

City Council of Peachtree City
REVISED AGENDA
April 16, 2015
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation for Confederate History Month**
 - Proclamation for National Alcohol Awareness Month**
 - Proclamation for Georgia Cities Week**
 - Recognition of Gardner Denver**
 - Recognize Stan Pye – 25 Years of Service**
- IV. Public Comment**
 - Public Comment is for residents to speak on items NOT on the agenda*
- V. Agenda Changes**
- VI. Minutes**
 - April 2, 2015, Regular Meeting Minutes**
- VII. Monthly Reports**
- VIII. Consent Agenda**
- IX. Old Agenda Items – Public Hearing Speakers Must Sign Up Before 7:00 p.m.**
 - 02-15-09 Public Hearing – Consider Rezoning & Associated Variance Request, GC General Commercial to LUC-26 Limited Use Commercial, Dolce – Peachtree Atlanta (Great Wolf Lodge of Georgia, LLC), 201 Aberdeen Parkway**
- X. New Agenda Items**
 - 04-15-05 Consider Resolution Regarding District Court Decision in Mrosek Lawsuit**
- XI. Council/Staff Topics**
- XII. Executive Session**
- XIII. Adjourn**

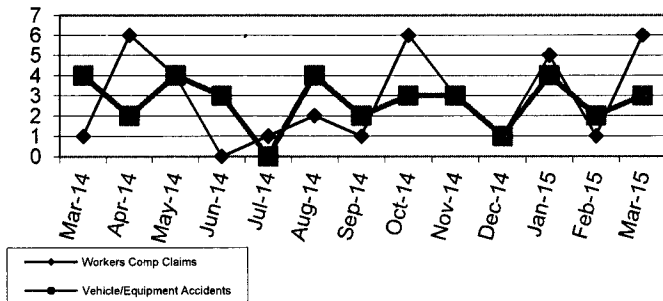
This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

Administrative Services

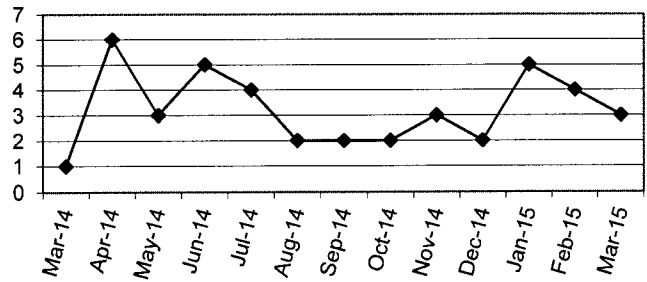
Monthly Report

Human Resources & Risk Management

Workers Comp Claims & Vehicle/Equipment Accidents



Employee Resignations/Terminations



Turnover Rate (Annual)

FY 2015 (ytd)

6.27%

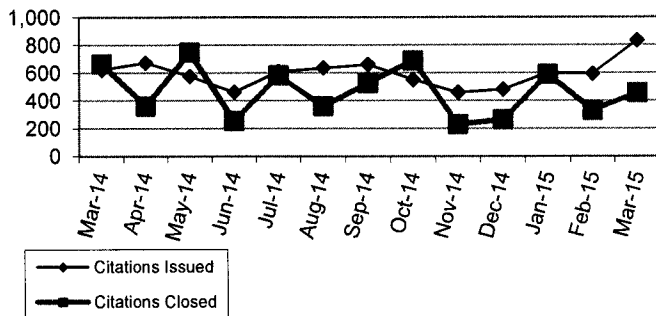
FY 2014 (total)

13.77%

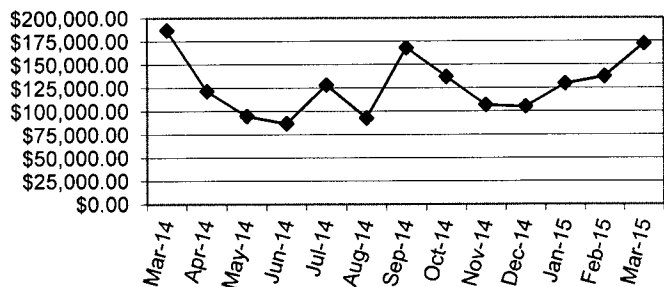
NOTES: FY14 data includes 5 retirements; FY15 data includes 2 retirements. Data does not include RIFs or seasonal positions.

