want MacDuff Parkway to be extended and the SPLOST funds were available to use but other issues were being addressed. When it was discussed as to how much sewage capacity was needed in determining the best choices for future use, he felt a precedent would be set to provide sewer services for areas outside of the community. Mr. Helton felt that the annexation push would not go away but there was a strong, silent majority that did not want the annexation but they did not know why. He stated that he was neutral but concerned about the sewer and water capacity.

Ms. Tami Morris, a resident of Smokerise, stated that she was not in opposition but she and other residents moved to Peachtree City for less traffic and density. She felt there had been a lot of activity in the city and people did not like it when a forest disappeared over night. Ms. Morris noted the following:

- The carts paths needed additional access across Highway 74 especially for the seniors to have access to the grocery stores.
- The failure rate of septic systems was from 2 to 5 percent and if properly maintained this would not be an issue in the county.
- Being on sewer would increase the capacity.
- The old dump site on the property needed to be addressed environmentally with possible clean up.

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- A two-lane road was considered acceptable but there would be 3000 homes on the two ends of MacDuff Parkway. In the event of a natural disaster, evacuation would be difficult.
- More recreational or educational land.
- There would be no cost for the bridge to the citizens and the developer would get no credit back.

Mr. Fields responded that he was very proud of Fayette County schools. His stated his children attended the schools. They advertised Fayette County schools, not Peachtree City schools. He also stated that he did not recall a dumpsite being on the property. He was aware of a peach pit but it was not on the property under consideration. He stated that an extensive study had shown there were no environmental concerns. Mr. Mullin wanted to clarify where the dumpsite was located. Mr. Fields stated that the dumpsite was west of the Comcast building on Highway 74. Mr. Mullin stated that if the property received permission for development, it would be addressed at that time.

Mr. Rast stated that both City Council and the Planning Commission wanted to see the financial impact of the property if annexed as proposed. He presented a PowerPoint presentation to show a Financial Impact Analysis for the West Village Annexation (*see attached*). An overview of the presentation included the following:

- *Components of the Annexation*
- *Data on Homes, Property Taxes, and Population*
- *Revenues from Taxes, Licenses, Permits and Impact Fees*
- *Costs Associated with Capital, Debt Service, Impact Fee Dedications, Utility Maintenance and Renewal*

Mr. Mullin stated that he wanted to ensure that the developers were aware of the conditions. He also stated that Mr. Fields had done a good job in emphasizing the importance of parallel parking for the homes facing the parkway. Mr. Mullin asked why staff was against parallel parking.

Mr. Rast responded that the concern was drawn from the City Engineer, Police and Fire Departments. The issue was that because MacDuff Parkway was a collector road, there would be a significant amount of traffic regardless of traffic calming measures. On-street parking was not allowed on any other collector road. Staff and other departments were very concerned about the safety of those parking and using the road. He also stated that typically on-street parking was not allowed and in the areas where it did occur, there were several calls of complaints and accidents in the area.

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Mr. Scott asked what the objection would be if the area was designed for parallel parking. Mr. Mullin stated that parallel parking could be dangerous, and it could also be done correctly to reduce the danger that was involved. He understood that there had been calls of complaint in the city but those were in areas where the parking had not been designed properly. Though none of our collector roads allowed for on-street parking, it should not be denied unless there was something in the ordinances to prohibit the parking.

Mr. Rast stated that he believed the initial response from Staff would be no because it was not typically done. He said that if this was something that City Council and the Planning Commission felt strongly about it, it could be discussed further. A plan may look good on paper now but the City would be held responsible years later in calming the traffic. Mr. Mullin was sure that parallel parking would slow the traffic down, without putting speed bumps or slower speed signs up.

Mr. Rast stated that what John Wieland was proposing was better than some subdivisions that were currently here. Mr. Roach asked if the parallel parking (line number three) be removed. Mr. Rast responded that it should not be taken out entirely but left in as a condition with different wording. Mr. Mullin stated that he agreed.

Fire Marshal John Dailey stated that he was currently against the parallel parking but admitted that he had not been given a full size set of plans that could be reviewed in detail. He stated that he was open to the idea but needed more details to make the appropriate comments. Mr. Mullin suggested that the condition be reworded to state that parallel parking shall be considered and looked at in greater detail before any decision was made. Mr. Fields also felt that the wording should state that the applicant shall provide the City with adequate reports and engineering to provide scaled drawings to the City to make a decision on parallel parking.

Mr. Fields also suggested that line number seven in the conditions be amended to end after Wieland and from and should to GRTA be removed. Ms. Zickert replied that the item should not be removed. Mr. Fields stated that the item would be addressed prior to the City Council meeting. Mr. Rast stated that the line basically stated that the developers were responsible for MacDuff Parkway and the bridge. Mr. Fields stated that they would need to meet with the City Attorney and the other developer to work out the details. Mr. Mullin stated that it would remain with the conditions.

Mr. Rast stated that there were different sets of conditions for each development and each should be voted on separately.

Mr. Fields also questioned the need to install a multi-use path from their development to the Chadsworth subdivision. He indicated they did not own this property and this path should be the responsibility of the Board of Education once they built the new school.

After discussion, a motion was made by Mr. McCann, seconded by Mr. Scott, with the above noted changes in conditions three and seven, and unanimously adopted to forward to City Council the proposed annexation and rezoning request with a recommendation that it be approved subject to the following understandings and conditions:

- 1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.*
- 2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median with vertical curb and gutter as measured from back-of-curb. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).*
- 3. The Applicant is aware that Staff currently does not support parallel parking on any portion of MacDuff Parkway, and shall continue to coordinate with Staff to determine if this type of parking arrangement might be supported*
- 4. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.*
- 5. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and incorporate these into the design and construction of MacDuff Parkway at no cost to the city.*
- 6. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements.*

- Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway road extension at no cost to the city.*
- 7. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall provide a multi-use path connection from this development to the existing multi-use path adjacent to the Centennial and Chadsworth at Ashton Reserve subdivisions on both sides of MacDuff Parkway.*
 - 8. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.*
 - 9. The Applicant shall coordinate with City Staff and the Fire Department to identify a suitable location for a new fire station to serve the West Village area. This site should be located approximately 3,600 LF to the north of the existing fire station site and dedicated at no cost to the city.*
 - 10. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.*
 - 11. There shall be no more than 495 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.*
 - 12. Existing vegetation within the areas identified as open space on the concept plat must be protected prior to, during and following construction.*
 - 13. A 50' wide greenbelt shall be provided between the homes along the southern property boundary separating this development from the proposed school site and the existing homes within the Chadsworth subdivision.*
 - 14. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.*
 - 15. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.*
 - 16. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.*

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- 17. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.*
- 18. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.*
- 19. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.*
- 20. The annexation and rezoning as proposed is conditioned upon the annexation of the Levitt tract to the north.*

The Applicant agreed to the conditions.

**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF A 379.493-ACRE TRACT OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AND
BORDERED BY UNINCORPORATED FAYETTE COUNTY TO THE NORTH,
THE CITY OF PEACHTREE CITY TO THE EAST AND SOUTH,
AND LINE CREEK 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 106 be added to the Peachtree City Code of Ordinances to read as follows:

Sec. 106. Annexation of the John Wieland Homes and Neighborhoods 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 John Wieland Homes and Neighborhoods tract, shall be de-annexed from unincorporated Fayette County and annexed into the city limits of Peachtree City:

Tract 1

All that tract or parcel of land lying and being in Land Lot 166, 7th District, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at a 1" pipe on the Land Lot Line common to Land Lots 166 and 167, being 1574' East of the Land Lot corner common to Land Lots 166, 167, 183, and 184, being the TRUE POINT OF BEGINNING; thence South 88°51'41" East, a distance of 542.37 feet to a railroad iron; thence South 00°20'17" East, a distance of 1595.01 feet to a 1/4 inch rebar; thence North 89°36'57" West, a distance of 543.36 feet to a 1/4 inch rebar; thence North 00°17'52" West, a distance of 1602.14 feet to a 1 inch pipe, being the TRUE POINT OF BEGINNING.

Said tract contains 19.918 acres or 867636 square feet.

Tract 2

All that tract or parcel of land lying and being in Land Lots 165, 166, 184 & 185 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a nail found at the Land lot corner common to Land Lots 157, 158, 164 and 165; thence along the Land Lot line common to Land Lots 164 & 165 North 88°11'34" West, a distance of 1146.31 feet to a 1 inch crimp top pipe found; thence along the Land Lot line common to Land Lots 164 & 165 and 185 & 186 North 88°09'44" West, a distance of 2469.33 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek and the county line the following calls: North 36°58'03" West, a distance of 214.55 feet to a point; thence North 85°36'23" East, a distance of 132.55 feet to a point; thence North 70°13'27" East, a distance of 110.92 feet to a point; thence North 62°50'46" East, a distance of 105.30 feet to a point; thence North 47°26'44" East, a distance of 100.12 feet to a point; thence North 89°34'59" East, a distance of 70.71 feet to a point; thence North 78°16'24" East, a distance of 36.06 feet to a point; thence North 17°26'00" East, a distance of 43.83 feet to a point; thence North 30°51'58" West, a distance of 109.49 feet to a point; thence North 25°41'48" West, a distance of

65.19 feet to a point; thence North 02°51'47" West, a distance of 66.41 feet to a point; thence North 59°57'28" West, a distance of 128.06 feet to a point; thence North 09°59'17" West, a distance of 101.98 feet to a point; thence North 36°03'32" West, a distance of 58.87 feet to a point; thence North 45°11'31" West, a distance of 96.00 feet to a point; thence North 01°17'13" West, a distance of 114.13 feet to a point; thence North 21°34'01" West, a distance of 101.12 feet to a point; thence North 16°03'41" West, a distance of 82.46 feet to a point; thence North 39°11'04" West, a distance of 175.05 feet to a point; thence North 25°26'10" West, a distance of 101.43 feet to a point; thence North 15°10'33" East, a distance of 116.62 feet to a point; thence North 14°07'37" West, a distance of 69.00 feet to a point; thence North 00°29'39" West, a distance of 106.94 feet to a point; thence North 19°25'52" East, a distance of 104.12 feet to a point; thence North 00°44'43" West, a distance of 100.24 feet to a point; thence North 38°43'42" West, a distance of 134.54 feet to a point; thence North 16°12'42" East, a distance of 102.61 feet to a point; thence North 40°29'33" East, a distance of 77.68 feet to a point; thence North 33°02'37" East, a distance of 219.86 feet to a point; thence North 23°23'23" West, a distance of 72.11 feet to a point; thence North 41°02'24" West, a distance of 64.03 feet to a point; thence North 10°30'23" West, a distance of 106.98 feet to a point; thence North 12°34'32" West, a distance of 144.77 feet to a point; thence North 06°14'30" West, a distance of 206.90 feet to a point; thence North 21°00'55" East, a distance of 152.00 feet to a point; thence North 14°58'12" East, a distance of 101.79 feet to a point; thence North 30°35'59" East, a distance of 82.43 feet to a point; thence North 22°11'57" West, a distance of 79.79 feet to a point; thence North 03°11'43" East, a distance of 107.70 feet to a point; thence North 40°24'27" West, a distance of 107.70 feet to a point; thence North 08°57'29" West, a distance of 101.43 feet to a point; thence North 45°10'16" West, a distance of 111.80 feet to a point; thence North 25°53'27" East, a distance of 97.02 feet to a point; thence North 18°49'50" East, a distance of 106.37 feet to a point; thence North 07°36'21" East, a distance of 101.12 feet to a point; thence North 00°11'28" East, a distance of 72.80 feet to a point; thence North 65°32'07" East, a distance of 46.10 feet to a point; thence North 07°36'21" East, a distance of 101.12 feet to a point; thence North 19°09'17" West, a distance of 45.83 feet to a point; thence North 30°59'47" West, a distance of 65.01 feet to a point; thence North 37°26'05" West, a distance of 70.62 feet to a point; thence leaving said creek centerline South 89°39'07" East, a distance of 2347.47 feet to a 1/4 inch rebar found; thence South 01°16'43" East, a distance of 16.15 feet to a 1 inch pipe found; thence North 88°40'53" East, a distance of 543.13 feet to a 1/4 inch rebar found; thence South 00°20'55" East, a distance of 142.69 feet to a 3 inch railroad iron found; thence North 89°51'29" East, a distance of 872.66 feet to a 3 inch railroad iron found on the Land Lot line common to Land Lots 156 & 166; thence along said Land Lot line South 00°12'25" West, a distance of 640.18 feet to a 1 inch pipe found; thence along the Land Lot line common to Land Lots 156 & 166 and 157 & 165 South 00°13'00" West, a distance of 2326.75 feet to a 1/2 inch rebar found; thence along the Land Lot line common to Land Lots 157 & 165 South 00°06'24" West, a distance of 1275.40 feet to a nail found, being the POINT OF BEGINNING.

Said tract contains 359.575 acres or 15,663,081.26 square feet.

The above tracts are depicted on the attached Exhibit "A".

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 _____ 2007.

Harold K. Logsdon, Mayor

Attest:

City Clerk

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 379.493-ACRE TRACT OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AND
BORDERED BY UNINCORPORATED FAYETTE COUNTY TO THE NORTH,
THE CITY OF PEACHTREE CITY TO THE EAST AND SOUTH,
AND LINE CREEK TO THE WEST,
FOR A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that a 379.493-acre parcel within unincorporated Fayette County and bordered by unincorporated Fayette County to the north, the city of Peachtree City to the east and south and Line Creek to the west be rezoned from its current designation of A-R Agricultural Residential (Fayette County) to LUR-15 Limited Use Residential (Peachtree City) by amending Section 1013A Specific limited-use residential areas and adding Section 1013A.15 as follows:

(Section 1013A.15) Limited-use residential district no. 15

- (a) A single tract of land described below shall be rezoned from its present zoning classification of A-R Agricultural Residential (Fayette County) to LUR-15 Limited Use Residential (Peachtree City). Said property is more particularly described as follows:

Tract 1

All that tract or parcel of land lying and being in Land Lot 166, 7th District, Fayette County, Georgia, and being more particularly described as follows:

BEGINNING at a 1" pipe on the Land Lot Line common to Land Lots 166 and 167, being 1574' East of the Land Lot corner common to Land Lots 166, 167, 183, and 184, being the TRUE POINT OF BEGINNING; thence South 88°51'41" East, a distance of 542.37 feet to a railroad iron; thence South 00°20'17" East, a distance of 1595.01 feet to a 1/4 inch rebar; thence North 89°36'57" West, a distance of 543.36 feet to a 1/4 inch rebar; thence North 00°17'52" West, a distance of 1602.14 feet to a 1 inch pipe, being the TRUE POINT OF BEGINNING.

Said tract contains 19.918 acres or 867636 square feet.

Tract 2

All that tract or parcel of land lying and being in Land Lots 165, 166, 184 & 185 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a nail found at the Land lot corner common to Land Lots 157, 158, 164 and 165; thence along the Land Lot line common to Land Lots 164 & 165 North 88°11'34" West, a distance of 1146.31 feet to a 1 inch crimp top pipe found; thence along the Land Lot line common to Land Lots 164 & 165 and 185 & 186 North 88°09'44" West, a distance of 2469.33 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline

of Line Creek and the county line the following calls: North 36°58'03" West, a distance of 214.55 feet to a point; thence North 85°36'23" East, a distance of 132.55 feet to a point; thence North 70°13'27" East, a distance of 110.92 feet to a point; thence North 62°50'46" East, a distance of 105.30 feet to a point; thence North 47°26'44" East, a distance of 100.12 feet to a point; thence North 89°34'59" East, a distance of 70.71 feet to a point; thence North 78°16'24" East, a distance of 36.06 feet to a point; thence North 17°26'00" East, a distance of 43.83 feet to a point; thence North 30°51'58" West, a distance of 109.49 feet to a point; thence North 25°41'48" West, a distance of 65.19 feet to a point; thence North 02°51'47" West, a distance of 66.41 feet to a point; thence North 59°57'28" West, a distance of 128.06 feet to a point; thence North 09°59'17" West, a distance of 101.98 feet to a point; thence North 36°03'32" West, a distance of 58.87 feet to a point; thence North 45°11'31" West, a distance of 96.00 feet to a point; thence North 01°17'13" West, a distance of 114.13 feet to a point; thence North 21°34'01" West, a distance of 101.12 feet to a point; thence North 16°03'41" West, a distance of 82.46 feet to a point; thence North 39°11'04" West, a distance of 175.05 feet to a point; thence North 25°26'10" West, a distance of 101.43 feet to a point; thence North 15°10'33" East, a distance of 116.62 feet to a point; thence North 14°07'37" West, a distance of 69.00 feet to a point; thence North 00°29'39" West, a distance of 106.94 feet to a point; thence North 19°25'52" East, a distance of 104.12 feet to a point; thence North 00°44'43" West, a distance of 100.24 feet to a point; thence North 38°43'42" West, a distance of 134.54 feet to a point; thence North 16°12'42" East, a distance of 102.61 feet to a point; thence North 40°29'33" East, a distance of 77.68 feet to a point; thence North 33°02'37" East, a distance of 219.86 feet to a point; thence North 23°23'23" West, a distance of 72.11 feet to a point; thence North 41°02'24" West, a distance of 64.03 feet to a point; thence North 10°30'23" West, a distance of 106.98 feet to a point; thence North 12°34'32" West, a distance of 144.77 feet to a point; thence North 06°14'30" West, a distance of 206.90 feet to a point; thence North 21°00'55" East, a distance of 152.00 feet to a point; thence North 14°58'12" East, a distance of 101.79 feet to a point; thence North 30°35'59" East, a distance of 82.43 feet to a point; thence North 22°11'57" West, a distance of 79.79 feet to a point; thence North 03°11'43" East, a distance of 107.70 feet to a point; thence North 40°24'27" West, a distance of 107.70 feet to a point; thence North 08°57'29" West, a distance of 101.43 feet to a point; thence North 45°10'16" West, a distance of 111.80 feet to a point; thence North 25°53'27" East, a distance of 97.02 feet to a point; thence North 18°49'50" East, a distance of 106.37 feet to a point; thence North 07°36'21" East, a distance of 101.12 feet to a point; thence North 00°11'28" East, a distance of 72.80 feet to a point; thence North 65°32'07" East, a distance of 46.10 feet to a point; thence North 07°36'21" East, a distance of 101.12 feet to a point; thence North 19°09'17" West, a distance of 45.83 feet to a point; thence North 30°59'47" West, a distance of 65.01 feet to a point; thence North 37°26'05" West, a distance of 70.62 feet to a point; thence leaving said creek centerline South 89°39'07" East, a distance of 2347.47 feet to a 1/4 inch rebar found; thence South 01°16'43" East, a distance of 16.15 feet to a 1 inch pipe found; thence North 88°40'53" East, a distance of 543.13 feet to a 1/4 inch rebar found; thence South 00°20'55" East, a distance of 142.69 feet to a 3 inch railroad iron found; thence North 89°51'29" East, a distance of 872.66 feet to a 3 inch railroad iron found on the Land Lot line common to Land Lots 156 & 166; thence along said Land Lot line South 00°12'25" West, a distance of 640.18 feet to a 1 inch pipe found; thence along the Land Lot line common to Land Lots 156 & 166 and 157 & 165 South 00°13'00" West, a distance of 2326.75 feet to a 1/2 inch rebar found; thence along the Land Lot line common to Land Lots 157 & 165 South 00°06'24" West, a distance of 1275.40 feet to a nail found, being the POINT OF BEGINNING.

Said tract contains 359.575 acres or 15,663,081.26 square feet.

- (b) This tract is illustrated on the Boundary and Topography Survey prepared by Rochester & Associates, Inc. (dated July 26, 2006 last revised August 14, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUR-15 zoning district be established specifically for a 699-unit single-family detached residential subdivision to be developed substantially in accordance with the following express conditions:

- (c) *Conformance with master plan.*

Development shall take place in conformance with the master plan prepared by PBS&J (last revised July 12, 2006), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(d) *Permitted uses.*

1. No more than 495 single-family detached lots with the following dimensions:
 - (a) 56 lots shall measure no less than 55' x 125'
 - (b) 145 lots shall measure no less than 65' x 125'
 - (c) 94 lots shall measure no less than 75' x 130'
 - (d) 140 lots shall measure no less than 90' x 130'
 - (e) 30 lots shall measure no less than 100' x 150'
 - (f) 30 lots shall measure no less than 115' x 200'
2. A clubhouse, including an outdoor pool, tennis courts and other customary accessory uses.
3. General retail uses associated with a neighborhood retail center, located on two tracts of land not to exceed 3 acres each.
4. Publicly owned building, facility or land.
5. Building, facility or land for the distribution of utility services.
6. Building, facility or land for non-commercial park, recreation or open space purposes.
7. Accessory uses (see Section 908).
8. Customary home occupations (see Section 907).

(e) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(f) *Other requirements.*

1. Minimum floor area per dwelling unit: 1,500 SF.

2. Minimum zoning lot area: As described herein and shown on the concept plat approved as a part of the rezoning.
3. Maximum number of dwelling units: No more than 495 residential units shall be provided within the overall subdivision.
4. Minimum lot width: As described herein and shown on the concept plat approved as a part of the rezoning.
5. Minimum front building setbacks: 15'; provided that each dwelling unit provides at least two paved parking spaces off the right-of-way; at least one of those spaces must be within a fully enclosed garage, and no part of the garage shall be within 20' of the right-of-way.
6. Minimum side setbacks: 0'; provided that at least a 10' separation is maintained between dwellings, and further provided, that at least one 20' separation is provided between every 10 dwelling units.
7. Minimum rear setbacks: 10'; provided that for those units served by a dedicated alley with garage access in the rear of the homes, at least two paved parking spaces shall be provided off of the alley; at least one of those spaces shall be within a fully enclosed garage, and no part of the garage shall be located less than 20' from the edge of alley.
8. Maximum building height: Two stories, plus a basement.
9. Parking: As set forth within the city's Parking Ordinance.
10. Signs: As set forth within the city's Sign Ordinance.
11. Alley access: Alleys shall be a minimum of 20' in width and shall be paved with a suitable surface to support fire and emergency apparatus.
12. Uses permitted above garages: On those lots where detached garages are located behind homes, the second floor of these buildings shall be limited to storage or home office use only. Garage apartments, granny flats, or other residential uses of these second floor areas shall not be permitted.
13. Tree save and landscape buffers: All tree save and landscape buffers shall be maintained with natural vegetation and/ or enhanced with berming, fencing and landscaping. No vegetation shall be removed from these areas without prior city approval. All tree save areas within the subdivision must be delineated with tree save fencing and approved by the city prior to any land disturbance activities.
14. Greenbelts: A 50' greenbelt shall be provided around the perimeter of the development. A 50' greenbelt shall be provided adjacent to MacDuff Parkway as required by the city's Buffer Ordinance. All greenbelt areas shall be dedicated to the city.

15. Architectural concept: A unified architectural concept for the overall development must be developed and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and structures on the site must be substantially the same. Each home with a side elevation facing a public street shall include architectural detailing to avoid creating a blank wall facing the public street.
15. Development concept: Development shall take place substantially in conformance with the approved concept plat (Exhibit "B"), as well as the design concepts presented with the zoning request and approved as a part of the concept. Substantial deviation from the approved concept plat or design concepts shall require city council approval.

(g) *The overall development of the tract is subject to the following understandings and conditions:*

1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.
2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median with vertical curb and gutter as measured from back-of-curb. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).
3. Parallel parking shall not be provided along MacDuff Parkway as proposed by the developer, as this road is designated as a Community Collector.
4. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.

5. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and incorporate these into the design and construction of MacDuff Parkway at no cost to the city.
6. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.
7. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall provide a multi-use path connection from this development to the existing multi-use path adjacent to the Centennial and Chadsworth at Ashton Reserve subdivisions on both sides of MacDuff Parkway.
8. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.
9. The Applicant shall coordinate with City Staff and the Fire Department to identify a suitable location for a new fire station to serve the West Village area. This site should be located approximately 3,600 LF to the north of the existing fire station site and dedicated at no cost to the city.
10. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.
11. There shall be no more than 495 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.
12. Existing vegetation within the areas identified as open space on the concept plat must be protected prior to, during and following construction.
13. A 50' wide greenbelt shall be provided between the homes along the southern property boundary separating this development from the

proposed school site and the existing homes within the Chadsworth subdivision.

14. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.
15. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.
16. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.
17. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/or the Homeowner's Association.
18. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
19. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.
20. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.
21. The annexation and rezoning as proposed is conditioned upon the annexation of the Levitt tract to the north.

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

Done, Ratified, and Passed this _____ day of _____ 2007.

Harold K. Logsdon, Mayor

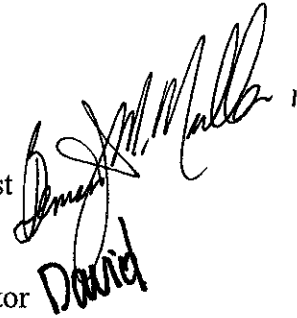
Attest:

City Clerk

POSITION PAPER

Annexation and rezoning request
Levitt and Sons, Inc.

City Planner/ Zoning Administrator
Developmental Services Director
April 26, 2007



David

Situation:

The Scarbrough Group, Inc. and Mr. and Mrs. Roy Stillwell own two tracts of land in unincorporated Fayette County. The Scarbrough tract is 299.586 acres and the Stillwell tract is 103.507 acres. Combined, the two tracts total 403.093 acres and are zoned A-R Agricultural Residential.

Levitt and Sons, Inc. (Applicant) has both tracts of land under contract and desires to annex the parcels into the city limits of Peachtree City and rezone the combined property to LUR Limited Use Residential. The purpose of this rezoning would be to accommodate the development of a 699-unit single-family detached residential subdivision. The overall subdivision would contain 539 single-family lots and 160 courtyard homes. The subdivision would be age-restricted and limited to active adults ages 55 years and up.

The Applicant has complied with the submittal requirements specified within the city's Step One and Step Two annexation process. In addition to these documents, the proposed development, along with the adjoining development proposed by John Wieland Homes and Neighborhoods, qualified as a Development of Regional Impact (DRI). This designation required the submittal of additional information and review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA).

The proposed subdivision has been reviewed by City Staff and in numerous public workshops with citizens, the Planning Commission and City Council. The application and site plan have been modified in accordance with many of the concerns identified during these reviews.

Because the property is not currently located within Peachtree City nor is it zoned for this type of development, the Applicant is requesting that it be annexed and rezoned to an appropriate classification. A copy of the Applicant's Step Two Annexation and Rezoning request form is included as Attachment "A".