Municipal Court

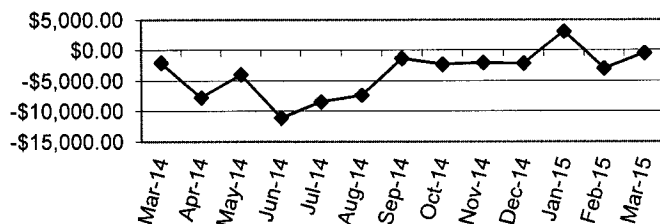
Citations Issued vs Closed



Fines Assessed*



Jail Fund Balance**
\$137,024.22
as of March 31, 2015



* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"

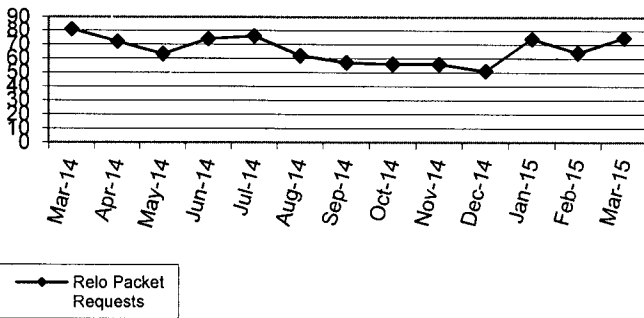
** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Public Information

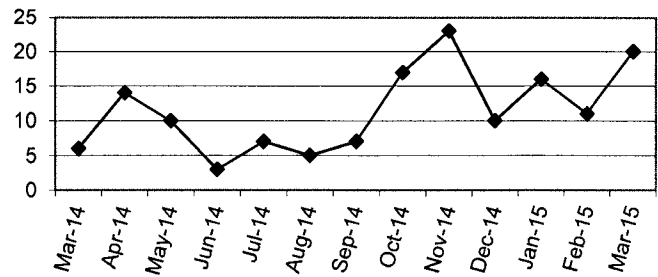
Administrative Services

Monthly Report

Public Contact / Comments / Questions

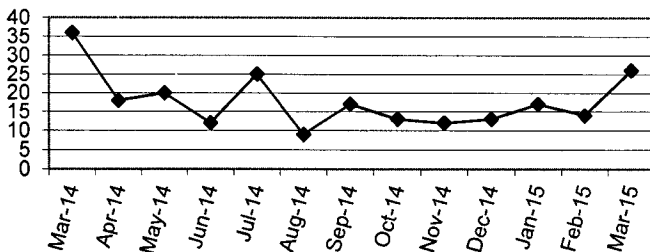


Open Records / Discovery Requests

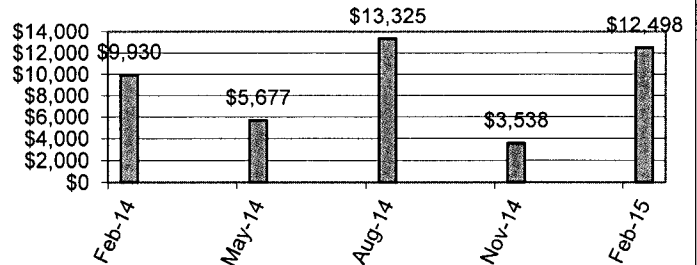


City Clerk

New Businesses Registered

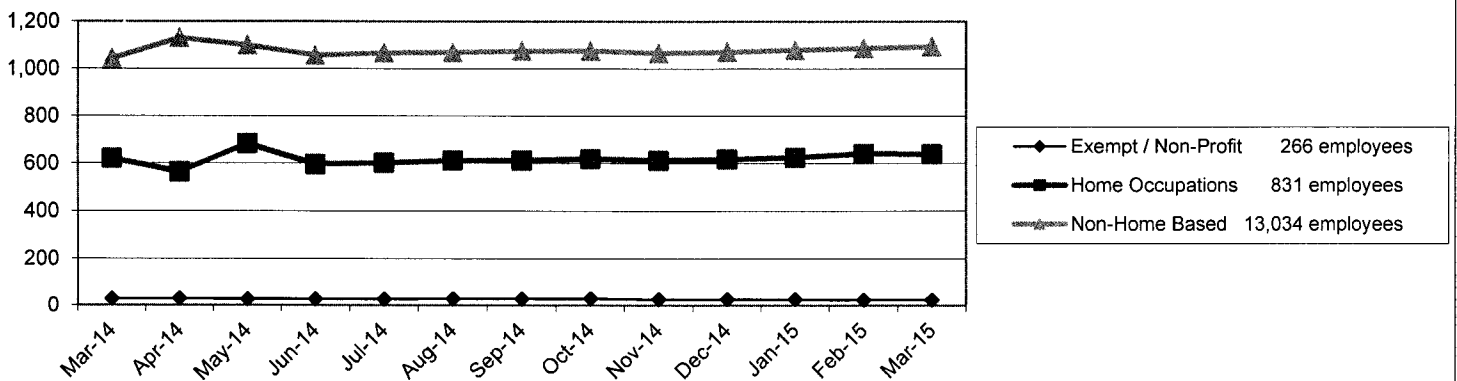


Quarterly Sanitation Franchise Fees**



**Republic 1st & 2nd Q payments adjusted following staffing changes. Two past due payments for 3rd Q.

Registered Businesses
(with current employment figures)



Note: Exempt/Non-Profit is either Home Based or Non-Home Based. June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees: Cooper Lighting, Panasonic, NCR, Hoshizaki, Alenco, Wal-Mart, Comcast, Southland Nursing Home, Avery Dennison, Randstad

City Council Monthly Report

DEPARTMENT:
SUPERVISOR:

PLANNING & ZONING
DAVID RAST

FISCAL YEAR:
CREATOR:

2015
KATHY GRAY

MONTH:		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD FY 2015	YTD of FY 2014	YTD of FY 2013
BUILDING DEPARTMENT																
RESIDENTIAL BUILDING PERMITS																
Single Family Units:		1	3	11	7	4	2							28	6	8
Single Family C.O.'s		1	1	2	5	7	4							20	10	7
Multi Family Units:		0	0	0	0	0	0							0	0	0
Multi Family C.O.'s		0	0	0	0	0	0							0	96	0
Miscellaneous*		72	76	47	57	64	70							386	68	82
INSPECTIONS:		268	207	201	159	221	197							1,253	556	518
NON-RESIDENTIAL BUILDING PERMITS																
New Construction:		3	0	1	0	1	0							5	1	2
Non-Residential C.O.'s		12	12	6	6	10	1							47	12	15
Expansion/Renovation/Tenant Finish:		4	4	6	6	11	4							35	22	15
Miscellaneous*		1	5	7	12	8	2							35	4	11
INSPECTIONS:		84	80	61	106	98	90							519	350	248
DEVELOPMENT PERMITS		18	2	3	8	3	3							37	10	9
POPULATION ESTIMATE*		34,539	34,541	34,545	34,555	34,570	34,578							34,578		34,454
BUILDING PERMIT FEES		\$ 47,141	\$ 37,048	\$ 92,342	\$ 49,515	\$ 52,991	\$ 19,955							\$298,992	\$84,468	\$ 92,076
PLANNING DEPARTMENT																
Tree Removal Permits:		86	63	41										190	147	142
Sign Permits:		\$400	\$500	\$400	\$300	\$500	<>							\$2,100	\$800	\$1,600
Banner/ Special Event Permits:		\$105	\$190	\$30	\$150	\$180	<>							\$655	\$470	\$555
New Construction Plan Reviews:		\$2,374	\$1,200	\$600	\$9,793	\$1,472	<>							\$15,439	\$3,330	\$2,465
Other Plan Reviews/Permits±:		\$2,835	\$150	\$500	\$6,796	\$550	<>							\$10,831	\$1,900	\$2,860
Misc permit fees		\$200	\$0	\$200	\$60	\$1,229	<>							\$1,689	\$286	\$319
Fire Department Permit Fees:		\$1,475	\$1,224	\$1,573	\$1,744	\$3,778	<>							\$9,794	\$3,073	\$4,235
TOTAL PLAN REVIEW FEES		\$7,389	\$3,264	\$3,303	\$18,843	\$7,709	<>							\$40,508	\$9,859	\$12,034
TOTAL FEES COLLECTED		\$54,530	\$40,312	\$95,645	\$68,358	\$60,700	\$19,955	\$0	\$0	\$0	\$0	\$0	\$0	\$339,500	\$94,327	\$104,110

Miscellaneous permits are: Fences, Pools, Additions/Renovations, Remodelings, etc