Facts:

1. The Scarbrough Group, Inc. owns a 299.586-acre tract of land within unincorporated Fayette County. The property is currently zoned A-R Agricultural Residential.

Levitt and Sons, Inc.

April 26, 2007

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2. Mr. and Mrs. Roy Stillwell own a 103.507-acre tract of land within unincorporated Fayette County. The property is currently zoned A-R Agricultural Residential.
3. Levitt and Sons has both tracts of land under contract and desires to annex both parcels into the city limits of Peachtree City and rezone the combined 403.093-acre tract to accommodate a residential subdivision.
4. The combined tract is bordered on the north by several tracts of land within the Town of Tyrone's Shamrock Industrial Park, which is zoned M-2 Manufacturing as well as the Pruett tract, which is located within unincorporated Fayette County and zoned M-1 Light Industrial.
5. The property is bordered to the east by the undeveloped Crawley tract, which is located within unincorporated Fayette County and zoned A-R Agricultural Residential; the undeveloped Peachtree City Holdings tract, which is located within the Town of Tyrone and zoned C2 Commercial; the undeveloped Lee tract, which is located within Peachtree City and currently zoned GI General Industrial; and a portion of the undeveloped Wieland tract, which is located within unincorporated Fayette County and zoned A-R Agricultural Residential. The adjoining Wieland tract is also being considered for annexation under a separate application.
6. The property is bordered to the south by the undeveloped Wieland tract, which is located within unincorporated Fayette County and zoned R-70 Residential; and the Hardy and Kidd tracts, both of which are located within unincorporated Fayette County and zoned A-R Agricultural Residential. The adjoining Wieland tract is also being considered for annexation under a separate application. The owners of the Hardy and Kidd tracts are not seeking annexation at this time.
7. The centerline of Line Creek borders the property to the west, and delineates the boundary between unincorporated Fayette County and unincorporated Coweta County.
8. City Council accepted the Applicant's Step One annexation application on June 15, 2006, authorizing the Applicant to work with City Staff and proceed with Step Two of the city's annexation process.
9. The Applicant submitted their initial Step Two application shortly thereafter; however, the application was revised and amended on numerous occasions and was not considered complete until August 3, 2006. At that time, Staff notified Fayette County officials that the city was in receipt of a complete annexation and rezoning application for property within unincorporated Fayette County. In addition, Staff completed Form 1 of the DRI process, notifying ARC and GRTA that a project had been submitted that met their requirements for DRI review.

Levitt and Sons, Inc.

April 26, 2007

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10. GRTA notified the city on December 20, 2006, that the plan of development as proposed met their review criteria and was approved subject to conditions (Attachment "B").
11. A concept plat of the proposed subdivision was submitted along with the Step 2 application and the DRI submittal. This plat identified a total of 699 residential units on the 403.093-acre tract. The plat proposes a total of 228.7 acres of dedicated open space, including 120.2 acres of floodplain, wetlands, streams and associated buffers. The Applicant has indicated they would preserve 108.5 acres of the overall site as usable open space (Attachment "C").
12. Out of the 699 total residential units, 160 homes would be designed as courtyard homes, with four detached homes sharing a common driveway and parking court. Parks and common area would separate the clusters of homes. A total of 176 homes would be built on 50' x 120' lots; 186 homes would be built on 60' x 120' lots; and 177 homes would be built on 70' x 120' lots. Providing a variety of lot sizes and home styles was recommended by City Staff, the Planning Commission, ARC and GRTA.
13. Based on the gross acreage of the site, the proposed density would be 1.73 units per acre (699 units/ 403.093 acres). Based on the net acreage of the site (403.093-acres – 120.2-acres), the proposed density would be 2.47 units per acre (699/ 282.893). These densities are consistent with, and actually less than, many of the existing subdivisions throughout the city (Attachment "D").
14. The Fayette County Board of Education has been notified of the proposed annexation request and the fact this subdivision would have no impact on existing schools.
15. The Applicant submitted a detailed Traffic Study identifying the potential impacts this development might have on the surrounding road network and existing intersections as a part of their DRI submittal. GRTA incorporated several conditions specific to transportation improvements within their Notice of Decision. One of these conditions included extending MacDuff Parkway from its current terminus to Senoia Road/ Kedron Drive North and constructing turn lanes and signalizing the intersection at Senoia Road. Additionally, a vehicular and multi-use bridge spanning the CSX rail line to connect MacDuff Parkway to Senoia Road was included within their recommendations.
16. At their meeting on April 9, 2007, the Planning Commission voted unanimously to forward the proposed annexation and rezoning request to City Council with a recommendation that it be approved (Attachment "E").

Recommendation:

The annexation and rezoning of what is now an unincorporated island within Fayette County has been discussed for many years, and Staff has examined at least two annexation proposals during

Levitt and Sons, Inc.

April 26, 2007

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the past ten years. These proposals were very ambitious and included a variety of residential and retail components, large expanses of open space and recreation amenities. Two of the main issues with these proposals, other than density, were the fact there would be no single developer or any guarantee the plans would develop as initially proposed. These annexation requests were ultimately denied by City Council.

Levitt and Sons has two of the larger tracts of land within the unincorporated island under contract and, if annexed, proposes to develop a signature product within the city limits of Peachtree City. The Applicant proposes to work with John Wieland Homes and Neighborhoods to design and construct the extension of MacDuff Parkway, including a vehicular and multi-use path bridge spanning the CSX rail line at no cost to the city. The MacDuff Parkway extension has been identified through the years in the city's Thoroughfare Plan and Transportation Plan as "Line Creek Parkway" and "West Village Connector", and will provide an alternate connection for residents living along MacDuff Parkway to access SR 74.

Based upon the information provided and anticipated population of the development, the development as proposed would have no impact on the existing or proposed schools within Fayette County. Levitt and Sons also plans an extensive amenities package for their residents, and the impact on the city's existing recreational facilities would be minimal. They have also agreed to coordinate with the City's Leisure Services Department to potentially schedule programming within their clubhouse for residents throughout the city.

The plan as proposed provides an extensive network of open space throughout the development. As opposed to a typical cluster subdivision with very little greenspace and residential lots backing up to one another, the majority of the homes within the subdivision would have wide expanses of open space and natural vegetation separating them from their neighbors to the rear. A series of internal parks would provide gathering places for the residents and would be interconnected to the remainder of the development by a multi-use path and soft surface trail path system.

While the architectural style of the homes has not yet been finalized, the Applicant has presented renderings, photos and other literature of similar developments they have constructed or are currently constructing within the metro-Atlanta region. It is understood the elevations and building material selection will be refined as a part of the site plan review process and will be similar to those presented as a part of the submittal package.

Both the Comprehensive Plan and Land Use Plan reference property on the west side of SR 74 (both within and outside the city boundaries) and state "the two neighborhoods on the west side, Line Creek and McIntosh, do not yet fit into the village form." In referencing the "step down" theory, the Land Use Plan states "Low density single-family uses should continue to be developed along the eastern and northern border of Peachtree City as well as in the extreme

Levitt and Sons, Inc.

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northwest corner of the city. That area along the eastern border is probably economically unfeasible to sewer. Low-density development in this area will promote the step-down theory, in that these uses are physically located further away from existing and future village centers. This type of development is conducive to independent, potentially self-sufficient homesteads."

As a part of the update to the Comprehensive Plan, the Comprehensive Plan Advisory Board (CPAB) has identified numerous parcels, including those within the unincorporated island currently being considered for annexation, as property that should be examined to determine if it would be in the best interest of the city to annex additional property and establish "growth boundaries" for the city.

As a part of this analysis, the CPAB plans to explore the benefits of annexing property into the city and requiring the development be placed on sanitary sewer as opposed to allowing the property to remain in the county and be developed on individual septic systems. The subject tracts are located in close proximity to and within the groundwater recharge area of Line Creek, which also serves as a drinking water source for Fayette County.

Both the gross density and net density as proposed are equal to or less than many of the established subdivisions throughout the city. Approximately 57% (228.7 acres) of the overall 403.093-acre tract is being preserved as open space, 29% (120.2 acres) of which is undevelopable floodplain, wetlands and buffer areas. The remaining 28% of open space (108.5 acres) is actually developable property the developer could have devoted to residential use. The preservation of open space as proposed is consistent with many of the goals and policies adopted as a part of the Comprehensive Plan and Land Use Plan.

City Staff recommends that the proposed annexation and rezoning be approved as submitted subject to the following understandings and conditions:

1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.
2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median (as measured from back of curb) with vertical curb and gutter.

Levitt and Sons, Inc.

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The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).

3. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.
4. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and shall incorporate these into the design and construction of MacDuff Parkway at no cost to the city.
5. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.
6. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall extend the multi-use path from the multi-use bridge spanning the CSX rail line to the existing path on Kedron Drive between the Belvedere and Sagamore subdivisions.
7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.
8. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.
9. There shall be no more than 699 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.
10. Existing vegetation within the areas identified as open space on the concept plat shall be protected prior to, during and following construction activities.

Levitt and Sons, Inc.

April 26, 2007

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11. The buffer separating the residential lots along the northern property boundary shall be increased to no less than 100' in width, and this area shall be dedicated to the city as greenbelt.
12. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.
13. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) within greenbelt areas dedicated to the city.
14. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.
15. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.
16. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
17. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.
18. At the Applicant's request, the Property and units constructed thereon shall be restricted to housing for older persons as defined in 42 U.S.C. § 3607. Said development shall be intended and operated for occupancy by persons 55 years of age or older, and at least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older. The City shall publish and adhere to policies and procedures that demonstrate the intent required under this provision. In addition, the Developer and its successors and assigns shall comply with rules issued by the Secretary of the United States Department of Housing and Urban Development for verification of occupancy, which shall: provide for verification by reliable surveys and affidavits; and include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of this Paragraph 18.
19. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of

Levitt and Sons, Inc.

April 26, 2007

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Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.

20. The annexation and rezoning as proposed is conditioned upon the annexation of the Wieland tract to the south.

Amended
City of Peachtree City
Annexation and Rezoning Request Form

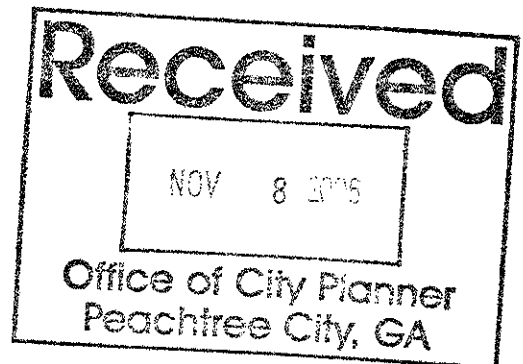
FOR

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

Prepared and Submitted By:

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

November 8, 2006



LIT968801.1

Attachment "A"

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TAB I - ANNEXATION REQUEST FORM AND OWNER AUTHORIZATION

Please see the Annexation Request Form, attached hereto.

TAB II - ZONING APPLICATION AND OWNER AUTHORIZATION

In accordance with Peachtree City's Instructions for submitting an application for annexation and rezoning, the following documents were filed in connection with the Applicant's rezoning application:

1. Request for Rezoning and Owner Authorization
2. Statement Regarding Proposed Rezoning
3. Application Fee
4. Supplemental Information
5. Site Plan

1. **Request for Rezoning and Owner Authorization**

Please see the attached forms.

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 Exhibit 1 (legal description)

This request for annexation is being made for the following reasons: to obtain a flexible zoning for the property

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): The Scarbrough Group, Inc.
& Brent Scarbrough Date: 06-15-06
Owner (signature): *Dawn S. Scarbrough* *RSJ*
Agent (print): Kathryn M. Zickert. Date: _____
as attorney for Levitt & Sons
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: 08-03-06
Request number: 2006-16
City Planner: *David E. Rant* Date: 08-03-06
City Clerk, Deputy: *Ann C. [Signature]* Date: 8-3-06
Public Hearing – Planning Commission: Date: 04-09-07
Public Hearing – City Council: Date: 05-03-07

Step Two: Annexation request form

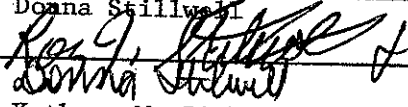
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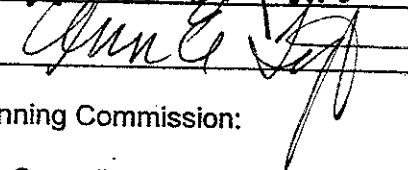
This request for annexation is being made for the following reasons: to obtain a flexible zoning for the property

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): Roy J. Stillwell Date: 6-14-06
Doana Stillwell
Owner (signature): 
Agent (print): Kathryn M. Zickert, Date: _____
as attorney for Levitt & Sons
Agent (signature): _____

To be completed by the City of Peachtree City:

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City Planner: David E. Rant Date: 08-03-06
City Clerk: Deputy  Date: 8/3/06
Public Hearing – Planning Commission: Date: 04-09-07
Public Hearing – City Council: Date: 05-03-07

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

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

400.306 acres of land in Land Lots 183, 184, 166 and 167, 7th District,

Fayette County to be annexed into Peachtree City

299.586 acres owned by The Scarbrough Group, Inc. & Brent Scarbrough

100.70 acres owned by Ray J. and Donna Stillwell

This property is presently zoned: A-R Agricultural-Residential

The proposed zoning classification is: Limited Use Residential - LUR

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

Signature:  Pres. 

Owner: (print) Dawn Scarbrough, President & Brent Scarbrough
The Scarbrough Group, Inc.

Agent: (print) Levitt and Sons, Inc., Attn.: Kathryn M. Zickert

Address: 1230 Peachtree St., N.E., Suite 3100, Atlanta, Georgia 30309

Phone: 404-815-3500

Date: June 16, 2006

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

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date: 08-03-06

Request Number: 2006-16

Date of Planning Commission Public Hearing: 04-09-07

Date of City Council Public Hearing: 05-03-07

REQUEST FOR REZONING

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299.586 acres owned by The Scarbrough Group

100.70 acres owned by Ray J. and Donna Stillwell

This property is presently zoned: A-R Agricultural-Residential

The proposed zoning classification is: Limited Use Residential - LUR

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

Signature: Ray J. Stillwell & Donna Stillwell

Owner: (print) Ray J. Stillwell & Donna Stillwell

Agent: (print) Levitt and Sons, Inc., Attn.: Kathryn M. Zickert

Address: 1230 Peachtree St., N.E., Suite 3100, Atlanta, Georgia 30309

Phone: 404-815-3500 Date: June 16, 2006

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

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date: 05-03-06

Request Number: 2006-16

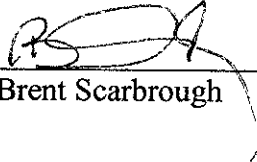
Date of Planning Commission Public Hearing: 04-09-07

Date of City Council Public Hearing: 05-03-07

CERTIFICATION

I, Brent Scarbrough (The Scarbrough Group, Inc.), owner of the property seeking annexation by the City of Peachtree City, hereby certify that I am aware of and authorize this annexation and rezoning request.

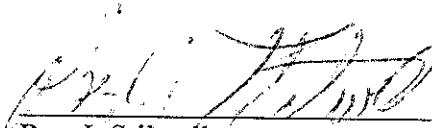
This 8TH of May, 2006.


Brent Scarbrough

CERTIFICATION

I, Roy J. Stilwell, owner of the property seeking annexation by the City of Peachtree City, hereby certify that I am aware of and authorize this annexation and rezoning request.

This 21 of May, 2006.


Roy J. Stilwell

2. Statement Regarding Proposed Rezoning

Levitt and Sons (“Levitt” or the “Applicant”), a developer specializing in the provision of active-adult housing, seeks the annexation and rezoning of 403.093 acres of land located on the western boundary of Peachtree City (the “Property”), immediately north and adjacent to a 360-acre parcel of land owned by John Wieland Homes and Neighborhoods (“JWH”), also under consideration for annexation and rezoning. Both of these tracts of land are north of the Centennial subdivision, currently under development by JWH.

If approved, Levitt will develop the Property into a community known as “Seasons at Peachtree City.” Seasons at Peachtree City will contain 699 single-family, detached homes; a 27,000 square-foot clubhouse featuring indoor and outdoor pools, eight tennis courts, a green house, craft rooms, card rooms, billiard rooms, entertainment space and the like; and 228.7 acres of open space. In addition, Levitt will contribute, on a pro rata basis, to the completion of the MacDuff Connector extension from its current terminus at the city limits immediately north of the Centennial subdivision to the northern portion of Kedron Drive at SR 74.

The Property is currently zoned Agricultural Residential (“A-R”) in Fayette County. To develop the Property as proposed, Levitt requests that Peachtree City rezone it Limited Use Residential (“LUR”).

A summary of the project is as follows:

Gross acreage:	403.093 acres
Acreage of lakes, floodplains, wetlands, streams and stream buffers:	120.15 acres
Other greenspace acreage:	108.5 acres
Total open space:	228.7 acres
Net developable acreage:	282.947 acres

Gross density:	1.73 units per acre
Net density:	2.47 units per acre

Current Zoning (in Fayette County): The Property is currently zoned A-R (Agricultural Residential).

Current Land Use Designation (in Fayette County): The current land use designation for the Property is Low Density Residential and Conservation.

Description: The Property, as zoned, does not contemplate sewer connection. The proposed gross density is less than two units per acre, with the protection of environmentally-sensitive property.

Brief Description of Proposed Project: Levitt seeks rezoning of the Property to LUR (Limited Use Residential) to allow the development of an “active adult” community, restricted as allowed by law, to adults 55 years of age and older. Its plan reflects development of 699 single-family, detached homes, and a 27,000 square-foot club house and fitness center. Houses will range in price from approximately \$200,000 to \$500,000 and will range in size from a minimum of 1,000 square-feet to 3,000 square-feet. Single family houses will be located on single family lots ranging from 6,000 square feet (176 lots); 7,200 square feet (186 lots); and 8,400 square feet (177 lots). Additionally, and in response to a request made at a Planning Commission workshop, the project now contains 160 courtyard homes in a quadraplex form. The average size of the single family lots will exceed 7,000 square feet, which is comparable in size to the Belvedere, Sagamore, Albermarle and Cottage Grove subdivisions within Peachtree City. The Property will be owned and maintained by a mandatory Homeowners’ Association. In terms of density, Kedron Hills and Planterra are less than the proposed project at .91 units and 1.42 units per acre

respectively. Ardenlee, Centennial, Belvedere, Sagamore, Chadsworth, Cedarcroft, Blueberry Hill, Fairfield and Georgian Park reflect densities ranging from 2.05 units to 8.00 units per acre; all in excess of Seasons. This project represents a reasonable density.

Levitt has previously filed the owners' authorization forms required for rezoning. A revised site plan dated October 12, 2006 is being filed with this amendment. Levitt also has committed to the following conditions of zoning approval:

- A Mandatory Homeowners' Association will be created for the community as a whole to ensure that these conditions are observed during development and in terms of architectural consistency thereafter. Covenants shall be prepared to allow enforcement of the age restriction of this community and to enforce architectural and other controls. Open space and the Club House shall be maintained as common area by the Homeowners' Association. Maintenance of the amenities package, sidewalks, multi-use paths within the community, landscaping, street lights and street signs shall be the responsibility of the Homeowners' Association.
- A minimum 75-foot wide buffer shall be provided against all solid blue line streams as such appear on USGS maps. The first 50 feet of the buffer shall be measured from the top of the creek bank and shall be undisturbed with the exception of limited roadway, trail and utility crossings, which shall be as close to perpendicular as practical. The remaining 25 feet of the buffer, if disturbed, shall be stabilized and replanted with vegetation subject to the approval of the Planning Department. A minimum 25 foot wide buffer shall be provided against all dot-dash line streams as such appear on USGS maps.
- Tree-save areas have been identified generally. Such areas cannot be determined reasonably until grading studies and utility concepts are complete, pending favorable Council conceptual support of this initial submittal. The site plan shows abundant open space (228.7 acres) with significant protection of hardwoods primarily in the floodplain and stream channel areas. Much of the proposed development area is regrowth and planted pine. A 50-foot perimeter buffer is proposed additionally, and it will preserve or supplement a significant number of healthy trees adjacent to adjoining properties. A minimum 50-foot greenbelt buffer along the MacDuff Connector extension will be dedicated to Peachtree City.
- All proposed detention and water quality ponds shall be fenced and buffered sufficiently from view from all roads and adjacent properties in accordance with Peachtree City's fencing and buffering policy. All buffer materials shall be approved by the Planning Department.

- The residential community will not be gated. Roads, sidewalks, a multipurpose trail, paths, street lights, and street signs shall be built to Peachtree City specifications. The site shall be served by two curb cuts on the MacDuff Connector extension.
- The community will be age-restricted for an active, all-adult community, in compliance with the Fair Housing Act, as amended. Each resident who qualifies for membership in the City's Senior Adult Council, at Levitt's expense, shall be given one year's membership.
- A landscape plan is not shown as yet, but it shall be consistent for all parts of this planned community and will meet or exceed Peachtree City's standards, as approved by the City Landscape Architect as a part of the plan review process. Landscape plans for each individual residential lot, as well as all amenity areas, will be submitted for approval and shall comply with Peachtree City's tree replacement criteria. An overall landscape plan will be submitted as a part of the zoning process.
- A signage plan shall be consistent for all parts of this planned community and will be subject to the approval of Peachtree City's Sign Administrator.
- All road improvements within the scope of the proposed development shall be at the full expense of the applicant/developer. These road improvements are to include additional signalization, turn lanes, widening of roads, striping, and signage, as stated in the Traffic Impact Study being conducted by Kimley Horn & Associates. Levitt will also contribute its pro rata share of the cost to construct a bridge spanning the CSX rail line, as well as its pro rata share to complete the MacDuff Connector extension.
- The developer shall work with the Georgia Department of Transportation, CSX, and the City's Engineering Department to ensure that these improvements are performed in a timely manner and avoid conflict with any of the existing or planned road projects that are scheduled to take place outside the scope of the proposed development.
- All sign locations, access points (new and existing), designations for new roads, sight distances, and sight triangles shall be reviewed and clarified, in the beginning stages of plans and submittals with GaDOT and the City Engineer to limit the number of access points in that area.
- A signal warrant study may be required for the intersection of SR 74 and the MacDuff Connector extension. If a signal is warranted, such installation shall be completed at the developer's expense and shall meet all specifications as determined by the City Engineer. A signal shall not be installed until traffic volumes actually meet the levels as determined by the warrant study.

- Prior to initiating the final civil design, the developer shall meet with the City Engineer to discuss a traffic-calming plan and to ensure that the proposed road improvements comply with Peachtree City's Transportation Plan. A traffic-calming plan, consisting of tools such as landscaping at intersections, raised crosswalks, landscaped center medians, chicanes, or other measures that aid in keeping the average speed on residential streets approximately 25 mph or below shall be prepared and approved by the City Engineer. Specific measures in the approved plan shall be constructed at the same time that the streets are constructed.
- All roads dedicated to Peachtree City shall meet Peachtree City's specifications.
- All interpretations relating to transportation and/or traffic improvement conditions shall be subject to the approval of the City Engineer.
- Sidewalks will be constructed along both sides of the streets within the development and shall be a minimum of five-foot wide along streets classified as residential streets, if any, and six-foot wide along collector streets. Alternatively, sidewalks shall be permitted along one side of the street at a minimum width of ten-feet in order to accommodate and connect to the multi-use path system.

Peachtree City is an ideal location for this project for a number of reasons. First and foremost, Peachtree City is one of the finest master-planned communities in the nation and one of the most prestigious addresses in metropolitan Atlanta. Furthermore, it is home to a growing and underserved population of active adults who will need alternative housing options if they wish to stay in Peachtree City as they age. In fact, some estimate that the number of persons in Fayette County aged 55 and better will grow from 17.6% of the population in 2000 to 24.2% of the population by 2010.

Peachtree City offers superior accessibility to several major interstate highways and is just a short drive from Atlanta's Hartsfield-Jackson International Airport, which serves 80% of the domestic market. Finally, it offers exceptional retail, proximity to Piedmont Fayette Hospital (a "Top 100 Hospital"), and some of the best recreational facilities in the State of Georgia, including the largest multi-use path system in the United States. In sum, Peachtree City is a first-

class city that needs an upper-echelon active, adult community to compliment its existing neighborhoods and keep its active adults close to home.

3. **Application Fee**

A check in the amount of \$10,600.00 is submitted in connection with the application. A copy of the check is attached hereto.

LEVITT HOMES, LLC

7777 GLADES ROAD SUITE 410
BOCA RATON, FL 33434-4198

DATE	INVOICE #	ENTITY	GROSS	DISCOUNT	NET	EXPLANATION
06/16/06	06162006	302 LEVITT AND SONS	10,600.00	.00	10,600.00	REZONNING

CHECK TOTAL: 10,600.00
VENDOR: 316873 CITY OF PEACHTREE CITY, CHECK: 073108 DATE: 06/14/06 10,600.00

DO NOT ACCEPT THIS CHECK without confirming presence of Artificial Watermark on back. Other security features are listed on back.