* Based on 2.09 people per residential CO

± Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan reviews

-> Due to software conversion figures not available

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A RESOLUTION

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, ACKNOWLEDGING AND RATIFYING, IN PART, THE ORDER, ENTERED DECEMBER 22, 2014, BY THE U.S. DISTRICT COURT, NORTHERN DISTRICT OF GEORGIA, NEWNAN DIVISION, IN CIVIL ACTION FILE NO. 3:12-CV-00094-TCB, JOHN W. MROSEK AND LEE M. MROSEK v. CITY OF PEACHTREE CITY, GEORGIA, AS RELATES TO THE ON-GOING RESPONSIBILITY OF THE CITY AS HOLDER OF THAT CERTAIN "EASEMENT FOR STORM WATER CONTROL (RETENTION POND) AND POND MAINTENANCE", AS CONTAINED IN A LIMITED WARRANTY DEED FROM THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES TO PATRICIA G. KETSCHKE (PREDECESSOR IN TITLE TO JOHN W. MROSEK AND LEE M. MROSEK), AS RECORDED IN DEED BOOK 562, PAGE 574, OF FAYETTE COUNTY, GEORGIA LAND RECORDS; AND FOR OTHER PURPOSES.

WHEREAS, John W. Mrosek and Lee M. Mrosek are the owners in fee simple of real property located in Landlot 38 of the 6th Land District of Fayette County, Georgia, and being Lot 16 of Bradford Estates Subdivision, as per plat of survey recorded in Plat Book 20, pages 154, 155 and 156 of Fayette County, Georgia records;

WHEREAS, the Mroseks took title to their real property subject to a perpetual easement in which was constructed a retention pond, in favor of the City of Peachtree City, Georgia, said easement being styled "Easement for Storm Water Control (Retention Pond) and Pond Maintenance, as set forth in a limited warranty deed recorded in Deed Book 562, page 574, of Fayette County records;

WHEREAS, a dispute arose among the Mroseks and the City as to future maintenance obligations of the stream, pond and dam constructed within the easement (collectively, the "BCS Pond"), including responsibility for payment of costs for upkeep, maintenance, and replacement, as and when needed, of these structures as stormwater management facilities which, in part, were at issue in a civil lawsuit, styled "John W. Mrosek and Lee M. Mrosek v. City of Peachtree City, et al.", File No. 3:12-CV-00094-TCB, U.S. District Court for the Northern District of Georgia, Newnan Division,

culminating in an Order Granting Summary Judgment to the City of Peachtree City, dated December 22, 2014; and

WHEREAS, in resolution of the dispute as to this issue, the Court held:

As the holder of an easement, Peachtree City is undoubtedly responsible for its repair and maintenance. *Equitable Life Assurance v. Tinsley Mill Vill.*, 294 S.E.2d 495 (Ga. 1982). Moreover, the City's responsibility under the easement will continue until the easement is transferred, terminated or prospectively abandoned. *Fulton County v. Sandy Springs*, 757 S.E.2d 123, 125 (Ga. 2014).

NOW, THEREFORE, BE IT RESOLVED that this Mayor and Council acknowledges and ratifies the Court's holding as being legally correct and a binding statement of relevant law as governs the relationship between the parties and those landowners similarly situated as to the BCS Pond easement;

FURTHER RESOLVED, that this Mayor and Council instructs and directs its City Engineer and stormwater management staff to continue to monitor and assess the condition of the BCS Pond and to schedule, as and when needed, the performance of required maintenance and/or replacement of the systems and structures to manage and control stormwater so that said facilities continue to function as designed.

SO RESOLVED, this 16th day of April, 2015.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

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City Council of Peachtree City
Meeting Minutes
April 2, 2015
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, April 2, 2015, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Connie Haynes and Mike Marshall with Fayette County Earth Day accepted the Fayette County Earth Day proclamation from Mayor Fleisch. Lane Crider of Nissan of Newnan presented Interim Police Chief Stan Pye with a check for \$2,000 to help purchase body cameras for the Police Department. Newnan Nissan would also be a sponsor for the 2nd Annual Blue Lights & Sirens 5K on October 24.

Library Administrator Jill Prouty gave an update on the Peachtree City Library. She noted that Paul Lentz of the Friends of the Library was ill and unable to attend to present an update on the organization's activities. Prouty continued that budget constraints had caused staff to discuss user trends, which led to some interesting changes for the Library in prioritizing acquisitions. City funds for new acquisitions had been cut \$25,000 for FY 2015, while state funding had been cut 50%. Print circulation had been trending downward 2% each year, while the use of digital services had skyrocketed. The key focus areas included children's books, adult bestsellers, digital/remote access, and public access computers.