LEVITT HOMES, LLC

7777 GLADES ROAD SUITE 410
BOCA RATON, FL 33434-4198

BANK OF AMERICA
JACKSONVILLE, FL 32256

PAY EXACTLY *****10,600 DOLLARS AND 00 CENTS

63-4/630

TO THE
ORDER
OF:

CITY OF PEACHTREE CITY,
GEORGIA

DATE
06/14/06

CHECK NO.
073108

CHECK AMOUNT
**10,600.00

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈073108⑈ ⑆063000047⑆

005486008922⑈

Supplemental Information

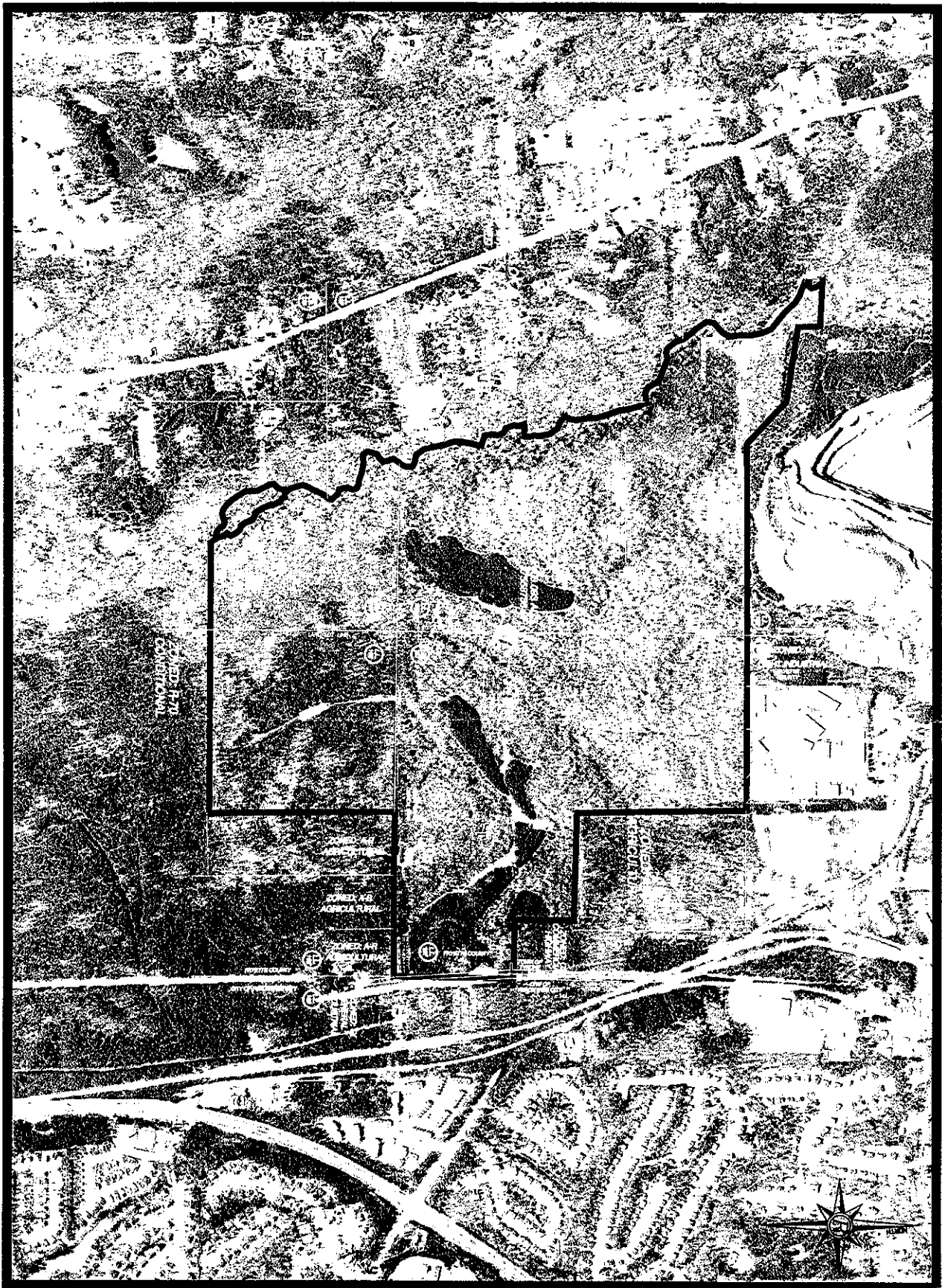
In order to avoid duplication, the Applicant already has compiled at Tab VI all Supplemental Information required in connection with the Annexation Application and the Zoning Application.

4. **Site Plan**

Two (2) copies of the amended Site Plan prepared by DVL and dated October 12, 2006 are attached hereto.

TAB III - ELIGIBILITY FOR ANNEXATION

As per the new Boundary Survey found at Tab V, the Property shares 1,032 feet of its boundary with existing Peachtree City limits. 100% of the owners of the Property have petitioned for annexation. It is eligible for annexation in accordance with O.C.G.A. § 36-36-21.

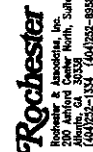
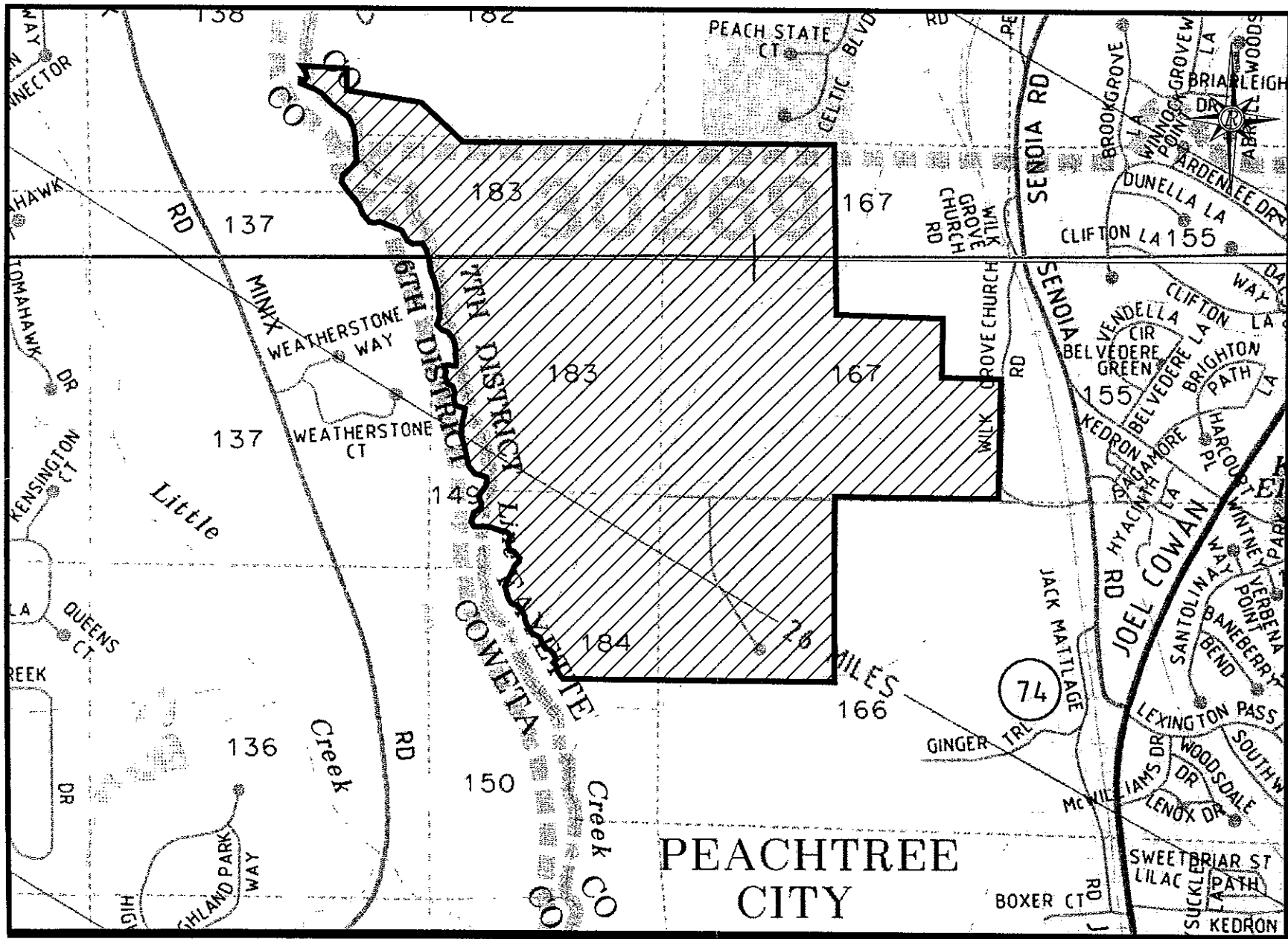


SHEET 1 OF 1
 DATE: 10-17-06
 SCALE: 1"=800'
 FILE: Vicinity Map
 JOB#: A206030.DUE
 DRAWN BY MB-L

AERIAL PHOTO MAP
 FOR :
THE SEASONS AT PEACHTREE CITY
 LOCATED IN
 LAND LOTS 156, 157, 165, 166, 184 & 185
 FAYETTE COUNTY, GEORGIA

Levit & Sons
 REAL ESTATE

Rochester
 Rochester & Associates, Inc.
 230 Ashford Center North, Suite 100
 Atlanta, GA 30338
 (404)252-1334 (404)252-9958 Fax
www.rochester-associates.com



VICINITY MAP
FOR :
THE SEASONS AT PEACHTREE CITY
LOCATED IN
LAND LOTS 156, 157, 165, 166, 184 & 185
FAYETTE COUNTY, GEORGIA

SHEET 1	OF 1
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DATE: 05-04-06
 SCALE: 1"=800'
 FILE#
 JOB# A205030.DUE
 DRAWN BY: NMB

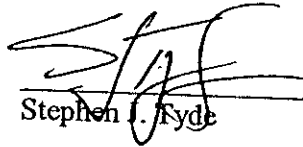
TAB IV - CERTIFICATION OF FAMILIARITY WITH CODES

The Certification of Stephen J. Tyde is attached hereto.

CERTIFICATION

I, Stephen J. Tyde, Director of Land Acquisitions at Levitt and Sons hereby certify that I am familiar with the Peachtree City Land Use Plan, the Annexation Policy, and all relevant codes and ordinances of the City, especially those pertaining to zoning, land development, site planning, landscaping, and signs.

This 9th of May, 2006.


Stephen J. Tyde

TAB V - BOUNDARY SURVEYS AND LEGAL DESCRIPTION

Please see the attached revised Legal Description of the Property. In addition, five (5) copies of a complete and certified revised boundary survey of the Property are attached hereto.

Levitt and Sons of Georgia, LLC

All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet to an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 the following calls: North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point; thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point; thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11"

West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17558736 square feet of land.

8/14/2006

TAB VI - SUPPLEMENTAL INFORMATION

In order to avoid duplication, the Applicant has already compiled at Tab VI all Supplemental Information required in connection with the Annexation Application and the Zoning Application.

1. **A Complete and Accurate Indication of all Zoning Classifications that presently exist on and adjacent to the Property.**

The present zoning classifications existing on and adjacent to the Property are noted on the amended Boundary Survey, found at Tab V.

2. **Names and Addresses of Property Owners within 200 Feet of Boundary.**

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

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

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

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

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

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

Martha E. Lee
13177 Panhandle Road
Hampton, Georgia 30228

Wilks Grove Baptist Church
182 Senoia Road
Peachtree City, Georgia 30269

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

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

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

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

Florida Rock Properties I
Sharpsburg, Georgia 30277

William A. Minix
435 Minix Road
Sharpsburg, Georgia 30277

Michael R. Tweed and
Lori K. Tweed
499 Minix Road
Sharpsburg, Georgia 30277

Wayne G. and Linda S. Tumlin
477 Minix Road
Sharpsburg, Georgia 30277

Newton Bret Wilcox and
Paula D. Wilcox
Minix Road
Sharpsburg, Georgia 30277

Newton Bret Wilcox and
Paula D. Wilcox
405 Minix Road
Sharpsburg, Georgia 30277

Larry T. Peek
733 Minix Road
Sharpsburg, Georgia 30277

James H. and Patsy C. Ta Tate
Minix Road
Sharpsburg, Georgia 30277

Roy W. and Betty P. K. Kilgore
539 Minix Road
Sharpsburg, Georgia 30277

Roger Jr. and Lynn Cerasoli
751 Minix Road
Sharpsburg, Georgia 30277

J. Allen and Maggi Robertson
711 Minix Road
Sharpsburg, Georgia 30277

Kenn Patton Kilgore and Eli
533 Minix Road
Sharpsburg, Georgia 30277

John P. and Linda J. Dillon
64 Weatherstone Way
Sharpsburg, Georgia 30277

Dr. Karyn Tiedeman and Anthony Magee
70 Weatherstone Way
Sharpsburg, Georgia 30277

Garey Gosdin and
Cindy D. Go
74 Weatherstone Way
Sharpsburg, Georgia 30277

Larry L. and Lynn Crumbley
65 Weatherstone Way
Sharpsburg, Georgia 30277

Dennis L. and Carl Blanchard
124 Weatherstone Ct.
Sharpsburg, Georgia 30277

Stark P. Wilbor
125 Weatherstone Ct.
Sharpsburg, Georgia 30277

Kenneth and Jennifer Hagerty
123 Weatherstone Ct.
Sharpsburg, Georgia 30277

Southwind Properties, Inc.
Weatherstone Ct.
Sharpsburg, Georgia 30277

Ellen Miller
Weatherstone Ct.
Sharpsburg, Georgia 30277

Ellen L. Miller and
Joseph J. Jackline Jr.
109 Weatherstone Ct.
Sharpsburg, Georgia 30277

Susan Roberts
843 Minix Road
Sharpsburg, Georgia 30277

Wayne D. Medlin
891 Minix Road
Sharpsburg, Georgia 30277

Ronald C. and Patricia Athon
911 Minix Road
Sharpsburg, Georgia 30277

Robert I. and Susan C. Morris
925 Minix Road
Sharpsburg, Georgia 30277

Mark D. Mathis and Deborah T. Mathis
939 Minix Road
Sharpsburg, Georgia 30277

Ronald E. and Vicki Landrum
975 Minix Road
Sharpsburg, Georgia 30277

Kim Marie Jamison
959 Minix Road
Sharpsburg, Georgia 30277

Tony Leon Chapmon
271 Minix Road
Sharpsburg, Georgia 30277

Michael R. Tweed and
Lori K. Tweed
499 Minix Road
Sharpsburg, Georgia 30277

James W. and Linda M. Vickers
Minix Road
Sharpsburg, Georgia 30277

Paul A. and Cathy Sprayberry
Minix Road
Sharpsburg, Georgia 30277

John E. Jr. and Jami Wilbanks
385 Minix Road
Sharpsburg, Georgia 30277

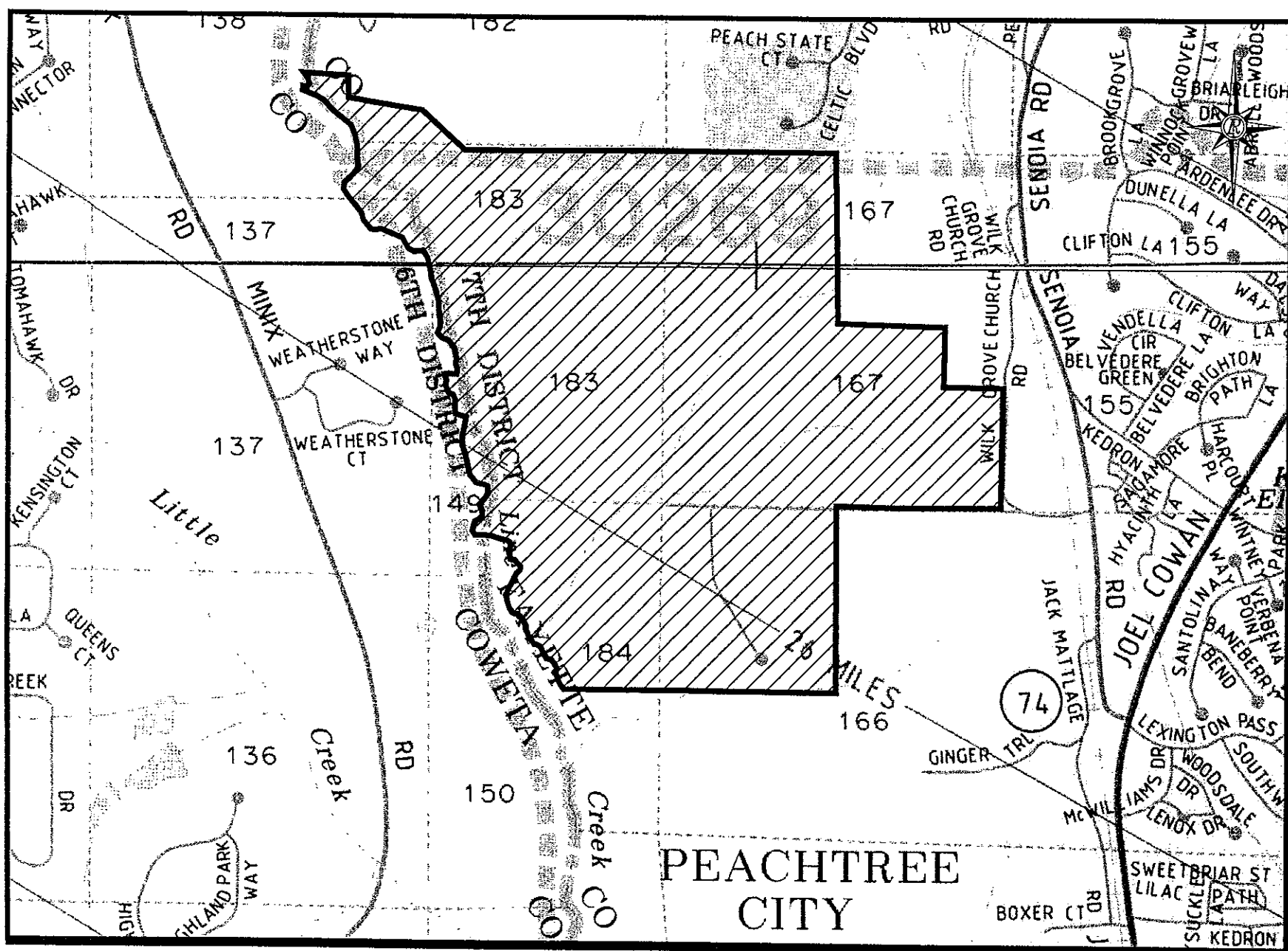
Connie Phillips
120 Weatherstone Ct.
Sharpsburg, Georgia 30277

Ryder Florence
90 Weatherstone Ct.
Sharpsburg, Georgia 30277

Bryant Jonathan Scott and Kasey Leann
103 Weatherstone Ct.
Sharpsburg, Georgia 30277

3. **A Location Map at a Scale of 1" = 800' showing the Property in relation to Peachtree City.**

Two (2) copies of the Vicinity Map, attached hereto, show the Property in relation to Peachtree City at a scale of 1" = 800'.



THE SEASONS AT PEACHTREE CITY
 LOCATED IN
 LAND LOTS 156, 157, 165, 166, 184 & 185
 FAYETTE COUNTY, GEORGIA

Peavitt-Sorell
 REAL ESTATE & LAND MANAGEMENT

Rochester
 ENGINEERS & ARCHITECTS, INC.
 300 Lullwater Center North, Suite 100
 Marietta, Georgia 30067
 (404) 252-1334 (404) 252-8858 Fax
 www.rochester-engineers.com

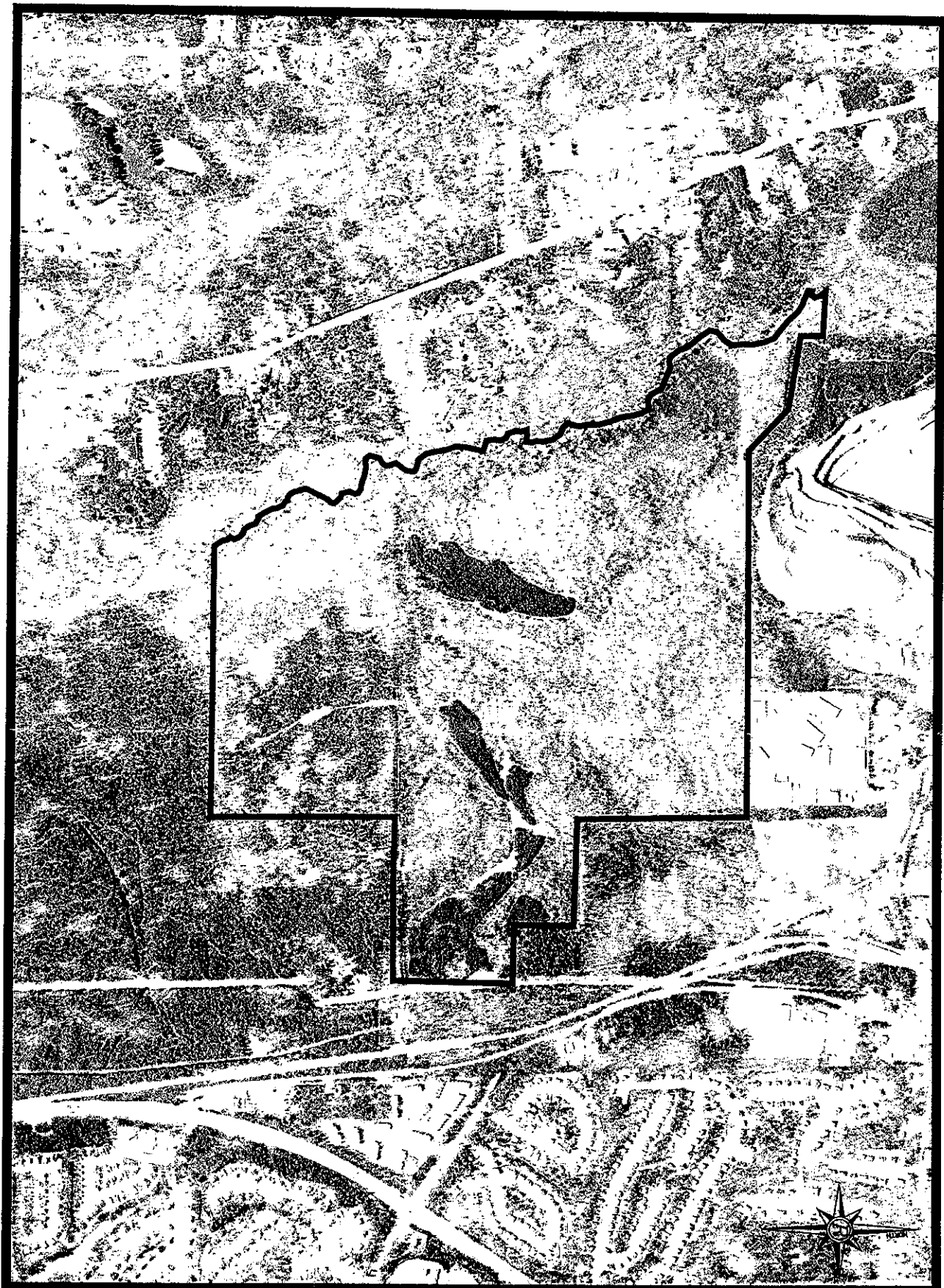
DATE: 06-04-06
SCALE: 1"=800'
FILE: JOB# A206030.DWG
DRAWN BY: DMB

SHEET 1 **OF** 1

VICINITY MAP
 FOR:

4. **A Recent Aerial Photograph which also shows the Property in relation to Peachtree City.**

Two (2) copies of an aerial photograph of the Property are attached hereto.



SHEET	OF
1	1

DATE: 06-13-06
 SCALE: 1"=800'
 FILE: Vicinity Map
 JOB: A206030.DWG
 DRAWN BY: MB-L

AERIAL PHOTO MAP
 FOR :
THE SEASONS AT PEACHTREE CITY
 LOCATED IN
 LAND LOTS 156, 157, 165, 166, 184 & 185
 FAYETTE COUNTY, GEORGIA

Levit-Sims

Rochester
 Rochester & Associates, Inc.
 200 Ashford Center North, Suite 100
 Atlanta, GA 30328
 (404)252-1134 (404)252-8956 Fax
 www.rochester-associates.com

5. **An accurate and detailed Map which shows the Proposed New City Zoning Districts at a scale of 1" = 800'.**

The Property is currently zoned Agricultural Residential ("A-R") and the Applicant seeks rezoning to Limited Use Residential. The revised Boundary Survey, found at Tab V, shows the current zoning of the Property and surrounding property. The revised Vicinity Map previously found at Tab III, Section 3, shows the Property at a scale of 1" = 800'.

6. **An Identification of all major Natural, Geographic, and Cultural Features which presently exist on or near the Property.**

An archaeological report has been performed and confirms that there is nothing significant about this site. Wetlands have been delineated. A topographical survey at two-foot contours has been prepared. A noise study has been conducted relative to the adjacent quarry. Phase I and II environmental assessments have been completed. All of these documents were attached to the original submittal. In addition, the revised site plan, found at Tab II, Section 5 identifies further topographical and environmental factors, including wetlands and floodplains.

7. **An Identification and Description of all Public Services which are presently available to the Property.**

The Property is undeveloped, vacant property in unincorporated Fayette County. It presently receives only minimal public services of any kind and has no public facilities on site. Upon annexation into Peachtree City and subsequent to development, the Property will be served by a full range of municipal services from Peachtree City. Additional services not provided by Peachtree City will be provided by various units of the Fayette County government. MacDuff Connector extension, (including the bridge over the railroad), and internal water and sewer improvements, are proposed public facilities on the site post-development. Each of these benefit the general public of Peachtree City at large.

Public Services of Peachtree City include Fire, Police, EMS, Public Works, Leisure Services, and Developmental Services. Other public services not provided directly by Peachtree City include Public Education, Water and Sewer services.

Fire - Overlapping fire suppression response coverage comes from Station 81 (Paschal Road) and Station 84 (Crabapple Lane). No adverse impact on fire education, prevention or suppression services of Peachtree City is anticipated. An ISO rating of 4 exists city-wide with an anticipated rating of 4 for Seasons at Peachtree City. The addition of water lines and additional customers will benefit the existing system and existing customers of the system. Adequate above ground water storage is present. Calls for service will be in keeping with or less than per capita or per residence standards for the rest of Peachtree City, because new construction code requirements result in less fires per new residence versus aging of electrical and other systems in average housing stock for the balance of Peachtree City. The cost of new public facilities, if any, are anticipated to be covered by the City's Development Impact Fee, which exists and is priced on a pro-rata basis specifically for this purpose.

Police – The City of Peachtree City has an accredited police department. No adverse impact is anticipated on this agency. Active adult residents are strong supporters of existing Peachtree City programs such as Neighborhood Watch and Citizens Police Academy. Calls for service will be in keeping with or less than per capita or per residence standards for the rest of Peachtree City, because of the low crime rate typically associated with active adult communities. Based on Peachtree City standards of 1.8 officers per thousand residents, this community would cause a need for at most approximately 2 to 2.5 additional officers. The Seasons at Peachtree City tax base and related local commercial tax revenues will easily support this modest increase in personnel.

EMS – City fire personnel are trained as first responders for emergency medical services. At build-out, the average adult age of anticipated residents is anticipated to be only slightly higher than that for the city and county as a whole. Calls for service to active adult communities should not be confused with calls for service to retirement homes or convalescent centers, which the Seasons at Peachtree City does not contain.

Public Works – Seasons at Peachtree City will have public streets built to Peachtree City standards. Garbage, refuse, limb, litter and recycling services are not provided by Peachtree City. As with other portions of Peachtree City, these services will be provided by private parties. To coordinate services and to minimize impact to the neighborhood, a single service provider is likely to be sought. The long-planned community collector, the MacDuff Connector extension, will be built through the development to connect existing Senoia Road (and State Route 74) with similar improvements in the JWH development to the south.