The cutbacks included audiobook CD purchase plans for children and adults, a reduction in the lease book allotment (adult bestsellers) by one third, a reduction in new literary criticisms (continuing only with *Contemporary Literary Criticism* and *Poetry Criticism*), and limiting new purchases (non-fiction, best sellers, and as needed subject areas). Prouty added that the Friends of the Library had provided funding to "pick up the slack" in the non-fiction area.

The focus had turned to providing digital services, and everything could be found on the Library's website. Several thousand e-book and audio book titles were available through Georgia Download Destination, which was a state consortium. The Library had an advantage account, which allowed the Library to purchase additional titles that were only available for local patrons to decrease some of the wait times. One Click Digital was for audio books, but had an e-book plan for classics. Georgia Zinio magazine subscription allowed users to download and keep a variety of magazines. In addition, the Library had the Access My Library app for Chilton's Car Repair manuals, literary criticisms, Testing & Education Reference Center, Gale Legal Forms, Transparent Language, and the Georgia Library Learning Online (GALILEO). Wandoo Reader. Downloadable music would be available soon. The summer reading program would also be online. The children would be able to log their books, and they would be notified when it was time to collect a prize at the Library. Next year, the Library hoped to have downloadable movies.

Prouty said she was proud of how staff had worked to absorb the state and local cuts. They would continue to find ways to give people what they wanted without dropping services. The Friends of the Library had helped with funding for some of the programs.

Fleisch said she had received an e-mail from Jim "Recon" Ryan recently, who had commended Community Services/Public Services Director Jon Rorie on moving the flag pole at the civic sign at SR 54/SR 74 so the flag could be seen

Public Comment

Shayne Robinson addressed Council, giving kudos to Rorie, Senior Planner David Rast, and City Engineer Dave Borkowski for the informational meetings held March 23 for residents impacted by the MacDuff Parkway extension.

Minutes

March 19, 2015, Regular Meeting Minutes

King moved to approve the March 19, 2015, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Subdivision Entrance Maintenance Grant – The Marks**
- 2. Consider Intergovernmental Agreement with Fayette County – 2015 Municipal Election**
- 3. Consider Proposal for Municipal Broadband Business Plan Development**

Fleisch noted there was an additional document on the dais – the staff memo for item 3.

Learnard moved to approve Consent Agenda items 1, 2, and 3. Ernst seconded. Motion carried unanimously.

Old Agenda Items

11-14-02 Consider Dredging Options of Lake Peachtree

City Engineer Dave Borkowski discussed some of the options for additional dredging, noting that adding the center area (Zone 1 and 2) of the lake would cost \$911,656.95. The area covered 11.3 acres, with the assumption being an average dredging depth of two feet. The volume of the dredged material was estimated at 36,466.28 cubic yards, with a cost of \$25 per cubic yard. Dredging a smaller 7.4-acre area inside the 11.3 acres would produce 23,845 cubic yards at a cost of \$596,127. The entire 13.4-acre area that Council had considered in the center of the lake would produce 43,205 cubic yards and cost \$1,080,127. As a comparison, Borkowski noted that dredging an area the size of Council Chambers would produce 220 cubic yards of silt and cost \$5,741.

Borkowski continued that staff had also looked at dredging the Pinecrest dock area on the western side of the lake, which had never been dredged. The area was 0.3 acres, which would produce 968 cubic yards of silt at a depth of two feet. The cost would be \$24,200. Borkowski noted the dock was heavily used, and dredging two feet would be adequate to help with the issues boat owners had in the area.

King asked if the County and Massana (the dredging contractor) were still on schedule and the work would be completed by June 12. Borkowski said he had not asked, but based on the limited amount of sediment that had been removed; he did not think they would meet the June deadline. King asked what the expected completion date was now. City Manager Jim Pennington said the County probably had built a time frame into the schedule, and he had heard County Administrator Steve Rapson say there would be days no work would be done, but Pennington did not know how many days that was. Borkowski said he would ask the County what the weather had done to the schedule.

King said that, at the rate it was going, it could take six months to complete the dock area. Ernst recalled the County's timeframe had an additional 30 days for bad weather, which would be July 12. Pennington and Borkowski both said they would have to check with the County.

Learnard recommended the City move forward with the dredging in the Pinecrest Dock area. Pennington said staff agreed, adding there were concerns about the depth in the dock area and boats leaving from that area.

Imker said he used that area quite often in the summer, sometimes using an electric motor he had for his canoe. It had worked fine for him so he did not see a need to dredge. Dredging it would support those with big gasoline motors, and those boat owners lived on the lake. Pennington said staff had no recommendation at all; it was Council's decision.

King asked how many gas boats used the dock area. He understood that gas motors were owned by Lake Peachtree residents further to the south of the dock.

Tom Fulton said there were Lake Peachtree residents who owned gas-powered boats and lived on the Hip Pocket Road side of the lake. He explained that gas motors drew two feet of water or more, and dredging the area would improve access and eliminate bottom strikes. Of the 30-40 houses that had gas boat rights, 15 – 20 boat owners used the dock on a regular basis.

Fleisch asked if the Pinecrest Dock area had ever been dredged. Fulton said he did not recall, saying it had not been in the original plan. A stormwater tributary came into the lake in that area, and it had added a good bit of silt. Fleisch said this could be 50 years' worth of silt that would be removed.

Ernst asked if the residents could enter the lake more easily at Battery Way. Fulton said he did not know if the lake was any deeper at the Battery Way dock, but Pinecrest was an active ramp used by those who lived on the lake, as well as others, including fishermen. It seemed to be the perfect opportunity to have the dredging done for a comparatively small fee.

King said Pinecrest was a public park and was open to all citizens in the City. The City would get possibly 50 years of dredging for \$24,000, which was a worthwhile venture.

Imker said there were 10,000 other households supporting the proposed dredging so 50 other households could use the dock when there were other options available. Battery Way was deeper. The residents who wanted to use that dock for the convenience, who were a small number of citizens, could take care of dredging the Pinecrest area for themselves.

King moved to approve the additional dredging of 0.3 acres, 938 cubic yards, at the cost of \$24,200 at the Pinecrest Dock. Learnard seconded. Motion carried 4-1 (Imker).

**02-15-10 Discuss/Consider Official Staff Direction to Propose State Legislation Permitting
Municipal Elections in Even-numbered Years**

King said he had originally brought up the proposal since voter turnout was so much better in even-number years when state and national elections took place. Of the last four even-numbered year elections, the voter turnout in three had been 60 – 61% and almost 81% for one. The voter turnout for the odd-numbered year municipal elections had been 19%, 20%, and 22% for one of the elections. Moving the municipal election to even-numbered years would provide a much better representation of the electorate. To change the election, there would need to be a referendum on the ballot in the upcoming election to either extend or curtail Council terms so they would coincide with an even-year election.

City Attorney Ted Meeker said it would depend on when the change would be fully implemented. To implement it sooner, there would need to be a referendum to shorten the

terms to get the elections into even-numbered years. If Council wanted everyone, including those who would take office in January, to serve a four-year term, then the terms could be staggered out to the even-numbered years. It would depend on how quickly Council wanted the change implemented.

King said he wanted to implement it as soon as possible. As an example, if Learnard's current term was curtailed, her term would be up in 2016, not 2017. Meeker said the easiest way, if the legislature approved the change, would be to have the seats up for election in 2017 be for three-year terms. Part of the referendum could be to shorten the terms of the people elected in November as well. The terms of the five offices had to be kept staggered. Learnard clarified that the Georgia Legislature had to approve the change in the next session. Meeker confirmed that, adding the referendum would be a year from November if the terms of office were shortened.

Ernst noted there would be an election in November for two posts, asking when the other three terms would come up for election. Meeker said it would depend on how the legislation was worded, adding it might be better if he provided some different scenarios and laid them out in a chart.

Learnard asked if all the municipalities were on the same election cycle. Meeker said there were some cities that held elections in even-numbered years. Ernst asked, if the City chose to change the cycle, would it affect any other municipality in the County. Meeker said the change would only affect Peachtree City. Learnard supported moving to the next step.

Fleisch asked if there had been any citizen feedback. King said none of the feedback he had received had been negative, saying the City's elections had been influenced by a small vocal minority rather than a majority of the citizens.

Meeker said he would have a presentation at the first meeting in May. Ernst asked if the change would save money. King said it should save \$70,000 per election. Meeker said there could be a savings, but the City would still pay for an election. He asked Public Information Officer/City Clerk Betsy Tyler to check with the County Elections Office regarding any savings.

Learnard move to continue to the agenda item to the first meeting in May. Ernst seconded. Motion carried unanimously.