Leisure Services – Seasons at Peachtree City will have extensive internal amenities and recreational facilities for its residents paid for by special Homeowners' Association assessments.

But for use of the Seniors program at the Gathering Place, the use of Peachtree City's overall facilities by Seasons at Peachtree City residents will likely be significantly less than that by other residents, yet Seasons residents will pay the same taxes to support these facilities. Typical active adult residents are key supporters of local sporting and charity events, providing key volunteer and financial support.

Developmental Services - Seasons at Peachtree City is a high-quality master-planned community consistent with the Peachtree City model. Active adults are involved participants in all aspects of community life. Some minor impact to developmental services may result during initial community development. Some minor impact may result from increased cart path and road network length. The proposed density of quality homes, however, is supportive of the tax base needed to provide these services and maintain these improvements in good condition. A Homeowners' Association will assume the role for some services

Fayette County School System – The proximity to and capacity of nearby elementary, middle and high schools is moot for this site. Federal law allows the developer to age restrict the community. These taxpayers will support the school system through the payment of taxes, but they will not send children to the system's schools. This reduces the tax burden on other residential and commercial interests. Positive benefit to the school system from Seasons at Peachtree City will be achieved for each year of its existence. In addition active adults offer increased mentoring opportunities through individual volunteer activities, Partners in Education, and similar programs.

Fayette County Water System – No adverse impact is anticipated on the Fayette County Water System for either treatment or distribution of potable water. The community lies west of an existing 8-inch water main along Senoia Road, and an existing 20-inch water main

along SR 74. These and other lines will likely be looped through the community in conjunction with the JWH development to the south. A water model based on current hydrant pressures will be performed prior to securing development permits. Active adult residents use less water, yet will pay the same tap fee. This results in system revenue, while capacity is preserved for subsequent users.

Peachtree City Water & Sewerage Authority - No adverse impact is anticipated on the existing waste water collection or treatment system. Seasons at Peachtree City will be on central sewer. Waste water flow is anticipated to be collected at Pump Station #3 (Wynnmeade). This pump station was upgraded in 1999 and has room for a third pump, if needed.

9. **Development Plans, Feasibility, Impact Analyses, Population Projections, Etc.**

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

The price points and sizes of new housing in Peachtree City are quite high. Of seven residential subdivisions recently constructed, the average price point was \$332,717 and the average home size was 3,109 square-feet with multiple stories, 4 bedrooms and 2.8 baths. Per the same data, the year 2000 median value for all owner-occupied homes was \$189,900. Several of these factors are relevant to Seasons at Peachtree City: (1) Levitt's experience is that its proposed housing is of a size more needed and wanted by seniors; (2) the price point of the Levitt product will be consistent with new housing in Peachtree City; and (3) the Levitt price point is higher than the median house value in Peachtree City and, therefore, it is unlikely to cause any kind of depreciative effect upon existing single-family homes.

The State of Georgia is home to a fast growing senior population, second only to Colorado. Not surprisingly, that growth is concentrated in the metropolitan Atlanta area. Between 1990 and 2002, the number of residents aged 60 and older in the 13 core counties increased from 286,739 to 410,391. According to the ARC's "Aging Atlanta" project, this number will increase to one out of five residents by 2015. During the Comprehensive Plan review process, currently underway, Peachtree City has recognized that the majority of its current residents are between 40 and 55 years of age. The aging of this "baby boomer" population requires the availability of housing geared to a more senior population, and this need

is expressly addressed in the Comprehensive Plan review process. According to 2000 census data, compiled between 1990 and 2000, only 6.4% of Peachtree City's residents were 65 years of age or older. That number already has increased to 7.9%, and translates into 2,487 residents. Within 20 years, these numbers are expected to triple. This project will help serve the needs of this aging Peachtree City population base.

Peachtree City has long recognized the need for the MacDuff Connector extension to serve as a collector system for residents in the emerging West Village. By definition, under Peachtree City's current Comprehensive Plan, Peachtree City anticipates that MacDuff Connector, as a collector, will be used by 8,000 to 15,000 vehicles per day. The approval of this project will allow that extension to become a reality. Of course, Seasons at Peachtree City will connect to the City's multi-use path system, and the path will be extended along the north side of the MacDuff Connector extension to Senoia Road.

The size of this intended project makes it a Development of Regional Impact ("DRI"), which stipulates that its traffic impacts must be studied and mitigated, as required by the ARC and GRTA. According to the Institute for Traffic Engineers Trip Generation Manual Code 210, 699 housing units ordinarily will generate 6,260 vehicle trips per day. However, the same source confirms that an active adult population actually makes fewer trips, and rarely do those trips occur at peak hours. Specifically, 100 units of active adult housing is expected to generate 21 vehicle trips in the morning peak hour versus 75 morning peak hour trips for non-age-restricted housing. For the evening peak hour, the active adult generation from 100 homes is expected to be 23 vehicle trips, versus 101 from non-age-restricted housing. Thus, the peak hour road usage from Seasons at Peachtree City should be nominal at best: 146 vehicle trips during the morning peak hour and 160 vehicle trips during the evening peak hour. In contrast, should the Property

be developed for 400 homes in a non-age restricted community (at 1 unit per acre), it would generate 300 peak morning vehicle trips and 404 peak evening vehicle trips, per ITE Code Section 251. Overall daily trips for 699 units of senior housing, according to the same Code, is 2,828.

8. **An Identification and Description of all Public Facilities which are presently on or near the Property, or are proposed to be built on or near the Property.**

Levitt addressed this item at Tab VI, Section 7.

9. **Development Plans, Feasibility, Impact Analyses, Population Projections, Etc..**

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

The price points and sizes of new housing in Peachtree City are quite high. Of seven residential subdivisions recently constructed, the average price point was \$332,717 and the average home size was 3,109 square-feet with multiple stories, 4 bedrooms and 2.8 baths. Per the same data, the year 2000 median value for all owner-occupied homes was \$189,900. Several of these factors are relevant to Seasons at Peachtree City: (1) Levitt's experience is that its proposed housing is of a size more needed and wanted by seniors; (2) the price point of the Levitt product will be consistent with new housing in Peachtree City; and (3) the Levitt price point is higher than the median house value in Peachtree City, and therefore, it is unlikely to cause any kind of depreciative effect upon existing single-family homes.

The State of Georgia is home to a fast growing senior population in the United States, second only to Colorado. Not surprisingly, that growth is concentrated in the metropolitan Atlanta area. Between 1990 and 2002, the number of residents aged 60 and older in the 13 core counties increased from 286,739 to 410,391: a 43% increase. At present, one out of ten persons in this area is 60 years of age or older. According to the ARC's "Aging Atlanta" project, this number will increase to one out of five residents by 2015. During the Comprehensive Plan review process, currently underway, Peachtree City has recognized that the majority of its current residents are between 40 and 55 years of age. The aging of this "baby boomer"

population requires the availability of housing geared to a more senior population, and this need is expressly addressed in the Comprehensive Plan review process. According to 2000 census data, compiled between 1990 and 2000, only 6.4% of Peachtree City's residents were 65 years of age or older. That number already has increased to 7.9%, and translates into 2,487 residents. Within 20 years, these numbers are expected to triple. This project will help serve the needs of this aging Peachtree City population base.

Peachtree City has long recognized the need for the MacDuff Parkway extension to serve as a collector system for residents in the emerging West Village. By definition, under Peachtree City's current Comprehensive Plan, Peachtree City anticipates that MacDuff Parkway, as a collector, will be used by 8,000 to 15,000 vehicles per day. The approval of this project will allow that extension to become a reality. Of course, Seasons at Peachtree City will connect to the City's multi-use path system, and the path will be extended along the north side of the MacDuff Parkway extension to Senoia Road. Finally, since Seasons will be a gated community, its roads will be maintained by a Homeowners' Association, which eliminates this expense as a Peachtree City obligation. Thus, but for MacDuff Parkway, Peachtree City will not be obligated to bear the expense of maintaining the proposed new roads, landscaping and right of way.

The size of this intended project makes it a Development of Regional Impact ("DRI"), which stipulates that its traffic impacts must be studied and mitigated, as required by the ARC and GRTA. According to the Institute for Traffic Engineers Trip Generation Manual Code 210, 752 housing units ordinarily will generate 6,735 vehicle trips per day. However, the same source confirms that an active adult population actually makes fewer trips, and rarely do those trips occur at peak hours. Specifically, 100 units of active adult housing is expected to generate 21 vehicle trips in the morning peak hour versus 75 morning peak hour trips for non-age-restricted

housing. For the evening peak hour, the active adult generation from 100 homes is expected to be 23 vehicle trips, versus 101 from non-age-restricted housing. Thus, Seasons' peak hour road usage should be nominal at best: 160 vehicle trips during the morning peak hour and 175 vehicle trips during the evening peak hour. In contrast, should the Property be developed for 400 homes in a non-age restricted community (at 1 unit per acre), it would generate 300 peak morning vehicle trips and 404 peak evening vehicle trips, per ITE Code Section 251. Overall daily trips for 752 units of senior housing, according to the same Code, is 3,043.

10. **A Statement as to the Acreage of the Property, the Proposed Density of Development, and the Projected Population at Build-Out.**

The Property is comprised of 403 ± acres. The projected number of units has been reduced to 699 homes (slightly more than 7%). Overall density will be less than 2 units per acre. This density is comparable to the Centennial project to the south (350 homes on 182 acres or 1.92 units per acre), as well as to the adjacent JWH development also under consideration for annexation. Projected population at build-out is 1,062 residents.

11. **A Report Demonstrating exactly how the Property will be tied into Peachtree City's Major Thoroughfare System and Cart Path System.**

Two (2) copies of the profile and schematic plan for the MacDuff Connector extension were attached to the original submittal.

12. **Consistency with Peachtree City's Comprehensive Plan.**

Levitt is the country's oldest homebuilder, and for years, it has been at the forefront of innovative communities for "active adults" (adults 55 years of age or older). Levitt has constructed over 200,000 homes since it began operating in 1929. Levitt's active adult communities provide amenities for their residents in the form of extensive social, recreational and sports programs. A staffed gate house assures residents privacy and security. Fifteen innovative floor plans are available for single-family homes, which are further customized to suit an individual's needs. Levitt's attention to detail is evident not only in the interior of their dwellings, but in the overall aesthetics of the communities, with brick, stone and hardiplank exterior finishes, brick pavers, sidewalks and trails, and abundant landscaping and substantial green space. The "crown jewel" of each community is the "Grand Clubhouse," a 27,000 square-foot building situated on approximately ten acres of land. The Clubhouse contains a performing arts center, a billiards room, an arts and crafts center, a library, a state-of-the art fitness center, two card rooms, a classroom/computer center, indoor and outdoor pools with jacuzzi, a horticultural center with greenhouse, and a tennis center with a pavilion, eight courts and stadium seating. The location of each community is selected with the needs of an older, retired resident in mind. Shopping is in close proximity, as are medical services and facilities. Levitt tries to locate its communities in areas that are proximate to colleges or other schools so as to implement "outreach programs" for its residents. In short, each community is designed with the needs and desires of its residents first in mind.

Seasons will follow Peachtree City's density transition guidelines. The Comprehensive Plan always has contemplated higher densities on the eastern side of the City which drop to low density uses on the western boundary. This project also represents a stepdown in uses from the West Village at 54 and 74 north to the City of Tyrone.

Additionally, based on historical population growth and recent trends, Peachtree City's population is expected to continue to grow through 2015. Build-out population at that time should be between 45,000 to 50,000 persons. These population projections are the foundation of the City's Comprehensive Plan, and the future residents of Seasons certainly will not result in a population in excess of these numbers.

Additionally, the following specific policies in Peachtree City's Land Use Plan will be served by this project:

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

analyzed and that study is included behind this Tab. Blasting will not impact upon the proposed homes.

- Ensure that the level of service corresponds with the growth of the community. Plans should be in place before the need exists so that facilities are ready as they are needed.
- Explore the option of more private services providing some of the necessary public services.
- Locate new facilities in the area that they can best serve the public, accessible by major or minor collector roads, and in areas of greater population.
- Maintain and beautify all entrances of the city with wooded areas, trees, and natural landscapes, creating a visible impact for all residents and visitors.
- Require that all future utilities are located underground.
- Discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities. Develop bridges and underpasses for the cart-paths where needed to alleviate traffic and safety problems.
- Follow the existing hierarchy of street classification system in the development of new roadways.
- Allow a minimal amount of curb-cuts along major thoroughfares like Peachtree Connector, State Routes 54, 74, and Crosstown Road.
- Continue the expansion of the cart-path system and require access to all commercial, residential, school, and recreational facilities.
- Protect all of the lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Protect the quality of the water in the lakes and streams and prevent periodic flooding by developing stormwater management systems which will prevent increased runoff by the least environmentally damaging method.
- Enhance the natural environment by encouraging major tree planting programs, ensure close following of the landscape ordinance, encourage median plantings, and limiting the use of preserved open spaces.
- Continually provide levels of service in all areas as needed for the residents of Peachtree City.

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

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

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

This project does not conflict with Peachtree City's goals concerning commercial development. SR 74 is a four-lane, median-divided state highway. The City has long recognized that the SR 74 corridor itself is inappropriate for new housing, and has required substantial buffers and greenbelts to separate residential development from the highway. Along SR 74 and south to the commercial activity node at Highway 54, the east side of SR 74 is characterized by attractive, smaller scale, nonresidential development such as small office parks, professional offices, and light retail uses. The west side of SR 74 largely follows the CSX rail line. This

proposed community, set back from SR 74 and the CSX rail line, is similar in plan to the existing residential developments on the east side of SR 74. These neighborhoods exist in harmony with and have not been negatively impacted by commercial development in this area.

The Fayette County Land Use Plan currently designates the majority of the Property as Low Density Residential, which permits densities of up to two units per acre if public utilities are available. The remainder of the property is designated as Conservation.

13. **A Report Demonstrating that the Proposed Annexation will be Consistent with Peachtree City's Annexation Policy.**

The process of annexation is not an automatic right in Peachtree City. In order for annexation to be pursued, a developer must seek authorization from the City Council. That application must demonstrate that, if allowed, annexation would comport with Peachtree City's goals for same. Thus, the City already has confirmed this consistency in allowing the Applicant to move forward. However, the report which established consistency was reattached to the original submittal.

14. **Analysis of Proposed Annexation and Rezoning in terms of Impact upon the Community.**

An active adult community positively benefits a community from an economic development standpoint. Primarily, this benefit stems from the fact that a majority of the new residents pay property taxes, but do not generate school age children who then require the expenditure of tax proceeds. Levitt commissioned an independent study through Georgia Tech of the economic impact of the proposed development. That study concluded that the present value of net benefits to PTC and Fayette County with a 10-year build out is \$47,700,000. The study also concluded that the present value of other direct and indirect impacts to local businesses is \$20,000,000.

The National Association of Home Builders' Housing Policy Department also has developed a model to establish other local economic benefits from housing construction. The model has been applied successfully to and verified in 250 areas across the country. Based on that model, the estimated benefits include "local income," that is, money which is spent in the community which would not have been spent otherwise, new taxes paid (including sales taxes), and jobs created by the development. The model separates the benefits which will occur within one year of the commencement of development from the benefits which will recur over time. For 100 new homes these benefits are as follows:

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

These figures translate for this project as follows:

One year impact:	Local income: \$69,900,000 Local taxes: \$6,990,000
------------------	--

Local jobs: 1,509

Recurring annual income:

Local income: \$2,097,000

Local taxes: \$3,840,480

Local jobs: 510

The project will not generate any school-age children.

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

In addition to the traffic generation calculation included herein, the Applicant is in the process of finalizing a Transportation Analysis which will be filed with the City upon completion.

The impact upon the environment is assessed in the material found under Tab VI.

A conceptual Site Plan reflecting the intended development of the Subject Property is under Tab II. A summary follows:

- Total Units: 699 (age restricted per Fair Housing Act)
- Minimum lot width: 50 feet at front building setback line (note: courtyard homes have lot size of 57' x 83' and no setback line per se)
- Minimum lot width at r-o-w: 30 feet
- Minimum House Size: 1,000 square feet
- Anticipated Price Point (range): \$200,000 - \$500,000

- Monument signage at entrances.
- Non-gated community with landscaping and parks all owned and maintained by a Homeowners' Association in perpetuity.

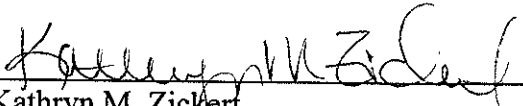
Prior to the design of the land plan, the Applicant secured the services of a wetland consultant. Flood prone areas, streams and wetlands were identified and serve as the basis for conceptual design. These areas will be avoided to the maximum degree practical. To the extent any of these or their associated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

In addition Protected and Specimen Trees will be identified before development activity commences. Removal of such trees shall be through established procedures of Peachtree City. Existing specimen trees are predominantly located in the floodplain areas and along stream banks. The majority of these trees are proposed to remain post-development. A limited number of specimen trees will be proposed for removal within the primary development as part of the site plan review process. Care shall be used in the design of utilities, the multi-use path and trails to minimize impact to specimen trees in the floodplain and stream bank areas. The Applicant anticipates extensive landscape improvements on residential property, not presently required by Peachtree City. These further enhancements will provide cover, food and forage for birds and other small animals.

A moderate portion of the site is floodplain. This area is intended to remain in its natural condition with the exception of temporary impacts associated with construction of underground utilities. This project is very respectful to and protective of the environment where it will be located. Levitt has committed to preserve 228.7 acres of open space, 56% of the site's gross acreage, to be owned and maintained by its future Homeowners' Association. Of the open space, 108.5 acres (27% of the site as a whole) is "useable" and could otherwise be developed. Care has been taken in site plan design to give wide birth to streams and stream buffers, and also to avoid unnecessary stream crossings. Detention and water quality treatment will be afforded on site to ensure no negative impact upon Line Creek (which forms the Property's western boundary).

This 8th day of November, 2006.

Respectfully submitted,


Kathryn M. Zickert
Shannan F. Oliver
Attorneys For Applicant

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1230 Peachtree Street, NE
Suite 3100
Atlanta, GA 30309
404-815-3704



NOTICE OF DECISION

To: Chick Krautler, ARC
(via electronic mail) Sonny Deriso, GRTA
Kessel Stelling, GRTA
Brandon Beach, GRTA
Ken Bernard, GRTA

Jerry Bowman, GRTA
John Sibley, GRTA
Jeanie Thomas, GRTA
Bob Voyles, GRTA

To: Mayor Harold Logsdon, City of Peachtree City
(via electronic mail) Dan Fields, John Wieland Homes and Neighborhoods
and certified mail) Stephen Tyde, Levitt and Sons, Inc.

From: Steven L. Stancil, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Laura Beall, GRTA
Stuart Dorfman, DCA
Haley Fleming, ARC
Steve Walker, GDOT
Mike England, GDOT

David Rast, City of Peachtree City Planning
Tom Williams, Fayette County Planning
Scott Auer, John Wieland Homes
Charlie Bostwick, John Wieland Homes
John Walker, Kimley-Horn
Bill Schmid, Rochester and Associates
Shannon Oliver, Smith, Gambrell, & Russell

Date: Wednesday December 20, 2006

Re: Notice of Decision Regarding DRI 1184 West Village

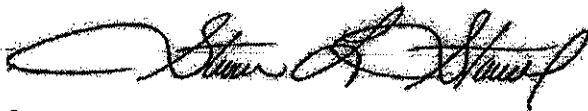
Notice of Decision for Request for Non-Expedited Review of DRI 1184 West Village

The purpose of this notice is to inform John Wieland Homes and Neighborhoods and Levitt and Sons, Inc. (the Applicants), City of Peachtree City (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 1184 West Village (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based upon review of the applicant's DRI Review Package. The Review Package includes the site development plan dated August 8, 2006 and received by GRTA on November 13, 2006, prepared by Rochester and Associates, Inc., titled "West Village" (Site Plan) and the analysis prepared by Kimley-Horn and Associates, Inc., dated September 2006 and received by GRTA on September 27, 2006 (together the Review Package).

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or on the Worldwide Web at <http://www.grta.org/dri/home.htm>. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its February 14, 2007 meeting.



Steven L. Stancil
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

Conditions to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mixture of residential and commercial uses.
- Provide a system of greenways similar as shown on the site plan.
- Provide a centrally located amenity area within the “Northern Component” as shown on the site plan.
- Provide pocket parks distributed evenly throughout the residential uses in the “Central Component” as shown on the site plan.
- Preserve 80’ of Right-of-Way for the proposed MacDuff Parkway Extension.

Road Connectivity

- Provide inter-parcel access between the commercial component and the property labeled “Victor M. and Victoria K. Hardy” on the site plan.
- Provide a maximum of 5 intersections onto MacDuff Parkway Extension within the Central Component.
- Provide a maximum of 2 intersections onto MacDuff Parkway Extension within the Northern Component as shown on the site plan.
- Provide 1 access point onto MacDuff Parkway Extension to the property labeled “Martha Lee” on the site plan. This access point shall be at least 600 feet from the Senoia Road and MacDuff Parkway Extension/ Kedron North Drive intersection.
- Align all driveways across MacDuff Parkway or off-set by 400 feet.

Pedestrian, Bicycle and Multi-Modal Facilities

- Provide a system of trails and paths connecting the Central and Northern Components as shown on the site plan and labeled “Community Link Path”.
- Provide a system of paved golf-cart paths connecting the various residential uses to MacDuff Parkway Extension and over the CSX Railroad to Kedron Drive as shown on the site plan.
- Provide a combination of sidewalks and/ or paved paths on both sides of all internal roads.
 - Provide a combination of sidewalks and/ or paved paths on at least one side of roads within the townhome components.
- Provide full pedestrian and golf-cart functionality at all intersections along MacDuff Parkway Extension.
- Provide bicycle racks near the entrances of all non-residential uses and at all amenity areas.

Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to *non-state* roads:

MacDuff Parkway Extension

- Provide a 2 lane roadway within an 80 foot right of way from the existing terminus of MacDuff Parkway to Senoia Road at Kedron Drive North.

MacDuff Parkway Extension at Senoia Road/ Kedron Drive North (Intersection #2)

- Provide a grade-separated crossing over the CSX Railroad right-of-way.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.
- Signalize if warranted.

MacDuff Parkway Extension at all site driveways

- Provide a northbound right-turn and southbound left turn lane at each access point along the MacDuff Parkway Extension.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the “Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1.

MacDuff Parkway Extension

- Provide a 2 lane median divided roadway within an 80 foot right of way from the existing terminus of MacDuff Parkway to Senoia Road at Kedron Drive North.

MacDuff Parkway Extension at Senoia Road/ Kedron Drive North (Intersection #2)

- Provide a grade-separated crossing over the CSX Railroad right-of-way.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.
- Signalize if warranted.

MacDuff Parkway Extension at all site driveways

- Provide a northbound right-turn and southbound left turn lane at each access point along the MacDuff Parkway Extension.

Section 2.

SR 74 (Joel Cowan Parkway)

- Widen segment 1 between SR 54 and Crosstown Road/ TDK Boulevard from 2 to 4 lanes, GDOT #322350, Fed ID #STP-209-1(1), FA-074A1, Year 2008
- Widen Segment 2 between Crosstown Road/ TDK Boulevard and SR 85 from 2 to 4 lanes, GDOT #322355, Fed ID #STP-209-1(2), FA-074B1, Year 2009
- Grade separation of SR 74 and SR 54, GDOT #0006905, Fed ID #CSSTP-0006-00(905), FA-074A2, Year 2016
- SR 74 North Multi-use Tunnel, GDOT #0006991, Fed ID# CSSTP-0006-00(991), FA-AR-183, Year 2009
- Corridor Study, FA-263, Year 2015

SR 54

- SR 54 West bicycle and pedestrian bridge and gateway multi-use bridge and associated path over SR 54. GDOT #0004483, Fed ID# STP-0004-00(483), FA-AR-179, Year 2008
- SR 54/ CSX Railroad Bicycle and pedestrian path along SR 54. GDOT #0006271, FED ID# CSSTP-0006-00(271), FA-AR-180, Year 2007

Collinsworth Road/ Palmetto Road

- Roadway capacity project from I-85 to SR 74. GDOT #0007837, FED ID# CSSTP-0007-00(837), FA-106, Year 2030

Huddleston Drive at Dividend Drive

- Intersection improvements CWP S006005, 0006813. Year 2009

MacDuff Parkway

- 4 lane of Phase I extension from terminus to South Kedron Drive/ SR 74.
- 4 lane of Phase 2 extension from South Kedron Drive to North Kedron Drive including potential upgrades to the grade separation over the railroad.

Senoia Road @ Kedron Drive North / Mac Duff Parkway (Intersection #2)

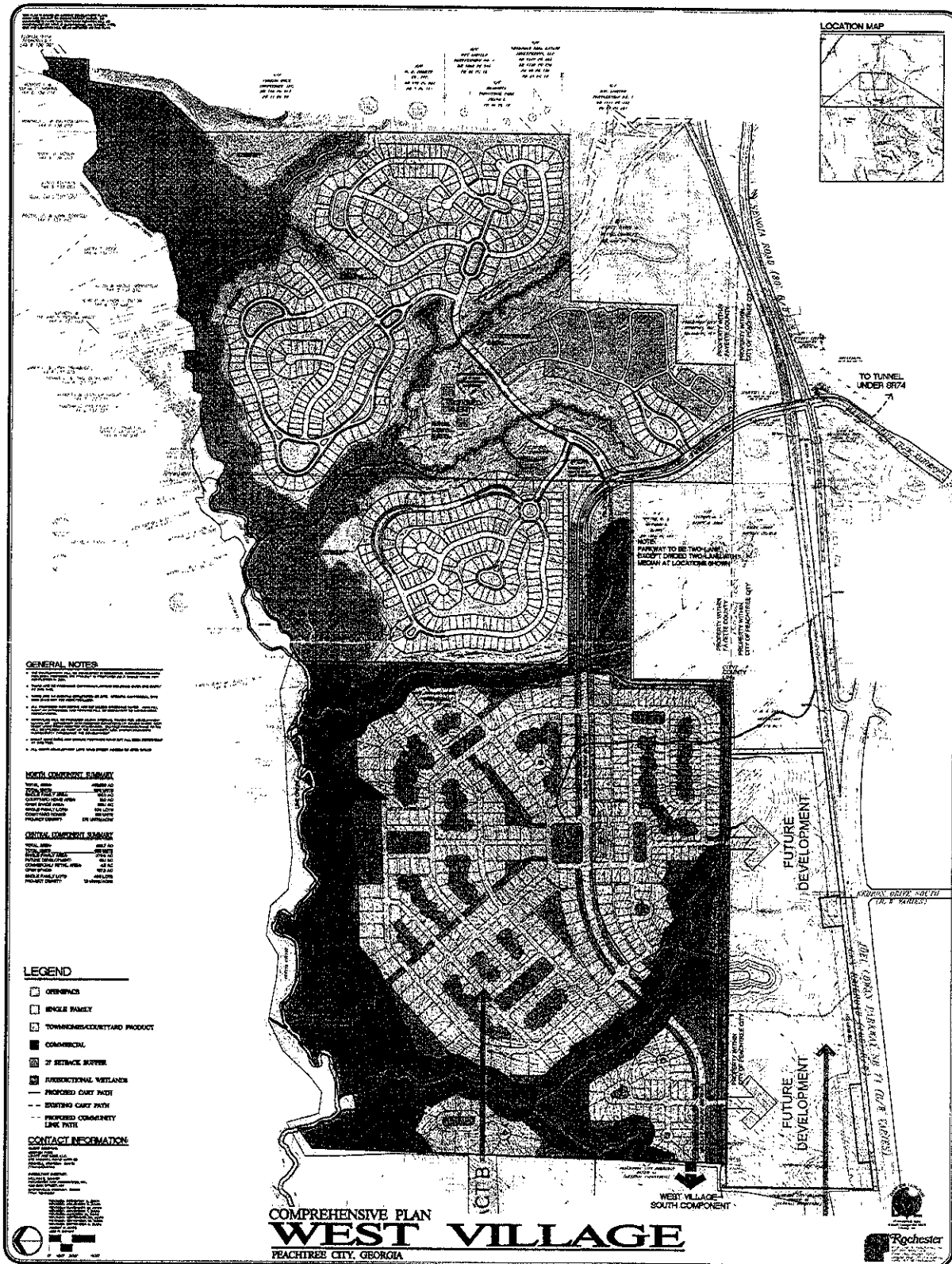
- Install a traffic signal.
- Construct an eastbound left-turn lane and an eastbound shared through/right-turn lane along MacDuff Connector Extension.
- Construct a westbound left-turn lane and a westbound shared through/right-turn lane along Kedron Drive North.
- Construct a northbound left-turn lane along Senoia Road and convert the through lane to a shared through/right-turn lane.
- Construct a southbound left-turn lane and a southbound right-turn lane along Senoia Road.

Joel Cowan Parkway (SR 74) at Crabapple Lane (Intersection #3)

- Construct an eastbound right-turn lane along Crabapple Lane.
- Install dual left-turn lanes with protected-only phasing on the westbound approach along Crabapple Lane.

Joel Cowan Parkway (SR 74) at Kedron Drive South (Intersection #5)

- Install a traffic signal.
- Construct an eastbound left-turn lane along Kedron Drive South.
- Construct a westbound left-turn lane along Kedron Drive South.



Subdivision Density Summary (No Phases)

(as of April 27, 2007)

SUBDIVISIONS	ZONING	GROSS ACREAGE	LOTS	OTHER ACRES			UNITS/GROSS ACRES	NET ACRES	UNITS/NET ACRES
				GREENBELT	OUTPARCEL	R.O.W.			
Albemarle	GR-14	14.22	35	5.12		2.1	2.46	7.00	5.00
Arbirs, The	GR-6	6.73	11	0.81		0.66	1.63	5.26	2.09
Arbor Gate	GR-6	2.55	18	0			7.05	2.55	7.05
Arbors	GR-6	6.73	11	0			1.63	6.73	1.63
Ardenlee	GR-4	53.69	121.00	20.02	4.68	11.49	2.25	17.50	6.91
Ashford Park	GR-6	9.42	7	0.69		0.79	0.74	7.94	0.88
Ashton Park	LUR-11	10.75	30	4.59		private	2.79	6.16	4.87
Avalon Park	R-43	65.59	48	9.29		6.05	0.73	50.25	0.96
Bedford Park	R-12	31.70	59	3.27		5.77	1.86	22.66	2.60
Beechwood	GR-10	11.62	41	3.36		1.79	3.53	6.47	6.34
Belle Grove	R-1	81.01	165.00	6.44	0.00	15.12	2.04	59.45	2.78
Bellenden	R-15	46.00	69	6.2		5.4	1.50	34.40	2.01
Belvedere	GR-4	19.85	49	4.22		2.97	2.47	12.66	3.87
Blueberry Hill	GR-10	5.85	37.00	0.00	0.00	private	6.32	5.85	6.32
Bradford Estates	ER	79.74	22	2.57		4.3	0.28	72.87	0.30
Braelinn Courts	GR-6	12.05	44	2.91		1.98	3.65	7.16	6.15
Bridgewater	R-12	11.14	20	0.71		1.75	1.80	8.68	2.30
Brookfield	GR-18	21.14	89	4.41		2.35	4.21	14.38	6.19
Burnham Woods	R-15	40.03	58	4.26		3.95	1.45	31.82	1.82
Calgary Place	R-12	36.23	68	3.59		4.15	1.88	28.49	2.39
Camden Hill	ER	30.10	7	0			0.23	30.10	0.23
Camp Creek Estates	ER	93.46	27	0			0.29	93.46	0.29
Capstone	R-15	4.51	5	0.66		0.39	1.11	3.46	1.45
Cardiff Park	LUR-7	6.80	28	0		private	4.12	6.80	4.12
Cedarcroft	GR-6	44.93	218.00	3.13	13.00	1.54	4.85	27.26	8.00
Centennial	GR-4	120.11	292.00	6.1	42.92	12.9	2.43	58.19	5.02
Centennial - American Walk townhome	GR-4	9.31	25	0			2.69	9.31	2.69
Centennial - Legacy Square townhome	GR-4	7.58	34	10			4.49	-2.42	-14.05
Center Green	GR-4	22.77	69.00	3.86	0.00	4.00	3.03	14.91	4.63
Central Park	LUR-2	5.97	13	1		0.83	2.18	4.14	3.14
Chadsworth	R-1	25.12	89.00	0.00	0.00		3.54	25.12	3.54
Chestnut Field	R-12	67.90	108	7.9		8.4	1.59	51.60	2.09
Colonnade, The	R-15	46.40	73.00	2.75	0.95	5.5	1.57	37.20	1.96
Commons, The	GR-10	2.43	19	0.76			7.82	1.67	11.38
Cottage Grove	GR-14	11.53	35	2.5		1.9	3.04	7.13	4.91
Country Club Court	R-15	4.49	5	0.34		0.52	1.11	3.63	1.38
Country Downs	ER	42.00	8	0			0.19	42.00	0.19
Coventry, The	R-15	38.41	76.00	9.34	0.89	0.00	1.98	28.18	2.70
Crabapple Woods	R-12	51.15	59.00	9.93		5.11	1.15	36.11	1.63
Creek Crossing Estates	ER	29.41	7	1.26		1.47	0.24	26.68	0.26
Crescent Oak	R-15	34.35	47	3.047		4.326	1.37	26.98	1.74
Cypress Point	GR-12	7.59	42.00	1.02	0.00		5.54	6.57	6.39
Dover Square	GR-6	16.96	75	2.563		2.285	4.42	12.11	6.19
Eastwind Estates	R-43	13.72	6	4.84			0.44	8.88	0.68
Edgewater	R-12	32.25	47.00	9.56		2.77	1.46	19.92	2.36
Emerling Grove	R-12	28.33	44	5.02		3.18	1.55	20.13	2.19
Estates, The	R-43	162.20	154.00	2.06	0.00	12.37	0.95	147.77	1.04

Everhill	R-12	35.43	46	10.41		3.08	1.30	21.94	2.10
Evian	R-12	19.14	33	0.47		2.33	1.72	16.34	2.02
Fairfield	GR-10	41.06	265.00	2.17	0.189	11.41	6.45	27.29	9.71
Fairways, The	GR	9.71	55.00	0.22	0.00	1.254	5.67	8.23	6.68
Fernwood	R-10	13.91	17	4.1		1.25	1.22	8.56	1.99
Fetlock Meadows	R-75	179.16	399.00	0.00	22.25	34.24	2.23	122.67	3.25
Fielding Ridge	R-12	25.90	33	9.8		1.8	1.27	14.30	2.31
Fishers Bank	R-10	64.51	122.00	2.34	0.00	13.41	1.89	48.76	2.50
Foreston Place	R-12	90.54	171.00	8.63	0.00	11.74	1.89	70.17	2.44
Fountain Head	R-10	11.28	22			1.5	1.95	9.78	2.25
Fouts tract	R-22	1.97	2				1.02	1.97	1.02
Gateway	R-1	7.19	16.00	0.00	0.00	0.345	2.23	6.84	2.34
Georgian Park condominiums	GR-14	5.68	44	0			7.75	5.68	7.75
Glen Clarin	GR-16	8.76	30	2.1		1.59	3.42	5.07	5.92
Governor's Row	LUC-16	11.40	28				2.46	11.40	2.46
Greensway	R-12	21.01	40	1.31		2.21	1.90	17.49	2.29
Greenwood Lane	R-43/ ER	11.44	7				0.61	11.44	0.61
Greer's Mountain		50.95	30			3.4	0.59	47.55	0.63
Groveland		36.70	54	4.93		3.57	1.47	28.20	1.91
Hampton's Corner	R-12	58.97	103	2.12		7.55	1.75	49.30	2.09
Heathergate	R-43	4.00	3				0.75	4.00	0.75
Heritage, The	R-12	31.42	65.00	0.00	0.00		2.07	31.42	2.07
Highlands, The	R-12	27.07	36	3.59		3.29	1.33	20.19	1.78
Honeysuckle Ridge	GR-10	11.62	35	1.64		2.2	3.01	7.78	4.50
Hunters Glen	GR	7.16	53	0.1			7.40	7.06	7.51
Huntington Place	R-22	76.20	101	6.7		10.35	1.33	59.15	1.71
Hyde Park	LUR-9	31.70	12	7			0.38	24.70	0.49
Interlochen	R-22	103.13	107.00	9.11	0.00	9.63	1.04	84.39	1.27
Jennings Yard	R-22	19.96	16	3.69		1.82	0.80	14.45	1.11
Kedron Estates	R-43	33.81	28.00	3.44	0.00	0.42	0.83	29.95	0.93
Kedron Hills	R-22	214.55	195.00	55.54	0.00	21.24	0.91	137.77	1.42
Kenton Place	R-12	50.20	90	6.1		6.85	1.79	37.25	2.42
Kimmeridge	R-22	67.64	82	11.71		7.14	1.21	48.79	1.68
Lake Forest	GR	8.48	27			1.1	3.18	7.38	3.66
Lake Forest Cove	GR	11.03	32			1.8	2.90	9.23	3.47
Lake Forest Glen	GR-3	24.02	48.00	7.26	0.00	2.57	2.00	14.19	3.38
Lake Park	GI	22.80	5	0			0.22	22.80	0.22
Lakeside	R-1	37.28	65	0			1.74	37.28	1.74
Lakeside	R-2	37.28	65			5.3	1.74	31.98	2.03
Lakewood	R-15	15.83	21	0			1.33	15.83	1.33
Lakewood	R-12	15.83	21	1.45		2.93	1.33	11.45	1.83
Larkin's Landing	GR-14	16.26	21	0			1.29	16.26	1.29
Larkin's Landing	GR-14	16.26	21	7.91		1.44	1.29	6.91	3.04
Lexington Circle lofts (MetroGroup)	LUC-16	5.04	46	46	5.04		9.13	-46.00	-1.00
Lexington Circle lofts (Pittman)	LUC-16	2.25	34	34	2.25		15.11	-34.00	-1.00
Lexington Park	LUC	29.83	107.00	3.19	3.10	4.96	3.59	18.58	5.76
Little Creek	ER	56.25	14			2.15	0.25	54.10	0.26
Maple Shade Estates	R-43	58.40	45	3			0.77	55.40	0.81
Marks North, The	R-15	49.07	68	6.57		5.6	1.39	36.90	1.84
Marks South, The	R-12	61.40	86	13.9		6.7	1.40	40.80	2.11
Masters Square	GR-10	6.63	35	0.51		0.83	5.28	5.29	6.62
McInfosh Corner	R-10	69.99	89.00	21.34	0.00	6.29	1.27	42.36	2.10
Mellington Lane	R-12	35.86	58	5.11		4.09	1.62	26.66	2.18

Morallion Hills	R-12	102.44	197.00	1.23	0.00	14.15	1.92	87.06	2.26
Muirfield	GR-10	32.56	41	5.17		4.3	1.26	23.09	1.78
North Cove	LUR-3	22.84	44.00	2.11	3.7		1.93	17.03	2.58
North Hill	R-22	11.54	7	1.54			0.61	10.00	0.70
North Peachtree Estates	R-43	29.81	14.00	0.00	0.00		0.47	29.81	0.47
North Pinegate	R-15	152.03	216.00	27.17	0.00	16.32	1.42	108.54	1.99
Oakdale	R-22	21.96	27	2.31		2.81	1.23	16.84	1.60
Oaks at Timber Lake, The	R-22	54.03	35	27.59		3.08	0.65	23.36	1.50
Overlook, The	R-10	28.75	39.00	0.32	0.00	2.11	1.36	26.32	1.48
Parc, The (senior apartments)	GR-14	10.90	144	144	10.90		13.21	-144.00	-1.00
Park, The	G1	78.69	5.00	4.13	0.00	3.1	0.06	71.46	0.07
Parkgate	R-22	14.13	17			1.56	1.20	12.57	1.35
Parkway Estate	R-43	41.88	25.00	0.00	0.00	3.44	0.60	38.44	0.65
Peachtree Walk	R-10	22.73	50.00	5.28	0.00	2.37	2.20	15.08	3.32
Peninsula, The	LUR-4	57.08	54	6			0.95	51.08	1.06
Peninsula, The	LUR-4	57.08	54				0.95	57.08	0.95
Peninsula, The	LUR-4	57.08	54	6.18	5.1	5.8	0.95	40.00	1.35
Pennlyn Estates	R-43	10.00	7	5			0.70	5.00	1.40
Pinegate Estates	R-43	19.58	7			0.53	0.36	19.05	0.37
Piney Knoll	R-75	49.30	103			16.6	2.09	32.70	3.15
Planterra Ridge	R-12	306.15	436.00	53.81	7.73	30.23	1.42	214.38	2.03
Pleasance Grove	R-12	15.70	32	0.41		2	2.04	13.29	2.41
Point on Lake Kedron	GR-12	60.10	63.00	0.00	0.00	2.51	1.05	57.59	1.09
Preserve, The	R-22	58.59	85.00	3.53	0.00	7.75	1.45	47.31	1.80
Preston Chase	GR-10	18.40	61.00	1.30	0.00	2.35	3.32	14.75	4.14
Prestwick	GR-16	13.49	64.00	0.60	0.00	2.38	4.74	10.51	6.09
Raintree East	R-10	11.27	19	0.307		0.891	1.69	10.07	1.89
Robinson Bend	ER	69.51	13.00	0.21		0.61	0.19	68.69	0.19
Robinson Woods Estate		40.88	37			2.9	0.91	37.98	0.97
Rockspray	R-12	82.04	133	10.12	2.9	9.92	1.62	59.10	2.25
Rolling Green	R-15	22.58	18			1.9	0.80	20.68	0.87
Royal Highlands	ER	39.18	9	1	3.59	1.67	0.23	32.92	0.27
Rubicon	R-12	36.84	66	2.63		6.07	1.79	28.14	2.35
Sagamore	GR-4	19.79	50	5.42		2.85	2.53	11.52	4.34
Sandown Creek	R-12	68.54	117.00	0.00	0.00	9.16	1.71	59.38	1.97
Santolina Park	R-12	44.17	64	11.81		4.25	1.45	28.11	2.28
Saranac	LUR-12	8.45	23				2.72	8.45	2.72
Sawmill Trace	R-22	27.50	25	3.85		2.67	0.91	20.98	1.19
The Seasons (Levitt & Sons)		403.09	699	31.61	0	41.048	1.73	330.43	2.12
Shadowood	R-10	48.35	65	4.56		4.69	1.34	39.10	1.66
Shakerag Hill	LUC/01	22.41	3	10.35		1.36	0.13	10.70	0.28
Shirewood Park	R-12	18.95	38	1.38		2.23	2.01	15.34	2.48
Smithfield Corner	R-10	5.31	2				0.38	5.31	0.38
Smokerise Crossing	R-43	89.40	50.00	8.47	0.00	2.82	0.56	78.11	0.64
Smokerise Estates	R-43	135.01	103.00	5.00	0.00	4.45	0.76	125.56	0.82
Smokerise Plantation	R-43	137.60	112.00	0.00	0.00	12.27	0.81	125.33	0.89
Southern Shore	R-15	121.74	167.00	21.83	0.00	11.18	1.37	88.73	1.88
Southern Trace	R-43	19.86	16			1.3	0.81	18.56	0.86
Spooner Ridge	R-15	37.27	55	7.94		3.97	1.48	25.36	2.17
Spyglass Hill	R-12	64.53	74	14.5		5.6	1.15	44.43	1.67
St. Andrews Square	GR-6	8.45	12	0.56		0.72	1.42	7.17	1.67
St. Simons Cove	GR-14	10.72	48.00	0.456	0.136	1.181	4.48	8.94	5.37
Stevenson Forest	GR-6	18.43	50.00	0.00	0.00	2.78	2.71	15.65	3.20

Stillwater	GR-6	2.37	7				2.96	2.37	2.96
Stonearce	ER-12	14.92	21	2.48		1.64	1.41	10.80	1.94
Stoneybrook Plantation	R-43	163.44	114.00	10.78	0.00	13.80	0.70	138.86	0.82
Summerbrook	R-10	34.48	60	7.02		3.71	1.74	23.75	2.53
Summitt, The	R-22	52.74	46	8.45		5.66	0.87	38.63	1.19
Sumner Place	R-43	19.98	17				0.85	19.98	0.85
Sutton's Cove	GR-14	20.55	30	9.95		1.91	1.46	8.69	3.45
Sweetwater Oaks	R-12	19.79	27	4.01		2.4	1.36	13.38	2.02
Tamerlane	R-12	23.39	40	0.18		3.37	1.71	19.84	2.02
Tapestry	R-22	31.92	32	2.25		3.4	1.00	26.27	1.22
Terraces, The	R-10	19.73	44	1.93		2.31	2.23	15.49	2.84
Timberlay	R-10	20.41	38	1.73		2.38	1.86	16.30	2.33
Treillage, The	R-10	23.90	38	5.3		2.4	1.59	16.20	2.35
Village on the Green	GR-12	14.06	81.00	1.33	0.47	1.73	5.76	10.53	7.69
Village Park	GR-14	23.63	121.00	0.00	1.22	3.51	5.12	18.90	6.40
Waterford Green	R-12	38.00	64	2.6		5.49	1.68	29.91	2.14
Wedgewood	R-22	20.89	17	3.55		1.72	0.81	15.62	1.09
Wellborn Estates	R-43	10.00	7				0.70	10.00	0.70
Whitfield Farms	R-43	48.93	38.00	0.77	0.00	4.23	0.78	43.93	0.86
Wickerhill	R-12	12.90	17	2.4		1.4	1.32	9.10	1.87
Wieland Homes & Neighborhoods		379.49	495	151.00	0.00	17.42	1.30	211.07	2.35
Willow Creek	LUR	6.43	23	0.89	0.17	0.99	3.58	4.38	5.25
Wilshire Estates	R-12	78.27	250.00	2.05	0.00		3.19	76.22	3.28
Windalier Ridge	R-15	50.45	86	3.59		6.24	1.70	40.62	2.12
Windgate Forest	R-10	5.48	18				3.29	5.48	3.29
Wynnmeade	R-1	83.99	252.00	0.00	0.00		3.00	83.99	3.00
TOTALS			11794.00	1139.50	131.19	695.08	2.12	5701.84	2.39

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
April 9, 2007**

PH-07-07 Proposed Annexation and Rezoning: Levitt and Sons Tract.

Ms. Kathy Zickert, of Smith, Gambrell & Russell, was in attendance representing Levitt & Sons to discuss their proposal to annex a 403.093-acre tract of land currently located within unincorporated Fayette County into the city limits of Peachtree City. The applicant would also like to rezone the property from AR Agricultural Reserve Residential (Fayette County) to LUR Limited Use Residential (Peachtree City) to accommodate a 699-lot single-family residential subdivision.

Ms. Zickert presented a PowerPoint presentation. She stated that Levitt and Sons was one of the oldest homebuilders in America. They had continued to not only develop subdivisions throughout the country, and had also developed many active adult communities that were lawfully restricted to individuals 55 years old and older. Ms. Zickert stated that the Fair Housing Act, passed by Congress, expressly recognized that it was permissible to have an age-restricted community. She stated that they were very sensitive to the environment and included an abundance of natural areas and open space within their communities which was used for walking trails and recreational purposes. Ms. Zickert confirmed the property being considered for this development had been farmed for many years and was void of trees, and her client had committed to plant a significant number of trees to re-establish the natural areas throughout the site. . She also stated that the central component of the community was the 27,000 square foot grand clubhouse with a performing arts center. Their communities typically had over 80 clubs with such diverse activities as working in the green house with the garden club to taking an Italian cooking class. Ms. Zickert also stated that the following amenities would be available:

- A playground for visiting grandchildren
- A tennis court with pro shop. A resident tennis pro would be available to teach and organize competitions.
- Horticulture Center
- Diverse homes – with a wide variety of elevations and facades
- Over 110,000 customized options

What made Peachtree City a good market for this development?

- Fayette county would have a 205 % increase in the 55 and older age group
- Would attract residents who already live here but want a new environment

What were the benefits for Peachtree City?

- Completing the MacDuff Parkway Extension

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- Product diversity
- Courtyard Plan – to create a mix of homes and lot sizes
- A lesser impact on traffic with this development versus SFR
- This age group would not burden the public safety infrastructure
- Less water would be used than the comparable household
- Ambulance usage was the same as SFR but it would be offset by impact fees
- Would generate property taxes for the schools but would not add students – a significant tax positive impact
- \$47,700,000 net positive impact
- \$20,000,000 of direct and indirect affect on business
- Density and projected population growth correspond with the land use plan

Summary of changes that had been made to the site:

- Decreased the density
- Changed the unit mix
- Increased the amount of open space to an additional 48-acres
- Would not gate the community
- Ensure that the multi-use paths go through the community and connect with the City
- Increase the buffer along the Shamrock Industrial park in Tyrone from 50-foot to 100-foot
- Each lot would back up to green space
- Minimize the cul-de-sacs throughout the community

Ms. Zickert stated that condition number 5 stated that Levitt and Sons would coordinate with City Staff to identify potential locations for multi-path tunnels. She said that they had looked at the front of the property where it adjoined MacDuff Parkway, but due to the grade they did not think this was possible. However, they would use a raised platform type crossing to clearly slow down traffic and make the area well defined.

Ms. Zickert stated that the changes that had been made would be evident on the site plan if it was approved.

Mr. Mullin asked if there was anyone there to speak in favor of the project. No one came forward. When asked if anyone was in opposition of the proposed annexation, Ms. Lynda Wojcik came forward to state that she was against the plan for various reasons. She presented a petition that was signed by 158 people and only two were for annexation.

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Ms. Wojcik stated that one of the goals in the City was to decrease the density to 50,000 people. She felt that that was not the goal of most of the residents of Peachtree City. Ms. Wojcik also stated that she did not feel that the stress on water level would be less with four times the amount of households.

Ms. Wojcik also stated that she also had issue with the proposed development having age restrictions of 55 and over. She did not believe that the City had restrictions of this sort in mind when it was developed. Ms. Wojcik felt that if the property was annexed, it should not have a total exclusion of age. She felt that the restrictions did not fit in with the City, which supposedly stressed being a family community.

Ms. Wojcik stated that the City had a deficit of nine police officers, and the city would have to hire additional officers if this property was annexed at the density proposed. She also felt that those over 65 would get a break in taxes. The impact fees would initially pay for the initialization of service but would not fund the services throughout the years. She also felt that the City should receive plans that were far superior to any development that was done previously. She said that the City should be a huge winner with the annexation of the land, not a marginal winner.

Ms. Phyllis Aguayo, a resident of Stoneybrook subdivision, stated that she had a problem with the numbers. She recalled when Fayette County went to court and won a ruling that the lots would be 2-acre lots. After the infrastructure was included, the number of lots decreased considerably. She stated that when this was compared to present zoning, it was considerably more. Ms. Aguayo stated that some of the adjacent residents had been led into thinking that annexation would bring traffic relief in the form of a thru-road to Highway 74. She stated that it was obvious to most that the great increase in the number of residents would create more traffic, crowd the road and back-up traffic to Highway 74. Ms. Aguayo stated that she had just left an area in Florida that was similar to the project proposed and noticed the roads were densely crowded throughout the day during peak and off peak hours because people were free to come and go.

Ms. Aguayo stated that impervious surfacing increases with the greater number of homes impacting the sensitive land, critical watershed and wetlands which protect Line Creek, from which the residents obtain their drinking water. She stated that Line Creek currently receives too much treated sewage. Septic systems that were responsibly installed could have less impact than a great density of homes putting out treated sewage into the streams which would go into our proposed reservoir of which we were already taking our drinking water. Ms. Aguayo also stated that if Peachtree City was in control of the property if annexed it would not guarantee a quality product. She referred to

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examples of topography changes, clear cutting, buffer loss and Lexington Circle. She felt that the City was safer when annexation was not done at a proposed density until guarantees were in place to have exactly what was wanted. Ms. Aguayo stated that developers could sue for higher zoning categories, however they could not sue if annexation was denied. She felt that the current proposal does not comply with the village concept and step down zoning and would therefore violate the planning documents. She stated that she was pleased with the plans but they could be better by changing the numbers. The policy should be that unless there was clear benefit to the City without negative impact to the promises made to the citizens as far as buildout, population and zoning control – no annexation should occur.

Ms. Zickert responded that experts were hired to perform the transportation study. She stated that the numbers were not made up and should be given credence.