New Agenda Items

04-15-01 Public Hearing – Consider Amendments to Article VI Definitions to the Zoning Ordinance

Rast said this agenda item was a text amendment concerning the definition of family. He had worked with the City Attorney and Code Enforcement on the definition, which was based on the Fair Housing Act.

Existing definition:

Family: One or more persons occupying a single dwelling unit, provided that unless all persons are related by blood or marriage, or are lawful wards, no such family shall contain more than two persons.

Proposed definition:

Family: A person, or group of persons, immediately related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit, exclusive of household servants; also, a group of not more than three (3)

persons, or a group of not more than eight (8) disabled persons not necessarily related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit.

Rast said staff recommended approval. The Planning Commission had recommended approval with a change of the number of a group from three to two; however, staff recommended that change not be made, as the proposed wording had been successfully defended in court.

Fleisch opened the public hearing. No one spoke for or against the proposed amendment. The public hearing closed.

Imker asked what the rationale was for the change. Meeker said the United States Supreme Court had struck down the current definition. The new definition had been upheld by the United States Supreme Court in a related case.

Ernst moved to approve agenda item 04-15-01 Amendments to Article VI Definitions to the Zoning Ordinance. King seconded. Motion carried unanimously.

04-15-02 Public Hearing – Consider Request to Rezone 2.37-acre Peachtree Pointe office tract from LUC-9 Limited Use Commercial to LUC-27 Limited Use Commercial, 6000 Shakerag Hill

Rast said the rezoning request was for a 2.37-acre tract with three freestanding office buildings. The applicant, Peachtree Pointe Partners, LLC, had asked for the rezoning to be able sell one of the buildings. The rezoning to LUC-27 would allow a separate tract for each building, but with common parking, utilities, and stormwater. The owner had a purchaser for one of the buildings, but in order to sell one of the buildings, they had to subdivide the property. Council had considered several similar rezonings recently, where the site had been partially developed and the owners wanted to either refinance or sell a portion of the property. Staff and the Planning Commission had recommended approval with the following conditions:

1. *Approval of the rezoning shall not include approval of any site enhancements or improvements.*
2. *The Applicant shall coordinate with City staff to ensure notes related to site access, parking, stormwater and utility easements are properly addressed and included on the final plat.*

Rast pointed out that the overall Shakerag Hill development was zoned LUC-9 approximately 20 years ago, and the zoning designation would only change on this tract.

Fleisch opened the public hearing.

Brent Randolph of Group VI said he was the representative for the applicant, asking Council to consider approval of the rezoning.

No one else spoke for or against the rezoning. Fleisch closed the public hearing.

Fleisch asked if, once subdivided, there would be an association to ensure landscaping, etc., would be taken care of. Randolph said there were restrictive covenants in the deed for a pro rata sharing of the costs.

King moved to approve agenda item 04-15-02 Request to Rezone 2.37-acre Peachtree Pointe office tract from LUC-9 Limited Use Commercial to LUC-27 Limited Use Commercial, 6000 Shakerag Hill, based on the ordinance included in the Council packet. Learnard seconded. Motion carried unanimously.

04-15-03 Consider Amendments to Health and Sanitation Ordinance (as requested by the Fayette County Board of Health)

Robert Kurbes, Environmental Health Manager for Fayette County, addressed Council. Kurbes said the first portion was primarily housekeeping. He reported that the Health Department had been under the umbrella of the state's Department of Human Resources, and approximately 18 months ago, the state elevated Public Health to a department-level cabinet position. By doing so, the state office was making administrative changes in the numbering system for the state code. Currently, the health regulations were in Chapter 295, and he asked that the City change the numbers in its ordinances to reflect the changes in the state code, would become Chapter 511. The City's code would then match state code.

Kurbes continued that on January 1, 2016, the County Health Department would be charged with the enforcement and oversight of a new program titled "Portable Sanitation Contractors." He explained the new state regulation charged the local health department to enforce the code. Adopting the rules as a local ordinance would give the County department the ability to enforce the code in a quicker and more effective manner by taking violators through local code enforcement offices and municipal courts as opposed to state court.

The program dealt with three aspects of portable sanitation. First, an inspection process for the service companies would be put in place. Locally-based contractors would have to become state certified in the proper disposal of effluent. The County's department would inspect the servicing equipment to ensure the effluent was held and disposed of properly so it would not become a public health issue. The second aspect would deal with setting up guidelines for special events and wherever the portable facilities were needed. The main course of enforcement was to give the local health department the ability to investigate complaints and address issues.