After discussion, a motion was made by Mr. Scott, seconded by Mr. McCann, with the noted change in condition five, and unanimously adopted to forward to City Council the proposed annexation and rezoning request with a recommendation that it be approved subject to the following understandings and conditions:

- 1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.*
- 2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median (as measured from back of curb) with vertical curb and gutter. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).*
- 3. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.*

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4. *The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and shall incorporate these into the design and construction of MacDuff Parkway at no cost to the city.*
5. *The Applicant shall coordinate with City Staff to identify potential locations for multi-use path tunnels underneath MacDuff Parkway and shall design and construct these tunnels as a part of the MacDuff Parkway extension at no cost to the city.*
6. *The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall extend the multi-use path from the multi-use bridge spanning the CSX rail line to the existing path on Kedron Drive between the Belvedere and Sagamore subdivisions.*
7. *The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.*
8. *The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.*
9. *There shall be no more than 699 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.*
10. *Existing vegetation within the areas identified as open space on the concept plat shall be protected prior to, during and following construction activities.*
11. *The buffer separating the residential lots along the northern property boundary shall be increased to no less than 100' in width, and this area shall be dedicated to the city as greenbelt.*
12. *Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.*
13. *The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.*
14. *The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.*
15. *The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.*

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- 16. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.*
- 17. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.*
- 18. The annexation and rezoning as proposed is conditioned upon the annexation of the Wieland tract to the south.*

The Applicant agreed to the conditions.

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 403.093-ACRE TRACT OF LAND
BORDERED BY THE TOWN OF TYRONE TO THE NORTH, THE CITY OF
PEACHTREE CITY TO THE EAST, UNINCORPORATED FAYETTE COUNTY
TO THE SOUTH, AND LINE CREEK TO THE WEST FOR A
SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that a 403.093-acre parcel within the West Village and bordered by the Town of Tyrone to the north, the city of Peachtree City to the east, unincorporated Fayette County to the south and Line Creek to the west be rezoned from its current designation of A-R Agricultural Residential (Fayette County) to LUR-14 Limited Use Residential (Peachtree City) by amending Section 1013A Specific limited-use residential areas and adding Section 1013A.14 as follows:

(Section 1013A.14) Limited-use residential district no. 14

- (a) A single tract of land described below shall be rezoned from its present zoning classification of A-R Agricultural Residential (Fayette County) to LUR-14 Limited Use Residential (Peachtree City). Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet to an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence along said Land Lot line South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence along said Land Lot line North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion of which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point;

thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point; thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11" West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a

point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17,558,737 square feet of land.

- (b) This tract is illustrated on the Boundary and Topography Survey prepared by Rochester & Associates, Inc. (last revised August 14, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUR-14 zoning district be established specifically for a 699-unit single-family detached residential subdivision to be developed substantially in accordance with the following express conditions:

- (c) *Conformance with master plan.*

Development shall take place in conformance with the master plan prepared by Rochester and Associates, Inc. (last revised November 10, 2006), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

- (d) *Permitted uses.*

1. No more than 699 single-family detached units shall be permitted within the overall subdivision, with the following lot breakdown:
 - (a) 176 lots shall measure no less than 50' x 120'
 - (b) 186 lots shall measure no less than 50' x 120'
 - (c) 177 lots shall measure no less than 70' x 120'
 - (d) 160 courtyard homes measuring no less than 57' x 83' SF/ unit
2. A clubhouse, including an outdoor pool, tennis courts and other customary accessory uses.
3. Publicly owned building, facility or land.
4. Building, facility or land for the distribution of utility services.

5. Building, facility or land for non-commercial park, recreation or open space purposes.
6. Accessory uses (see Section 908).
7. Customary home occupations (see Section 907).

(e) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(f) *Other requirements.*

1. Minimum floor area per dwelling unit: 1,500 SF.
2. Minimum zoning lot area: As described herein and shown on the concept plat approved as a part of the rezoning.
3. Maximum number of dwelling units: A total of 699 residential units, including no more than 539 single-family detached units and 160 courtyard homes will be permitted.
4. Minimum lot width: As described herein and shown on the concept plat approved as a part of the rezoning.
5. Minimum front building setback: 15'; provided that each dwelling unit provides at least two paved parking spaces off the right-of-way; at least one of those spaces must be within a fully enclosed garage, and no part of the garage shall be within 20' of the right-of-way.
6. Minimum side setbacks: 0'; provided that at least a 10' separation is maintained between dwellings, and further provided, that at least one 20' separation is provided between every 10 dwelling units.
7. Minimum rear setbacks: 20'.
8. Maximum building height: Two stories, plus a basement.
9. Parking: As set forth within the city's Parking Ordinance.
10. Signs: As set forth within the city's Sign Ordinance.
11. Driveways: No more than four dwelling units within the courtyard homes portion of the development may share a common driveway.
12. Tree save and landscape buffers: All tree save areas within the subdivision shall be delineated with tree save fencing and approved by the city prior to any land disturbance activities. These areas shall be maintained with natural vegetation and/ or enhanced with berming, fencing

and landscaping. No vegetation shall be removed from these areas without prior city approval.

13. Greenbelts: A 100' greenbelt shall be provided along the northern property boundary separating this development from the Shamrock Industrial Park. A 50' greenbelt shall be provided around the perimeter of the development. A 50' greenbelt shall be provided adjacent to MacDuff Parkway as required by the city's Buffer Ordinance. All greenbelt areas shall be dedicated to the city.
 13. Architectural concept: A unified architectural concept for the overall subdivision must be developed and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and structures on the site must be substantially the same. Each home with a side elevation facing a public street shall include architectural detailing on the side elevation to avoid creating a blank wall facing the public street.
 14. Development concept: Development shall take place substantially in conformance with the approved concept plat (Exhibit "B"), as well as the design concepts presented with the zoning request and approved as a part of the concept. Substantial deviation from the approved concept plat or design concepts shall require city council approval.
- (g) *The overall development of the tract is subject to the following understandings and conditions:*
1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the first Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Levitt and Wieland, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Levitt and Wieland shall be provided to the City prior to the approval of any plats for the development of the property.
 2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median (as measured from back of curb) with vertical curb and gutter. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).

3. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.
4. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and shall incorporate these into the design and construction of MacDuff Parkway at no cost to the city.
5. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.
6. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall extend the multi-use path from the multi-use bridge spanning the CSX rail line to the existing path on Kedron Drive between the Belvedere and Sagamore subdivisions.
7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.
8. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.
9. There shall be no more than 699 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.
10. Existing vegetation within the areas identified as open space on the concept plat shall be protected prior to, during and following construction activities.

11. The buffer separating the residential lots along the northern property boundary shall be increased to no less than 100' in width, and this area shall be dedicated to the city as greenbelt.
12. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.
13. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.
14. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.
15. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/or the Homeowner's Association.
16. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
17. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.
18. At the Applicant's request, the Property and units constructed thereon shall be restricted to housing for older persons as defined in 42 U.S.C. § 3607. Said development shall be intended and operated for occupancy by persons 55 years of age or older, and at least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older. The City shall publish and adhere to policies and procedures that demonstrate the intent required under this provision. In addition, the Developer and its successors and assigns shall comply with rules issued by the Secretary of the United States Department of Housing and Urban Development for verification of occupancy, which shall: provide for verification by reliable surveys and affidavits; and include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of this Paragraph 18.
19. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed

Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.

20. The annexation and rezoning as proposed is conditioned upon the annexation of the Wieland tract to the south.

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

Done, Ratified, and Passed this _____ day of _____ 2007.

Harold K. Logsdon, Mayor

Attest: _____
City Clerk

**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF A 403.093-ACRE TRACT OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AND
BORDERED BY THE TOWN OF TYRONE TO THE NORTH, THE CITY OF
PEACHTREE CITY TO THE EAST, UNINCORPORATED FAYETTE COUNTY
TO THE SOUTH, AND LINE CREEK 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 105 be added to the Peachtree City Code of Ordinances to read as follows:

Sec. 105. Annexation of the Scarbrough and the Stillwell tracts.

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 Scarbrough and Stillwell tracts, both of which are under contract to Levitt and Sons of Georgia, LLC for the development of a single-family residential subdivision, 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 Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence along said Land Lot line South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence along said Land Lot line North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion of which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point; thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point;

thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point; thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11" West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a

point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17,558,737 square feet of land.

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

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

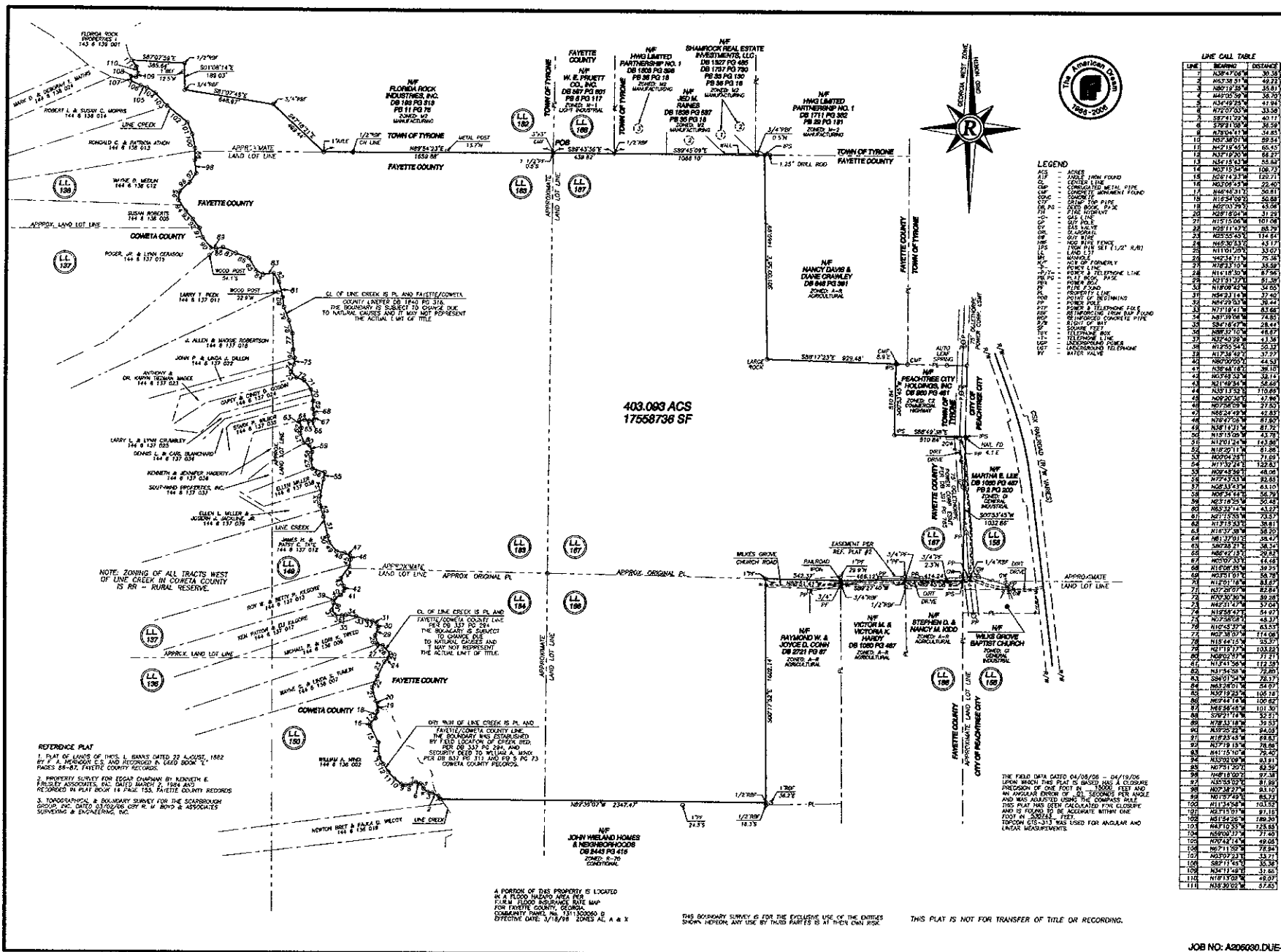
All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____ 2007.

Harold K. Logsdon, Mayor

Attest:

City Clerk



Rochester
& Associates, Inc.

Levitt and Sons of Georgia, LLC

THE PLAT IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL SURVEYOR. NO REVISIONS ALLOWED WITHOUT REAPPRAISAL AND RE-REGISTERING ACROSS THE REAPPRAISAL SEAL.

GRAPHIC SCALE

50' 0" 500' 600'

NO.	DATE	DESCRIPTION	REVISIONS
2.	8/14/06	BOUNDARY AT LIME CREEK	
1.	8/14/06	AND TAX PARCELS & ZONING INFO	



SHEET
1
OF
1

DATE: 04/26/2008
SCALE: 1"= 300'
JOB NO: A20080006
FILE NO: 17077-0001
DRAWING BY: SDW

Exhibit "A"

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager *James J. Mullin*
Developmental Services Director *CWS*

FROM: City Planner/ Zoning Administrator *David*

DATE: April 27, 2007

SUBJECT: West Village Development Impact Fees
May 3, 2007 City Council Agenda

Recommendation:

Should the proposed annexation and rezoning of the West Village proceed as proposed, Staff recommends that City Council adopt the recommendation of the West Village Development Impact Fee Committee.

Discussion:

In accordance with the Georgia Development Impact Fee Act, City Council appointed a committee to assist Staff in determining what the impact fees for the proposed West Village would be should this area be annexed as proposed. This law mandates that 40% of the committee shall be representatives from the development, building, or real estate industry. The committee is comprised of representatives from the Midwest Georgia Homebuilders Association, the Fayette County Board of Realtors, the Development Authority of Peachtree City, the Comprehensive Plan Advisory Board and the Planning Commission. In addition, a resident of Peachtree City volunteered to serve on this board.

Staff met with the Committee on three occasions to review the proposed development and to determine the impact fee recommendation. A summary of these findings will be presented at the City Council meeting.

Budget impact:

Should the West Village property be annexed as proposed, the proposed impact fees would generate \$3,029,178.00.

Ordinance Number _____

**AN ORDINANCE TO AMEND APPENDIX B, ARTICLE III,
DEVELOPMENT IMPACT FEES, SECTION 307.5,
SCHEDULE OF FEES,
OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE
SPECIFICALLY TO CREATE AND CODIFY THE IMPACT FEE SCHEDULE
FOR THE WEST VILLAGE SERVICE AREA,
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 Article III, Section 307.5 (a), Schedule of fees, of the Peachtree City Land Development Ordinance, be amended as follows:

Section 307.5 Schedule of fees.

That a new Service Area be created consisting of the Scarbrough, Stillwell and Wieland tracts currently located within unincorporated Fayette County and being considered for annexation. This shall be known as the "West Village Service Area" and the boundaries shall be as shown on Attachment "A".

That a new paragraph (k) be added to Section 307.5(a)(1) to read as follows:

- (k) Two thousand five hundred thirty seven dollars (\$2,537.00) per dwelling unit for the West Village Service Area. This fee includes one thousand eighty-three dollars (\$1,083.00) for the city-wide Service Area, two hundred thirty one dollars (\$231.00) for the SR 74 bike bridge, eight hundred ninety four dollars (\$894.00) for the West Village Fire Station, and three hundred twenty nine dollars (\$329.00) for the expansion of the South 74 Baseball and Soccer Complex.

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

Done, Ratified, and Passed this _____ day of _____ 2007.

Harold K. Logsdon, Mayor

Attest: _____
City Clerk

The pages on the right
are Peachtree City
resident signatures - only
2 people signed twice +
I have highlighted their
names. The pages on the
left are businesses in the
area. The highlighted names
ARE NOT included in
the count (my total count)
because they do not live in
Peachtree City, even though
their business is in PTC.

Thank You
May Ann Boicourt

We the undersigned, of legal age, support
the annexation of the West Village area
including the Connector Village and
Seasons at Peachtree City, Georgia.

This list not only includes our
neighborhoods but they are also people
who attend our churches and our
schools and own the businesses in
Peachtree City. These are people who show
a genuine interest in seeing Peachtree
City remain a quality development.

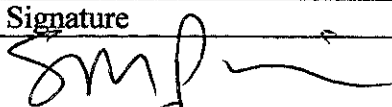
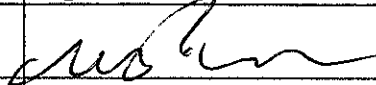
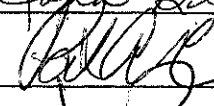
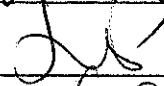
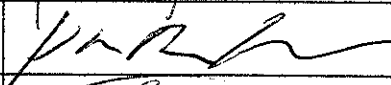
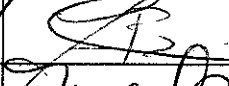
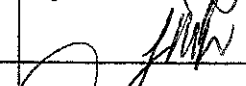
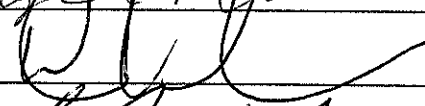
We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Ave
Eckis

Printed Name	Signature	Address
1. Carol Parrott	Carol Parrott	242 City Circle PTC
2. Keith McCoy	Keith McCoy	242 City Cir PTC
3. Glinda Manley	Glinda Manley	248 City Circle PTC GA
4. Christine Bolles	Christine Bolles	250 City Circle PTC GA
5. Christine Sellers	Christine Sellers	313 City Circle PTC GA
6. Tracie Cox	Tracie Cox	643 Grecken Green PTC GA
7. Amber Harris	Amber Harris	308 City Circle PTC GA
8. Anthony Clemons	Anthony Clemons	312 City Circle PTC, GA
9. Judah Cox	Judah Cox	133 ANGEL TRACE SHARPSBURG -
10. Kim Freeman	Kim Freeman	121 Augusta Drive PTC, GA
11. JAMES ROBINSON	JAMES ROBINSON	111 RIDGEMAN CT PTC, GA
12. James Reynolds	James Reynolds	307 Placer A. PTC
13. CHRIS BABB	CHRIS BABB	68 ANGEL TRACE PTC, GA
14. QUAM DATT	QUAM DATT	244 Commerce Dr
15. MARGIE PRICE	MARGIE PRICE	107 TERRACE RIDGE
16. Leona Brode	Leona Brode	233 Commerce Dr.
17. Nori Kiser	NORI KISER	225 Commerce Dr. PTC
18. Robin Funk	Robin Funk	360 Commerce Dr. PTC
19. William Barlow	William Barlow	2007 Commerce Dr PTC
20. IRENE VAZQUEZ	IRENE VAZQUEZ	802 EAST HILL PTC.

2

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. J M PRINCE		410 Willow Rd PTC, GA 30269
2. Mark Boren		213 Northlake Dr PTC 30269
3. Ellen McLann	Ellen McLann	353 Revolution Dr PTC 30269
4. GREG PRICE	Greg Price	353 REVOLUTION DRIVE
5. Scott Leatherman	Scott L	300 Lamella Lane PTC 30269
6. RONA BLATZKY	Rona Blatzky	256 Commerce Dr PTC 30269
7. Patricia Conlan		118 Sweetgum Rd 30269
8. ASAL DE CORRE		115 Summer Brooke
9. Angela Hopkins	Angela Hopkins	115 Summer Brooke
10. Judy Carney	Judy E Carney	422 Ptree Circle Station
11. Jessica Evans	Jessica Evans	9309 Merrick Drive
12. AN BROOKS		112 SUTTONS COVE PTC
13. Tel Brooks		112 Suttons Cove PTC
14. MIKE SMITH	Mike Smith	204 VAN NESS PTC
15. JASON WOODWARD		316 Commerce Dr Peachtree City GA 30269
16. ANNA FINN	Anna Finn	230 Terrane Ridge PTC
17. Donna Pressel	Donna Pressel	125 Ardenlee PTC
18. April P Clarke	April P Clarke	2005 N. Commerce Dr PTC
19. DECLAN ROCKE		1127 Twin Bridge Lane PTC
20. CHRIS WUKOVID		417 CIMARRON PARK PTC

mmv

3

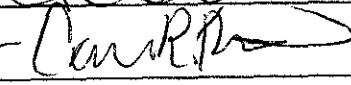
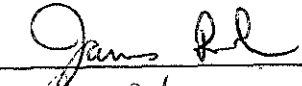
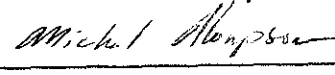
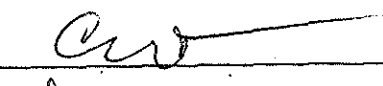
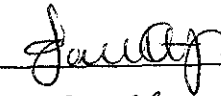
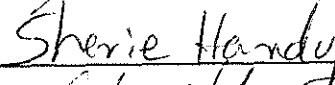
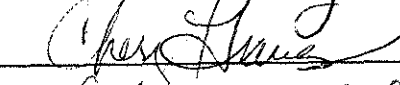
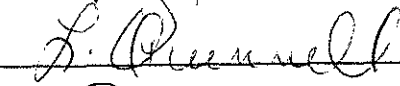
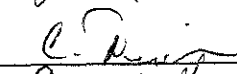
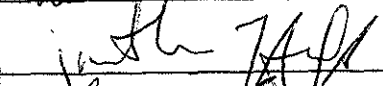
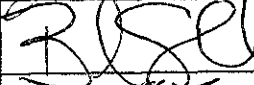
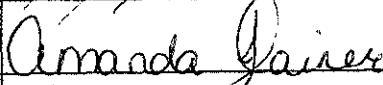
We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Giouanna Vargas	G. Vargas	400. Saint Dunstan's Ct. P.T. C
2. Bruce	Bruce	2765 W Hwy 54 PTC
3. Laura Young	Laura K. Young	2767 W Hwy 54 PTC
4. Steve Richardson	Steve	550 ANTHONY DRIVE, THROME
5. Laura Kelly	Laura Kelly	8109 Derrick Dr., PTC
6. Debbie Royal	Debbie Royal	11108 Mericle Dr. PTC
7. Linda J. Johnson	Linda Johnson	502 Circle Anta Dr.
8. Alicia Hayward	Alicia Hayward	502 Circle Gate Dr.
9. Sandra Duckworth	Sandra Duckworth	412 Burgess Pt
10. Rachel S. Campo	Rachel S. Campo	401 City Circle PTC 6A
11. Jay Glass	Jay Glass	200 City Circle, PTC
12. Cassie Samples	Cassie Samples	City Circle
13. Jennifer Scott	Jennifer Scott	204 City Cr.
14. Robyn Doyle	Robyn Doyle	200 City Cir.
15. Renee Lino	Renee Lino	210 City Circle Dr.
16. Carla G. Kent	Carla G. Kent	212 City Circle Dr.
17. J. Keet	J. Keet	214 City Circle Dr.
18. Rene Williams	Rene Williams	222 City Circle
19. Daryn Thompson	Daryn Thompson	222 City Circle
20. Melisa Winters	Melisa Winters	230 City Circle

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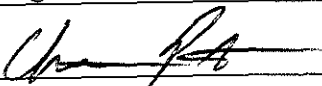
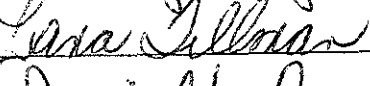
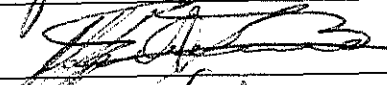
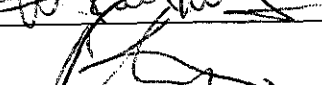
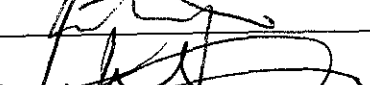
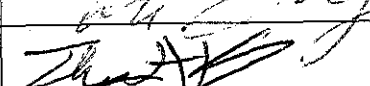
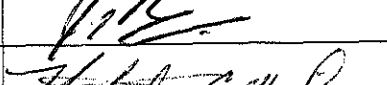
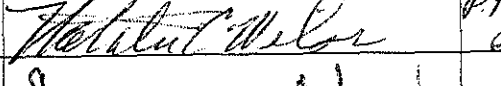
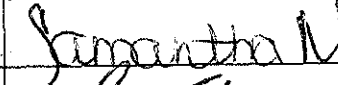
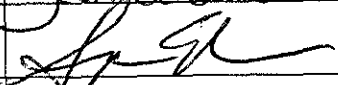
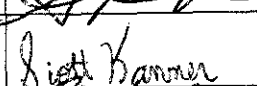
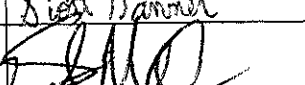
4

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Tammy Cole		125 Spring Circle Sendia, GA 30276
2. Casen Rainwater		303 Bellingrath Ct. PTC, GA 30269
3. James Boyd		407 City Circle PTC, GA 30269
4. Debra Thompson		127 Shirewood PTC, GA 30269
5. Michael Thompson		27 Shirewood Dr PTC GA 30269
6. Chris Thompson		127 Shirewood PTC 30269
7. Janette Matherly		220 City Circle Peachtree City, GA 30269
8. Jennifer Vanalstede		107 Centennial Dr. Peachtree City, GA 30269
9. Sherie Handy		232 City Circle Peachtree City GA 30269
10. Cherry Graves		331 Brittan Chase Jonesboro GA 30236
11. Lynn Quinell		215 Porter Rd Fairfield, GA 30215
12. Carolyn Dixon		230 Camford Stone Path Fair. Ga. 30214
13. Carol Mullins		109 Chestnut Fld PTC, GA 30269
14. Sarah Sennett		340 Nectame Dr. Newnan, GA 30265
15. Jon Huff		7103 Merrick Dr. PTC, GA 30269
16. Leslie Bryan		7603 Smith Shorebrook GA 30277
17. BRANDON SHRAK		161 BRIDGE ST SENDIA GA 30276
18. JEFFREY VERVILLO		357 COLLET ST GRANTVILLE GA 30220
19. Amanda Jones		90 Maxwell Place Newnan GA 30265
20. Elycia Garrison		121 Cannongate Cir Shorebrook GA 30277

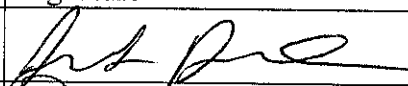
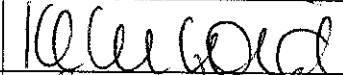
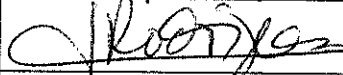
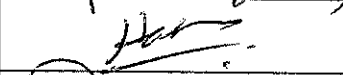
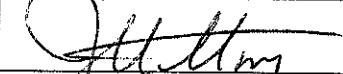
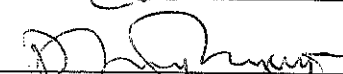
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We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Christian Pruitt		204 Truett Dr Hampton GA 30228
2. Tammy Hardy		717 Burns Rd Carrollton, GA 30117
3. Jana Tillman		642 Grecken Grn PTC GA 30269
4. Jessica Hanlon		400 Brenda Lane Fayetteville, GA 30214
5. Jeffrey Henderson		252 Corinth Road Jonesboro, GA 30238
6. Wilson, Vera-		2707 West Hwy 54 Peachtree City, GA
7. Candy Koo		2707 West Hwy 54 Peachtree, GA 30269
8. Lisha Walker		2719 W. Hwy 54 PTC, 30269
9. Angela Haynes		2721 W. Hwy 54 PTC 30269
10. Thulani	CAO THI LAAM	2723 W Hwy 54 PTC 30269
11. Mary Overton		2725 Hwy. 54 West PTC
12. Lari Fly		2725 Hwy. 54 West PTC
13. Thomas A. Kuhn		2729 Hwy 54 West PTC
14. Tessa Biegel		130 Old Mill Rd Senoia, GA 30276
15. Natchi Wilson		PO Box 26391 Sharpsburg 30277
16. Samantha Meadon		617 Tower Rd PTC
17. Spencer Kanner		112 Thomas Overton Dr. Sharpsburg, Ga. 30277
18. Scott Kanner		1350 Jim Starr Rd Newnan, GA 30263
19. STEVE MASSE		42 Medallion Park Newnan, GA 30263
20. Kenny Ludlow		115 Beaverdam Rd Fayetteville, GA 30264

6

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Joseph Daniels		1000 Stevens Entry A112 PTC GA 30269
2. Brandi Lord		1414 Hyacinth Lane PTC GA 30269
3. Kelli Word		1607 Braves Crossing Ct Sharpsburg, GA 30272
4. Janet Wood		117 Colonnade Dr. PTC, GA 30269
5. Liz Clare		1465 Ashmere Ct Tyrone GA 30290
6. Corey Carrico		110 Grouse Pointe Fayetteville GA 30215
7. Pam Rainwater		8690 Ridge Rd. Fairburn GA 30213
8. Julissa Rodriguez		284 North Hwy 74 Peachtree City GA 30269
9. DHANANI HARSAN		280 Hwy 74 N. P.T.C. GA 30296
10. Jim Ustino		142 Trillion Ranch PTC
11. Gabe Morkin		275 Hwy 74 Suite 2 GA 30269
12. Angel Nail		275 Hwy 74 N Suite 3 Peachtree City GA 30269
13. Sheryl Wangness		100 St. Albans Way 30269
14. Suzi Huber		506 Ridgely Dr PTC 30269
15. Ben Maer		575 Crabapple Lane PTC
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The pages on the right
are Peachtree City
resident signatures - only
2 people signed twice +
I have highlighted their
names. The pages on the
left are businesses in the
area. The highlighted names
ARE NOT included in
the count (my total count)
because they do not live in
Peachtree City, even though
their business is in PTC.

Thank You
May Ann Boicourt

Others

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

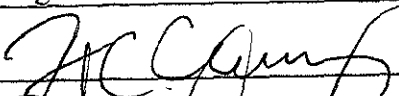
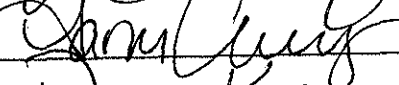
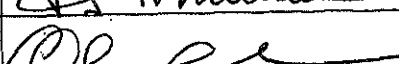
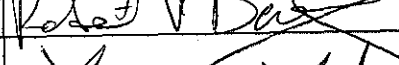
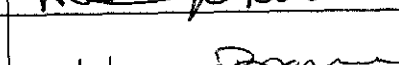
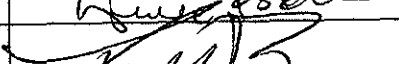
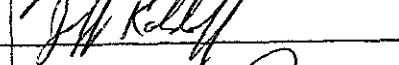
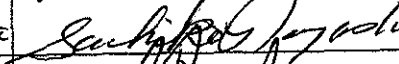
Printed Name	Signature	Address
1. Robert L. Lenox	Robert L. Lenox	407 Bradford Pt.
2. Robert E. Hayes	Robert E. Hayes	133 Shadowood Ln.
3. Nancy Hayes	Nancy Hayes	133 Shadowood Ln.
4. Kevin McNeil	Kevin McNeil	449 Plantation
5. Steve Allen	Steve Allen	313 Bradford Way
6. S. Tyrrell	S. Tyrrell	294 Turnbridge Ln.
7. Regina Moore Char	REGINA MOORE CHAR	142 St Albans Way.
8. Regina M. Chaffin	Regina M. Chaffin	111 St. Albans Way PTC
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Others

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. MARY CHAPMAN	Mary Chapman	216 Woodruff Way Peachtree City
2. PAIGE MUH	Paige Muh	114 Hermitage Pl. PTC
3. Steve MUH	Steve Muh	114 Hermitage Pl. PTC
4. Susan Bertram	Susan Bertram	104 Seven Oaks PTC
5. Loni Willenheimer	Loni Willenheimer	406 Tantalow, PTC
6. Beth Inhoff	Beth Inhoff	354 Aster Ridge, PTC
7. Pam Pappas	Pamela Pappas	307 Pemberton Pl. PTC
8. Anne Lange	Anne Lange	104 Robinson Bend PTC
9. Renee Carlson	Renee Carlson	306 Curigan Trce
10. John Fritz	John Fritz	114 Rosemont
11. Tom Dunlop	Tom Dunlop	111 Rosewood Ct PTC
12. Cheryl Roberts	Cheryl Roberts	204 Oakmont Dr
13. Lisa Israel	Lisa Israel	111 Centennial Dr.
14. Sandra Crawley	Sandra Crawley	6001 Merrick Dr.
15. Clave Brand	Clave Brand	600 Wingspread
16. Susan Lowe	Susan Lowe	211 Chardonay Cts.
17. Jerry Sussman	Jerry Sussman	1395 FAIRFIELD DR
18. Renee Thayer	Renee Thayer	739 S. Fairview Dr PTC
19. Michele Palmeri	Michele Palmeri	314 Brooke Woods Dr PTC
20. Sandra McCarthy	Sandra McCarthy	103 Hidden Spring Lane PTC

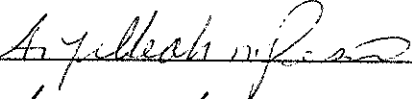
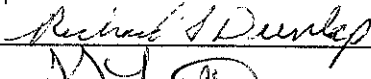
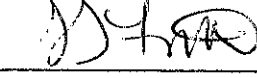
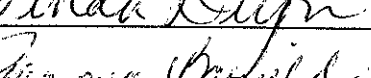
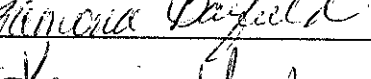
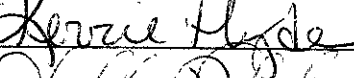
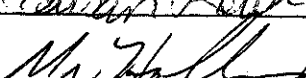
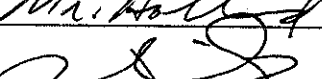
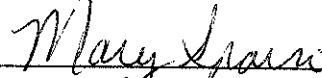
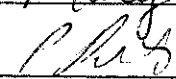
We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. CHAD Curry		215 Independence Ln.
2. Tami Curry		" "
3. DANA KINSE		249 INDEPENDENCE LN
4. Nancy Kinser		249 Independence Ln.
5. Cynthia D. Calda		831 Richmond Circle
6. DAVID BREWER		101 Centennial Drive
7. Anna Baccary		233 Independence Ln.
8. Robert Baccary		" " "
9. Lynne Lash		104 Hermitage Place
10. Bill Lash		"
11. KATHARINE M. WALKER		337 Revolution DR.
12. WALTER Z. ROSEN		"
13. SYLVIA BROWN		109 Saddlebrook Dr.
14. LARRY BROWN		109 SADDLEBROOK DR.
15. Jeff Koldoff		105 Surrey Trail
16. Sachiko Nagashiba		110 Berrycheck Hill, Pte
17. ALFREDO DORESTE		"
18. Gorman Vallejo		616 Tower rd.
19. Carole Fett		573 N. Fairfield Dr.
20. Leon Cooper		4109 Merrick Dr.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. ROBERT THOME	Robert Thome	416 HENREDON HILL PEACHTREE CITY, GA 30269
2. Shamim Sultan	Shamim Sultan	240 Independence Ln Peachtree City GA 30269
3. Adrienne Smith	Adrienne Smith	407 Plantain Terrace PTC
4. Margaret Smith	Margaret Smith	1000 Stevens Entry PC
5. Vernon Smith	Vernon Smith	467 Plantain Terrace
6. Greg Torres	Greg Torres	355 Loring Lane PTC
7. Laura Penoyer	Laura Penoyer	713 Greenwood Ln.
8. Kelly Miller	Kelly Miller	237 Independence Lane
9. Christopher Miller	Christopher Miller	237 Independence Lane
10. Colleen Schreiber	Colleen Schreiber	401 St. Dunstons Ct PTC
11. Lonnie Hiley	Lonnie Hiley	402 ST DUNSTONS CT PTC -
12. Luis Martinez	Luis Martinez	128 S. Fairfield Dr. PTC
13. Larry Gillespie	Larry Gillespie	307 WALSH GROVE RD PEACHTREE CITY, GA
14. Morelle Gillespie	Morelle Gillespie	" "
15. MICHAEL NABER	Mr. Naber	233 INDEPENDENCE LN. PTC, GA 30269
16. Candace Style	Candace Style	119 King Ridge Dr Peachtree City, GA
17. Evon Style	Evon Style	" "
18. MOHAMED AHMED	Mohamed Ahmed	205 BUCK RD PTC, GA 30269
19. Tommy Ambrose	Tommy Ambrose	347 Revolution Dr PTC GA 30269
20. Phillip Consolino	Phillip Consolino	150 CLOISTER DR PTC, GA 30269

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Damon R. Rowe		502 CASTLE CT. PTC, GA 30269
2. Artilean Pearson		200 Wynnmeade Pkwy
3. Nicholas Pearson		206 Wynnmeade Pkwy 30269
4. RICHARD S. DUNAP		PTC 30269 601 TOWER ROAD
5. Tacie Fritz		114 Rosemont PTC GA 30269
6. Janel Brown		612 Golf View Dr. 30269
7. Cindy Degeen		104 Nob Hill
8. Linda Goetz		206 Verbena Pt. PTC 30269
9. Linda Dixon		621 Grecker Grn. PTC 30269
10. Ramona Barfield		106 STRATFORD CT 30269
11. Kerrie Hyde		242 Turnbridge Circle PTC
12. Shalva Patrylo		105 S. Fairfield Drive
13. Leri Langbehn		626 Magnolia, PTC 30269
14. Susan Lowe		211 Charleston Ct, PTC
15. Holland		317 Revolution P. PK
16. J. Fritz		114 Rosemont PTC
17. ANSY DAVIS		35 DOVER TR PTC
18. 	Thompson	127 Shirewood
19. Mary Spain		101 Suncast Ct.
20. CHRIS NOTA		103 WINDYBROOK CR.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. SHEILA COOPER	Sheila R. Cooper	4105 Merrick Dr
2. Amy Kellen	Amy Kellen	312 Pemberton Ct PTC
3. James Smith	J. Smith	708 Pine Grove Cir
4. Tracey Scott	Tracey Scott	124 Hermitage Pl, PTC
5. Mabel Torres	Mabel Torres	510 W. Fairfield Dr PTC 30269
6. Bob Patel	Bob Patel	703 Pine Grove Circle
7. JAY PATEL	J. Patel	908 HYACINTH LANE-
8. MATINEW NYDE	Matinew Nyde	242 Turnbridge Circle PTC
9. Shawntell Glassper	Shawntell Glassper	108 Beaver Dam Rd PTC
10. Shelle Johnson	Shelle Johnson	108 Beaver Dam Rd PTC
11. Quanita Pm	Quanita Pm	506 MT VERNON Wg PTC
12. David Adams	David Adams	307 Vintage View
13. Sandra Adams	Sandra Adams	307 Vintage View
14. Lay Koppenaver	Lay Koppenaver	160 Maple Glaze Terrace
15. Beth Hume	Beth Hume	103 Saint Albans Way PTC
16. Kay Koppenaver	Kay Koppenaver	160 Maple Grove Terr. PTC
17. Grant Minor	Grant Minor	245 Turnbridge Circle PTC
18. Edel Sance	Edel Sance	3204 Merrick Dr PTC
19. Jonina Buford	Jonina Buford	121 Wymmsdale Pkwy PTC
20. Jaime Ganceda	Jaime Ganceda	702 PINE GROVE CIRCLE PTC

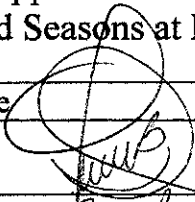
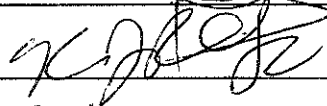
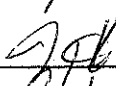
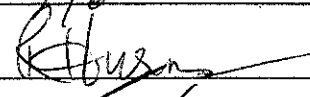
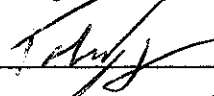
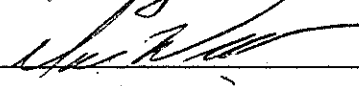
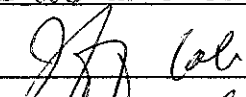
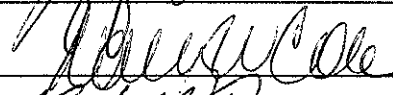
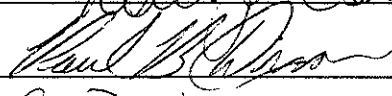
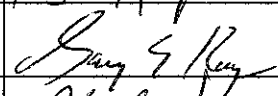
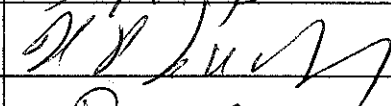
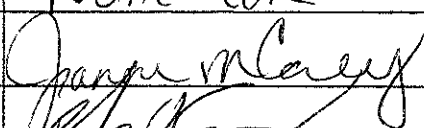
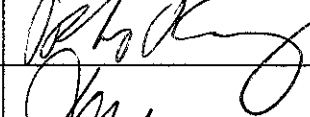
A.P.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. LEIA BOROLEY	<i>Leia Boroley</i>	509 Merrill Lane
2. Dustin Swedelson	<i>Dustin Swedelson</i>	604 Nicholas Ct
3. Brandon Swedelson	<i>Brandon Swedelson</i>	604 Nicholas Ct
4. WILLIAM SWEDELSON	<i>William Swedelson</i>	604 NICHOLAS CT.
5. <i>Jorge Vargas</i>	<i>Jorge Vargas</i>	401 Ashville
6. <i>Dario Sanchez</i>	<i>Dario Sanchez</i>	401 Ashville
7. Bharti Patel	<i>Bharti Patel</i>	511 Merrill Ln
8. Michele Walker	<i>Michele Walker</i>	517 Merrill Ln.
9. Patrick Walker	<i>Patrick Walker</i>	517 Merrill Ln
10. Seynabou Niang	<i>Seynabou Niang</i>	506 MERRILL LN
11. <i>Jamal C Anaya</i>	<i>Jamal C Anaya</i>	513 MERRILL LANE
12. <i>Hermila Sanchez</i>	<i>Hermila Sanchez</i>	513 MERRILL LN
13. <i>Janki Patel</i>	<i>Janki Patel</i>	515 Merrill Ln
14. <i>Folime Togh</i>	<i>Folime Togh</i>	510 MERRILLE LN
15. <i>Hopit Topli</i>	<i>Hopit Topli</i>	510 MERRILLE LN
16. <i>Selom Shabani</i>	<i>Selom Shabani</i>	510 MERRILLE LN
17. Elizabeth Corks	<i>Elizabeth Corks</i>	514 Merrill Lane
18. <i>Seena Rizo</i>	<i>Seena Rizo</i>	516 Merrill Lane
19. Edith Bratcher	<i>Edith Bratcher</i>	520 Merrill Lane
20. <i>M. Blount</i>	<i>Norris Blount</i>	528 MERRILL LANE

AR

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Maria Rollin		203 Amelia Lane
2. Kevin Ridge		204 Amelia Lane
3. Hurns N		207 Amelia
4. Hurns R		207 Amelia Lane
5. TAJHA FARUHI		215 AMELIA LANE
6. Don Williams		220 Amelia Lane
7. Brooke Williams	Brooke Williams	220 Amelia Lane
8. JEFF COLE		219 Amelia Lane
9. Nancy Cole		219 " "
10. PAUL DIXON		229 AMELIA LA.
11. Cathy Dixon	C. Dixon	229 Amelia La.
12. Suzanne Kayser	S. Kay	224 Amelia Lane
13. GARY KAYSER		224 AMELIA LANE
14. Ken Sudhi		223 Amelia Lane
15. Premna Sudhi	Premna	223 Amelia Lane
16. Nellie Cox	Nellie Cox	526 Merrill Ln
17. Jeannine Corley		218 Amelia Ln.
18. Phil Corley		218 Amelia Ln
19. Rahul Patel		511 Merrill Ln
20. Walin Patel	Nail Patel	"

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

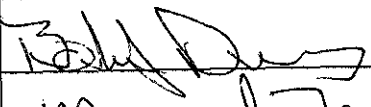
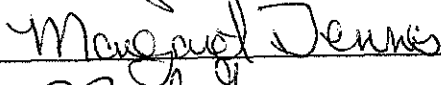
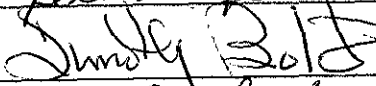
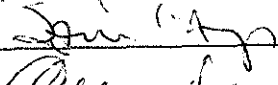
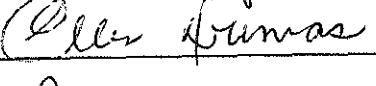
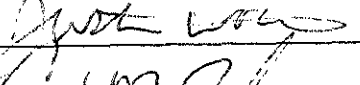
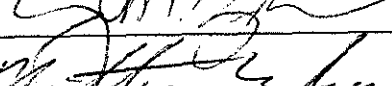
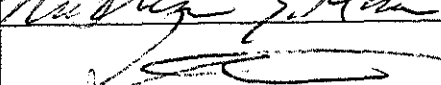
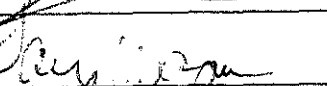
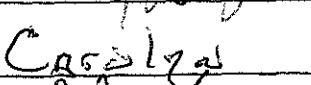
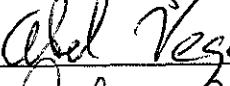
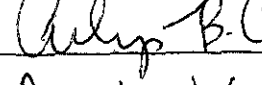
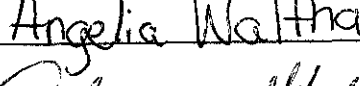
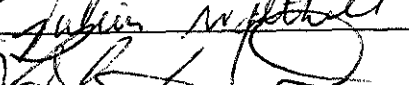
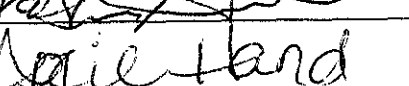
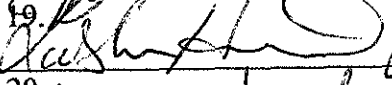
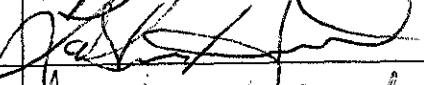
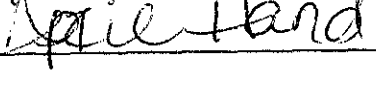
Printed Name	Signature	Address
1. IOT GARRIS	[Signature]	407 Asheville Drive
2. Mack Ollington	[Signature]	402 Asheville Drive
3. BESIM HOTI	[Signature]	406 ASHVILLE DR
4. Brady Williams	[Signature]	409 Asheville Dr.
5. JONATHAN BORDLEY	[Signature]	509 MERRILL DR
6. Travis Bayne	[Signature]	507 Merrill Lane
7. Sonya Bayne	[Signature]	507 Merrill Lane
8. Donna Collins	[Signature]	500 Merrill Lane
9. Chad Landrum	[Signature]	701 Pine Grove Circle
10. MARK KRAMM	[Signature]	707 Pine Grove Circle
11. TAY D. JACKSON	[Signature]	709 Pine Grove Circle
12. SURESH	[Signature]	711 Pine Grove Circle
13. Irma Daniel	[Signature]	715 Pine Grove Cir
14. Lyn Oaul	[Signature]	715 Pine Grove Cir
15. Lin Smith	[Signature]	715 Pine Grove Cir
16. Heidi Pawlowksi	[Signature]	721 Pine Grove Circle
17. Paul Pawlowksi	[Signature]	721 Pine Grove Cir
18. Chris Collins	[Signature]	500 Merrill Lane
19. HIREN THAKKAR	[Signature]	603 Nicholas Court
20. Pam Swedelson	[Signature]	604 Nicholas Ct

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. R.K. Patel & Mira Min Patel		533 Merrill Lane
2. Carol Joy	Carol Joy Galindo	529 Merrill Lane
3. D. Liane Parnore		527 Merrill Lane
4. George Tunnyer		527 Merrill Lane
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We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

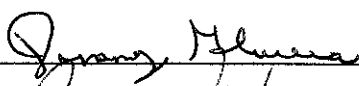
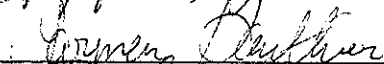
Printed Name	Signature	Address
1. Bobby Dennis		103 N. Meade Dr
2. Margaret Dennis		" 1
3. Neil Gage		153 Wynnmeade PKY.
4. TIMOTHY BOLT		129 Wynnmeade PKW
5. Melissa Smith		129 Wynnmeade Pkwy
6. Debbie Camp		109 Kings Ridge Dr.
7. Jan Camp		109 Kings Ridge Dr. Dr
8. Ellen Dumas		111 Kings Ridge Drive
9. Justin Wood		128 King Ridge
10. Casey Zahora		132 Kings Ridge Dr.
11. Nathan Zahora		132 Kings Ridge Dr.
12. Lixin Qin		152 Wynnmeade Pkwy
13. Gary Wagon		193 Wynnmeade Pkwy, Apt 302
14. Carolyn Wall		200 Wynnmeade Pkwy
15. Abel Vega		202 Wynnmeade Pkwy
16. Arleny Cortez		" " "
17. Angela C. Walthall		211 Wynnmeade Pkwy
18. JULIUS WALTHALL		211 WYNMEADE PKWY
19. 		103 Wynnmeade Pkwy
20. April Hand		103 Wynnmeade Beaver Dam Rd.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Marilyn Arnold	Marilyn Arnold	127 Wynnmeade Pkwy P.T.C.
2. Bruce Arnold	Bruce Arnold	127 Wynnmeade Pkwy P.T.C.
3. KYLE BULLA	Kyle Bulla	307 GLENVIEW DR. PTC
4. STEVE BACHMAN	Steve Bachman	307 Glenview Dr. PTC
5. Robert Woodhull	Robert Woodhull	207 WYNNMEADE PKWY, PTC
6. Rose Turner	Rose Turner	203 Kings Ct, PTC
7. Roger Turner	Roger Turner	203 Kings Ct, PTC
8. Bertha Presley	Bertha Presley	154 Wynnmeade Pky PTC
9. Bobby Fincher	Bobby Fincher	500 Castle Court
10. OZIE L HARDY	Ozie L Hardy	504 Castle Ct Peachtree City, Ga 30269
11. KATHY L. NELSON	Kathy L. Nelson	185 WYNNMEADE PKWY PEACHTREE CITY, GA 30269
12. Margaret Kemper	Margaret Kemper	Wynnmeade Sub.
13. Kimberly Bolton	Kimberly Bolton	189 Wynnmeade Pkwy PTC 30269
14. Geraldine Gore	Geraldine Gore	123 WYNNMEADE PK 30269
15. Lawrence Poy	Lawrence Poy	123 Wynnmeade Pkwy
16. Jasmine Buford	Jasmine Buford	121 Wynnmeade Pkwy
17. Sonja Anderson	Sonja Anderson	401 Abbey Rd PTC GA 30269
18. Sonja Anderson	Sonja Anderson	401 Abbey Rd PTC GA 30269
19. Cheryl Cooper	Cheryl Cooper	117 Wynnmeade Pky PTC
20. ANTHONY COOPER	Anthony Cooper	117 Wynnmeade Pky PTC

WM

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Jimmy Glover		111 BEAVER DAM ROAD PEACHTREE CITY GA 30269
2. Barbara N. McAllister		155 Wynnmeade Pkwy Peachtree City Ga 30269
3. Elin Ronguillo		152 Wynnmeade Pkwy P-Tree City Ga. 30269
4. Raquel Allen		104 Kings Ridge Peachtree City Ga 30269
5. Carmen Gauthier		104 Kings Ridge Drive Peachtree City, Ga. 30269
6. Zachary T. Atkinson		145 Wynnmeade Pkwy Peachtree City GA 30269
7. Trine Atkinson		145 Wynnmeade Pkwy PTC, GA 30269
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We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. GARY NORMAN	<i>Gary Norman</i>	205 TURNBRIDGE CIR. 30269
2. Krista Hiley	<i>Krista Hiley</i>	402 St. Dunstan Ct. PTC, 30269
3. Melissa Summers	<i>Melissa Summers</i>	101 Chadsworth Way PTC 30266
4. Fernando Angulo	<i>[Signature]</i>	332 Revolution Dr.
5. Zoila Angulo	<i>Zoila Angulo</i>	332 Revolution Dr.
6. Danna Freeman	<i>Danna Freeman</i>	270 Independence Ln
7. Frankie Freeman	<i>Frankie Freeman</i>	270 7th
8. ROB CREELOCK	<i>[Signature]</i>	235 INDEPENDENCE LN
9. Barbara Crock	<i>[Signature]</i>	"
10. Lee Clements	<i>Lee Clements</i>	327 Revolution Dr. PTC
11. DENISE CLEMENTS	<i>Denise Clements</i>	327 Revolution Dr PTC
12. Maribel Rosario	<i>Maribel Rosario</i>	1205 AIRWAY WAY PTC GA.
13. Lisa Collins	<i>Lisa Collins</i>	200 Turnbridge Circle PTC
14. Jerry Collins	<i>[Signature]</i>	200 Turnbridge Circle PTC
15. David Santa Ana	<i>David Santa Ana</i>	501 Hollea Ct. PTC
16. Deborah Kearns	<i>Deborah Kearns</i>	236 Turnbridge Circle PTC
17. Michael Toney	<i>Michael Toney</i>	233 Turnbridge Circle
18. Gerald Gartner	<i>Gerald Gartner</i>	355 Revolution Drive
19. LISA GARTNER	<i>Lisa Gartner</i>	355 Revolution Drive
20. Charlotte Rutherford	<i>Charlotte Rutherford</i>	127 St. Albans way

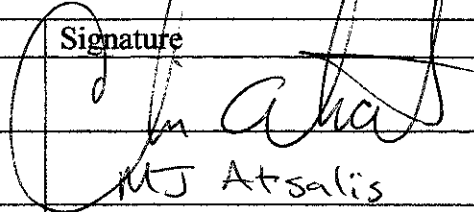
already signed

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Sue Jantosciak	Sue Jantosciak	105 St. Albans Way PTC
2. Bruce Jantosciak	Bruce Jantosciak	105 St. Albans Way, PTC
3. BRIAN GRAFFIUS	Brian Graffius	111 St. Albans Way, PTC
4. John Thomas	John Thomas	113 St Albans Way
Charles Thomas	Charles Thomas	113 St Albans Way
6. Yvonne Lawson	Yvonne Lawson	121 St Albans Way
* 7. GARY LINDSEY	Gary D. Lindsey	125 ST. ALBANS WAY
8. Dorothy Lindsey	Dorothy Lindsey	125 St. Albans Way
9. David Fournier	David Fournier	115 ST. ALBANS WAY
10. Michelle Fournier	Michelle Fournier	115 St. Albans Way
11. Nicholas High	Nicholas High	135 St. Albans Way
12. AILEEN MORTEGA	Aileen V. Morte	137 ST. ALBANS WAY
13. Martin Simar	Martin Simar	137 St Albans way
14. RAJAN NAINAR	R. Nainar	144 ST ALBANS WAY
15. ANANDHI RAJAN	R. Anandhi	144 ST ALBANS WAY
16. MEDARD ETIENNE	Medard Etienne	140 SAINT ALBANS WAY
17. WALTER MURILLO	Walter Murillo	143 ST ALBANS WAY, PTC
18. Olga Lina Vasquez	Olga Lina Vasquez	143 ST ALBANS WAY
19. Mark Love	Mark Love	141 ST Albans way
20. Arthur William	Arthur William	136 ST. ALBANS WAY

C.C.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Chris Atsalis		504 Hollen CT
2. MJ Atsalis	MJ Atsalis	504 Hollen CT
3. T. Teruya	J. Teruya	502 Hollen CT
4. SHOKO TERUYA	Shoko Teruya	502 Hollen CT
5. Hilda Reid	Hilda Reid	211 Turnbridge
6. ALBERT KENT	Albert Kent	213 Turnbridge
7. Audrey Malagon	Audrey Malagon	215 Turnbridge Cir.
8. Mark Malagon	Mark Malagon	215 Turnbridge Cir.
9. Karina Espinosa	Karina Espinosa	223 Turnbridge Cir.
10. JAYSON WARNER	Jayson Warner	225 TURNBRIDGE CIR
11. Sanae Ikeda	Sanae Ikeda	225 Turnbridge Cir
12. Maria Acheson	Maria Acheson	229 turnbridge cir
13. PRAMOD KUMAR	Pramod Kumar	239 TURNBRIDGE CIR
14. ALKA GUPTA	Alka Gupta	239 TURNBRIDGE CIR
15. Becke Smith	Becke Smith	243 Turnbridge
16. Cory Smith	Cory Smith	243 Turnbridge
17. Jeffrey Pelton	Jeffrey Pelton	230 Turnbridge Cir
18. Julia Pelton	Julia Pelton	230 Turnbridge Cir.
19. Jeff Snider	Jeff Snider	234 Turnbridge
20. Cathy Snider	Cathy Snider	234 Turnbridge Cir.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. JOAN DEMUTH	Joan Demuth	100 ST ALBANS WAY PTC 30269
2. Dan O'Hoff	Dan O'Hoff	162 ST Albans Way PTC 30269
3. PATECK THOMPSON	PATE THOMPSON	106 ST ALBANS WAY ATC, GA. 30269
4. Lisa Collins	Lisa Collins	200 Turnbridge Circle PTC
5. Jerry J. Goffins	[Signature]	200 Turnbridge Circle Peachtree City, Ga. 30269
6. [Signature]	CARL SANDERSON	405 ST DUNSTON'S CT
7. Alberto Vargas	[Signature]	206 Turnbridge Circle
8. Yong SOHN	Yongchae Sohn	216 Turnbridge Circle Peachtree City, GA
9. Teanne Bowers	Teanne Bowers	162 Wynnleade Pkwy Peachtree City, GA 30269
10. Shera Manning	Shera Manning	224 Turnbridge Peachtree City, GA 30269
11. O'Neal White	O'Neal White	254 Turnbridge Circle
12. John D. Tucker	John D. Tucker	258 TURNBRIDGE CIR
13. Bridget Tucker	Bridget Tucker	258 Turnbridge Cir.
14. [Signature]	MATT Mullen	266 Turnbridge Cir
15. J. Arnold	J. Arnold	264 Turnbridge Circle
16. Ric O'Brien	Ric O'Brien	278 Turnbridge Circle PTC
17. [Signature]	[Signature]	280 Turnbridge Cir.
18. [Signature]	Hilda San Miguel	282 Turnbridge Circle
19. Daniel Marsden	Daniel Marsden	"
20. Elisha Robinson	Elisha Robinson	505 Hollen Court, PTC, GA

signed
turned

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Aaron Bloy	[Signature]	709 Bostonian Trace Pte
2. Stephanie Bloy	[Signature]	709 Bostonian Trace, PTC
3. JEFFREY CHAPMAN	[Signature]	706 Bostonian Trace Pte
4. Christine Chapman	[Signature]	706 Bostonian Trace Pte
5. Lianne Barotolo	[Signature]	707 BOSTONIAN
6. Joseph Barotolo	[Signature]	707 BOSTONIAN
7. Eisie Ramos	[Signature]	705 Bostonian Trce
8. Elani Fuentes	[Signature]	705 Bostonian Trce
9. Carlos Fuentes	[Signature]	705 Bostonian Trce
10. [Name]	[Signature]	704 Bostonian Trce.
11. Brad Williams	[Signature]	704 Bostonian Trce.
12. Stephanie Bloy	[Signature]	709 Bostonian Trace
13. Aaron Bloy	[Signature]	709 Bostonian Trace
14. Danielle Mitchell	[Signature]	709 Bostonian Trace
15. TARGE MIRA	[Signature]	711 Bostonian Trace
16. OLGA MIRA	[Signature]	711 Bostonian Trace
17. Donald & Daryl Morgan	[Signature]	710 Bostonian Trace
18. Donald Morgan	[Signature]	710 Bostonian Trace
19. Kym Leroux	[Signature]	702 Bostonian Trace
20. Sean Leroux	[Signature]	702 Bostonian Trace
21. Igbo Remu	[Signature]	712 Bostonian Trace
22. Triscilla Remu	[Signature]	712 Bostonian Trace
23. Bill TARR	[Signature]	7116 BOSTONIAN TRACE

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Melinda White	Melinda White	128 Century Park Rd.
2. Clarence White	Clarence White	128 Century Park Rd.
3. Heath Turner	Heath Turner	108 Century Park Rd.
4. Tracy Turner	Tracy Turner	105 Century Park Rd.
5. Dar Thompson	Dar Thompson	118 Century Pl. Fl.
6. Mukesh Patel	Mukesh Patel	202 Firefly Ct.
7. Bina Patel	Bina Patel	202 Firefly Ct.
8. Natsuko Hishinuma	Natsuko Hishinuma	325 Revolution Dr.
9. Taro Hishinuma	Taro Hishinuma	325 Revolution Dr.
10. Troy Thomas	Troy Thomas	76 STAR SPANGLED LN
11. Erika Thomas	Erika Thomas	76 Star Spangled Ln
12. Magnolia Seille	Magnolia Seille	335 Revolution Dr.
13. Frank Towers	Frank Towers	44 Star Spangled Ln
14. Derek Bean	Derek Bean	28 Star Spangled Lane
15. Zaneta Brown	Zaneta Brown	28 Star Spangled Lane
16. Gay S. Hinds	Gay S. Hinds	319 Revolution DRIVE
17. Toshiyuki Makino	Toshiyuki Makino	430 Constitution Circle
18. Jinghua Tao	Jinghua Tao	241 Independence Ln
19. Ronab Seille	Ronab Seille	335 Revolution Dr.
20. BRIAN LEIN	Brian C. Lein	333 REVOLUTION DR

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

C ~~12/15/11~~

Printed Name	Signature	Address
1. Roxanne Vazquez	Roxanne L. Vazquez	201 Firefly Ct
2. William Vazquez	William Vazquez	201 Firefly Ct
3. John D. MacGillis	John D. MacGillis	116 Century Park Place
4. STANLEY J. MACGILLIS	Stanley J. MacGillis	116 Century Park Place
5. Rich Johns	Rich Johns	112 Century Park Place
6. Kristina Johns	Kristina Johns	112 Century Park Place
7. Cy Wright	Cy Wright	132 Century Park Pl.
8. Karla Wright	Karla Wright	132 Century Park Pl.
9. Karin Crim	Karin Crim	125 Centennial Dr.
10. Todd Crim	Todd Crim	125 Centennial Dr.
11. Nathan Poling	Nathan Poling	110 Centennial Dr.
12. Nikki Phillips	Nikki Phillips	228 Independence Ln.
13. Brian Phillips	Brian Phillips	228 Independence Ln.
14. Tamara Bourn	Tamara Bourn	103 Centennial Dr.
15. Jim Lundgaard	Jim Lundgaard	226 Independence
16. Angela Lundgaard	Angela Lundgaard	226 Independence
17. Jace Denney	Jace Denney	238 Independence
18. Jennifer Denney	Jennifer Denney	238 Independence
19. Sharmin Sultan	Sharmin Sultan	240 Independence
20. Simon Zhang	Simon Zhang	241 Independence Ln

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Vanessa vander Heuvel	V. vander Heuvel	210 Independence Lane
2. Elizabeth vander Heuvel	Elizabeth vander Heuvel	"
3. James R. van den Heuvel	James R. van den Heuvel	"
4. Kent Horton	Kent Horton	204 Independence Lane
5. Kim Horton	Kim Horton	204 Independence Lane
6. Sondra Cange	Sondra Cange	201 Independence Ln
7. Mike Fairbanks	Mike Fairbanks	402 Freedom Lane, 30269
8. Ken Bell	Ken Bell	272 Independence Ln
9. Tracy Bell	Tracy Bell	272 Independence Ln
10. Sondra Nalen	Sondra Nalen	233 Independence Ln.
11. Shannon Dattilo	Shannon Dattilo	242 Independence Ln.
12. Vincent J. Dattilo	Vincent J. Dattilo	247 Independence Lane
13. Michael Reid	Michael Reid	218 Independence
14. Dawn Reid	Dawn Reid	218 Independence Ln
15. Chad Curry	Chad Curry	215 Independence Ln
16. Tami Curry	Tami Curry	215 Independence Ln.
17. Yvonne Kusner	Yvonne Kusner	214 Independence Ln.
18. Jim Gray	Jim Gray	407 Freedom Ln.
19. William Downing	William Downing	212 Independence Lane
20. Tim Plunkett	Tim Plunkett	220 Independence Lane

7
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We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Jennifer Sullivan	J. Sullivan	406 Freedom Lane
2. Neil Sullivan	Neil Sullivan	406 Freedom Lane
3. Elizabeth Miller	Elizabeth Miller	405 Freedom Ln
4. SCOTT MILLER	Scott Miller	405 FREEDOM LN
5. Charissa Gray	Charissa Gray	407 Freedom Ln.
6. Jennilee Sage	Jennilee Sage	304 Revolution Dr.
7. Steve Sage	Steve Sage	304 REVOLUTION DR.
8. CRIS LEMAY	Cris Lemay	305 REVOLUTION DR.
9. Debbie Lemay	Debbie Lemay	305 Revolution Dr
10. Ashley Giffen	Ashley Giffen	208 Independence Lane
11. Jeffrey R Giffen	Jeffrey R Giffen	208 INDEPENDENCE
12. BRAD HOWARD	Brad Howard	206 INDEPENDENCE LN.
13. LINLEY HOWARD	Linley Howard	206 INDEPENDENCE LN.
14. Kristine King	Kristine King	203 " "
15. Bill Penny	Bill Penny	203 " "
16. Robert V. Mitter	Robert V. Mitter	205 Independence Ln
17. JAMES LOVETT	James Lovett	301 Revolution Dr
18. Jamie Lovett	Jamie W Lovett	301 Revolution Drive
19. Heather Downing	Heather Downing	212 Independence Ln.
20. David Downing	David Downing	212 Independence Ln.

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Clara S. Zimmerman	Clara S. Zimmerman	807 Richmond Circle
2. Cathleen G. Lisitza	Cathleen G. Lisitza	803 Richmond Circle
3. MARTIN H. LISITZA	M. H. Lisitza	803 RICHMOND CIRCLE
4. Veronica L. Lisitza	Veronica L. Lisitza	803 Richmond Circle
5. Theresa Simoneau	Theresa Simoneau	804 Richmond Circle PTC
6. David Simoneau	David C. Simoneau	804 Richmond Circle, PTC
7. Kristin Cheri	Kristin Cheri	802 Richmond Cir., PTC 30269
8. Michael Cheri	Michael Cheri	802 Richmond Cir, PTC 30269
9. WADE SMITH	Wade Smith	800 RICHMOND CIRCLE 30269
10. MARY LOU SMITH	Mary Lou Smith	800 RICHMOND CIRCLE 30269
11. Chip Zimmerman	Chip Zimmerman	807 Richmond Circle 30269
12. Stephanie Field	Stephanie Field	835 Richmond Circle 30269
13. Julie Wadler	Julie Wadler	805 Richmond Circle 30269
14. Craig Madler	CRAG MADLER	805 Richmond Circle 30269
15. Tracey Smith	Tracey Smith	428 Constitution Cir. 30269
16. Meg Boerstler	Meg Boerstler	426 Constitution Circle 30269
17. Steve DeWach	Steve DeWach	413 Constitution " 30269
18. Laura Hensley	Laura Hensley	419 Constitution Cir PTC 30269
19. Joe Leonardo	Joe Leonardo	407 Constitution cir 30269
20. Barbara Swafford	BARBARA SWAFFORD	418 Constitution Circle 30269

C

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Jennifer Watson	Jennifer Watson	121 Centennial Dr, PTC, Ga
2. Jon Watson	Jon Watson	121 Centennial Drive, Peachtree City
3. H. M. Israel	Henry M. Israel	111 Centennial Dr
4. Lisa M. Israel	Lisa M. Israel	111 Centennial Drive
5. Virginia Parten	Virginia Parten	105 Centennial Drive
6. Paul Parten	Paul Parten	105 Centennial Dr.
7. Amanda Bourne	Amanda Bourne	103 CENTENNIAL DR
8. Tamara Bourne	Tamara Bourne	103 Centennial Dr.
* 9. DAVID BREWER	David Brewer	101 CENTENNIAL DR
10. Matt Murray	Matt Murray	100 Centennial Dr
11. Lori Murray	Lori Murray	100 Centennial Dr
12. DAVID M. LOWRY	David M. Lowry	106 Centennial Dr
13. MEGHAN L. LOWRY	Meghan L. Lowry	106 Centennial Dr.
14. Christine Poling	Christine Poling	110 Centennial Dr
15. Nathan Poling	Nathan Poling	110 Centennial Dr
16. Kristin Boland	Kristin Boland	112 Centennial Dr.
17. Russ Boland	Russ Boland	112 Centennial Dr
18. Susan Wentworth	Susan Wentworth	116 Centennial Dr
19. Robert F. Wentworth	Robert F. Wentworth	116 Centennial Dr
20. Yvette Brewer	Yvette Brewer	101 Centennial Drive

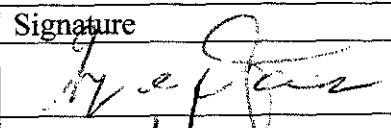
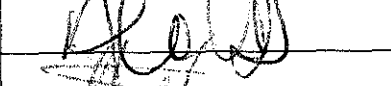
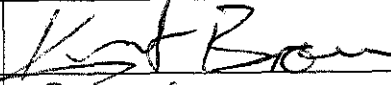
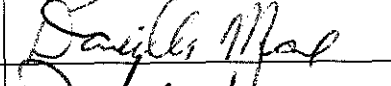
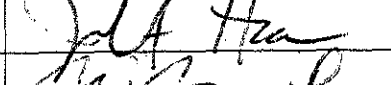
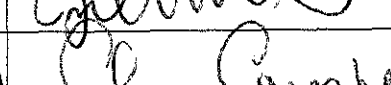
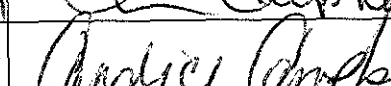
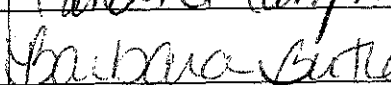
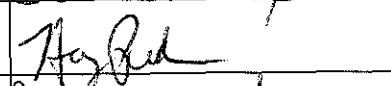
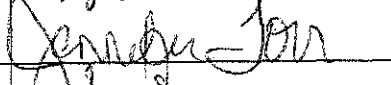
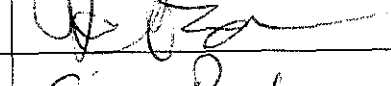
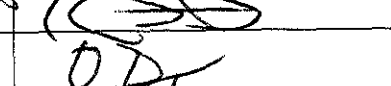
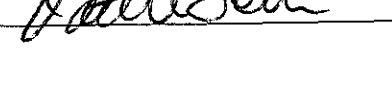
We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Mary Ann Boicourt	Mary Ann Boicourt	416 Constitution Circle
2. JOHN R. Boicourt	John R. Boicourt	416 CONSTITUTION Circle
3. Toni Hillebrand	Toni Hillebrand	422 Constitution Circle
4. DAVID E. HILLEBRAND	DAVID E. HILLEBRAND	422 Constitution Circle
5. Barbara Swafford	BARBARA SWAFFORD	418 Constitution Circle
6. Gigi Ragsdale	Gigi Ragsdale	424 Constitution Circle
7. Brian Zuercher	Brian Zuercher	426 Constitution Circle
8. MARY ANN THOM	Mary Ann Thom	404 Constitution Circle
9. Kurt Lewis	Kurt Lewis	408 Constitution Cir.
10. Kelly Lewis	Kelly Lewis	408 CONSTITUTION CIR
11. Gary Pickney	Gary Pickney	410 " "
12. Ed Parker	Ed Parker	412 " "
13. Grace Parker	Grace Parker	412 " "
14. Terine Winters	Terine Winters	414 " "
15. Thomas Winters	Thomas Winters	414 Constitution Circle.
16. Derita Davis	DERITA DAVIS	401 Constitution Circle
17. Rosario Ocasio	Rosario Ocasio	420 Constitution Circle.
18. Michael Thom	Michael Thom	404 Constitution circle.
19. GAIL PICKNEY	GAIL PICKNEY	410 CONSTITUTION Circle
20. Gary & Derita DAVIS	Gary & Derita DAVIS	401 Constitution Circle

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Dawn A. Richards	Dawn A. Richards	36 American Walk
2. ERIC N. RICHARDS	Eric N. Richards	36 AMERICAN WALK
3. Val Hedges	Val Hedges	38 American Walk
4. JAMES WASHINGTON	James Washington	16 AMERICAN WALK
5. Greta Underwood	Greta Underwood	24 AMERICAN WALK
6. Ray Beerman	Ray Beerman	24 AMERICAN WALK
7. Lisa Beerman	Lisa Beerman	34 AMERICAN WALK
8. Mary C Olan	Mary C Olan	50 American Walk
9. Jasper Thomas	Jasper Thomas	58 American Walk
10. RUTH BROWN	Ruth Brown	46 American Walk
11. Kathy Lyons	Kathy Lyons	40 AMERICAN WALK
12. BRAD Bowman	Brad Bowman	54 AMERICAN WALK
13. JACQUELYN STONE	Jacquelyn Stone	20 AMERICAN WALK
14. Robert DeMetz	Robert DeMetz	18 American Walk
15. Carol DeMetz	Carol DeMetz	18 American Walk
16. Diane Kozmicki	Diane Kozmicki	30 American Walk
17. Cindy Peadar	Cindy Peadar	10 Celebration Way
18. Bonnie Roush	Bonnie Roush	36 American Walk
19. Teresa Haddock	Teresa Haddock	26 American Walk
20. Marc Butler	Marc Butler	278 Independence Lane

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. GARY DAVIS		401 CONSTITUTION CIR
2. Michaela Dolhanczyk		405 Constitution Cir.
3. ALEX Dolhanczyk		405 " "
4. Heidi James		411 Constitution Cir PTC
5. Leslie Deloach	Leslie Deloach	403 Constitution Circle
6. Susanne Brown	Susanne Brown	415 Constitution Circle
7. Kurt Brown		" "
8. Danielle Marx		417 Constitution Cr.
9. Jeff Hensley		419 Constitution Cir
10. Lacey Smith		428 Constitution Cir.
11. Josh Marx		417 Constitution Circle
12. Chris Campbell		432 Constitution Cr.
13. Cordice Campbell		432 Constitution Cir
14. Barbara Butler		278 Independence Ln
15. Harry Pader		10 celebrations
16. Jennifer Torr		716 Bostonian Trace
17. Johnny Pader		10 celebrations
18. Gary Pickney	Gary Pickney	410 Constitution Circle
19. Ricardo Diaz		406 Constitution Circle
20. 	O.D.T.	406 Constitution Circle

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

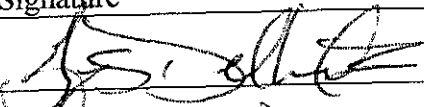
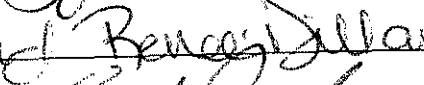
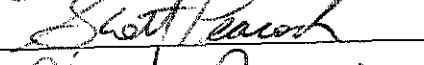
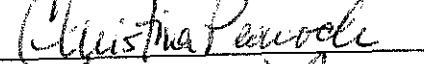
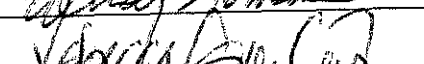
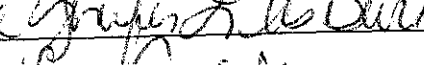
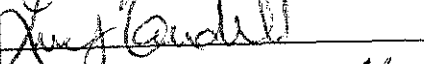
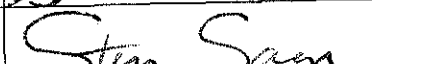
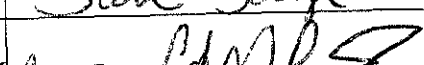
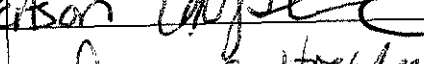
Printed Name	Signature	Address
1. Steve Stone	[Signature]	108 Centennial Dr.
2. Don McVay	[Signature]	118 Centennial Dr.
3. Leigh McVay	[Signature]	118 Centennial Dr.
4. Jamille Khargang	[Signature]	114 Centennial Dr.
5. BEN MANAWANG	[Signature]	114 Centennial Dr.
6. JOCELYN PETERSON	[Signature]	238 Turnbridge Circle
7. NEIL PETERSON	[Signature]	238 Turnbridge Circle
8. Firozesh Hashtroudi	[Signature]	104 Centennial
9. MICHAEL VAN AIRSDALE	[Signature]	107 Centennial
10. [Signature]	[Signature]	107 Centennial Dr.
11. Mika Makino	[Signature]	430 Constitution Cir.
12. Zhongren Ni	[Signature]	806 Richmond Cir.
13. T2 Stone	[Signature]	108 Centennial
14. BRENT Ragsdale	[Signature]	424 CONSTITUTION CIR.
15. Julie Dodgen	[Signature]	409 Constitution Cir.
16. Robert Hernandez	[Signature]	19 Star Spangled Lane
17. [Signature]	[Signature]	20 Star Spangled Lane
18. Lemar Parrish	[Signature]	24 Star Spangled Lane
19. Janis Harper	[Signature]	30 Star Spangled Ln.
20. Suzanne Morri	[Signature]	34 Star Spangled Ln.

C

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. Tamara Moore	Tamara Moore	307 Revolution
2. Jay Moore	J Moore	" "
3. Jim Humes	James Humes	309 Revolution Dr.
4. Kelli Humes	Kelli Humes	309 Revolution Dr.
5. Carolyn Mackel	Carolyn Mackel	339 Revolution Dr.
6. Debbie Lemay	Deborah Lemay	305 Revolution Dr.
7. Cris Lemay	Cris Lemay	305 Revolution Dr.
8. Vandy Silvey	Vandy Silvey	308 Revolution Dr.
9. Mark Silvey	Mark J. Silvey	308 Revolution Dr.
10. Amie Martin	Amie Martin	310 Revolution Dr.
11. Shannon Clark	Shannon Clark	310 Revolution Dr.
12. Ron Martin	Ron Martin	310 Revolution Drive
13. James C. Hagberg	James Carl Hagberg	243 Independence Lane
14. Marty Hagberg	Marty Hagberg	243 INDEPENDENCE LANE
15. Colleen Villaran	Colleen Villaran	306 Revolution Dr.
16. MARC Scheffer	MARC Scheffer	306 Revolution Dr.
17. Samantha Villaran	S Villaran	306 Revolution Dr.
18. Vanessa Villaran	Vanessa Villaran	306 Revolution Dr.
19. Elizabeth Mcclerny	Elizabeth Mcclerny	300 Revolution Dr.
20. Mike Mcclerny	Mike Mcclerny	" " "

We the undersigned, of legal age, support the annexation of the West Village area including the Connector Village and Seasons at Peachtree City, Georgia.

Printed Name	Signature	Address
1. George S. Dillard		311 Revolution Dr
2. Renee Dillard		311 Revolution Dr
3. Scott Peacock		318 Revolution Dr
4. Christina Peacock		318 Revolution Dr.
5. JANET NORMAN		313 REVOLUTION DR.
6. Wendy Norman		313 REVOLUTION DR
7. Rebecca Gourlay		371 Revolution Drive
8. Jennifer Libs-Burke		330 Revolution Dr.
9. Lucy Candill		322 Revolution Dr.
10. Boone Candill		322 Revolution Dr.
11. Steve Penabaz		314 Revolution Dr
12. STEVE SAGE		304 REVOLUTION DR.
13. Cathy Skinner-Robertson		316 Revolution Dr.
14. Junea Hochberg		341 Revolution Dr
15. Leslie Daily		328 Revolution Dr.
16. Aaron Daily		328 REVOLUTION DR.
17. Theresa Levin		333 Revolution Dr.
18. Theresa Rubano		102 Centennial Dr
19. JOSHUA KAYNE		1205 CENTENNIAL CROSSING
20. Tela Kayne		1205 Centennial Crossing