Learnard asked if the requirements for special events would be different or more restrictive than what was in place. Kurbes said there were no requirements in place prior to the recent changes. The new guidelines would be recommendations for the number of facilities needed based on event size. While there had been regulations in the state code since the early 1990s, there had been no department to oversee and enforce them. This opened the door to address issues that could not be addressed before.

Learnard moved to approve the amendments to the Health and Sanitation Ordinance as spelled out in the Council packet. Ernst seconded. Motion carried unanimously.

04-15-04 Consider Bids for Street Resurfacing

Rorie said there were some differences between his memo and what he would present that evening, but he would clear the differences up before his presentation ended. He referred to the workshop on streets and the multi-use path system held on March 4, 2014, noting that 33% of the City's roads and streets were rated below 80 (on a scale of 100), or approximately 59 miles or 311,520 feet or \$19,895,000, and needed resurfacing. No bids were awarded for paving in FY 2014, which meant the funding for 2014 was moved into the unappropriated fund balance (cash reserves) going forward into 2015. The 2014 project scope included 18 roads (more than

eight miles or 42,683 feet without Crosstown Road). The 2015 project scope included 24 roads (6.9 miles or 36,537 feet) with a bid estimate of \$2.2 million.

The lowest bid total was \$1,731,000 from Blount Construction. The bid scope only included Crosstown Drive, Grecken Green, a portion of Peachtree Parkway South (Crosstown Road to Braelinn Road on both sides), and Blue Smoke Trail. Available funding included \$803,801 in Local Maintenance and Improvement Grant (LMIG) and Special Purpose Local Option Sales Tax (SPLOST) funds and \$395,531 from the General Fund for a total of \$1,199,352 in available funding. Rorie said staff was asking that \$532,000 plus a 5% contingency (approximately \$86,000), totaling \$618,000, also be reallocated from the General Fund reserve.

Rorie continued that the staff memo had not included any contingency funds, adding there were culverts and tunnels that had to be paved over on Crosstown Road. The pavement would be milled in those locations. The City could not afford to close down Crosstown Road so staff to come back to Council asking for contingency approval if there were any issues.

Borkowski explained that staff never knew what it would find when digging was done. The depth of the road over the tunnel was about two feet, and more concrete could be needed to ensure the paving was done correctly. The equipment for the FDR weighed over 80,000 pounds, so staff did not want the equipment over the tunnels with the limited cover. Rorie added that the funding needed to be available for field decisions, not as a blank check.

Pennington noted the Crosstown project had been postponed for two years, and the contract had to be awarded at this meeting since the LMIG funds had to be used/encumbered before the end of April. Rorie said the most recent delay on the Crosstown Road project had been due to the Kroger renovation in Braelinn Village, and the big trucks carrying steel beams and other equipment were now finished.

Fleisch recalled there had been two water main breaks after the full-depth reclamation (FDR) on Peachtree Parkway, and the brand new road had to be dug up. She asked if the integrity of the pipes could be tested before work began. Pennington said that question had been asked before, and staff hoped to get a better answer from the new director of the Fayette County Water System than the information the City had gotten for the Peachtree Parkway project.

Rorie pointed out that funding did not cover 15 of the 18 roads that needed resurfacing in FY 2014 or any of the 24 roads needed in FY 2015.

Imker said he had data to share, stating that only three people in the City had any clue exactly where the City stood with the budget – Financial Services Director Paul Salvatore, Pennington, and himself. There had been a \$2,821,000 positive ending in the fund budget for FY 2014. The original budget for Crosstown Road had \$1 million, and that money was in the FY 2015 budget. Rorie was only asking for \$618,000 to do the jobs he discussed, which would still leave \$436,000 from the money that was not spent last year. Fleisch noted no roads had been paved last year, which had been the reason for the remaining funds. Imker continued that another reason for the savings was \$191,000 in purchase orders had moved from FY 2014 to FY 2015, bringing the true amount of savings to \$2,012,000. In the FY 2015 budget, \$412,000 was set aside to use as FY 2015 reserves. Imker said that, because there was \$2 million left from FY 2014, the \$412,000 could be wiped out and not be used, leaving \$1.6 million. Another \$500,000 for other expenditures, such as Lake Peachtree and legal expenses, left \$1.1 million remaining from FY 2014. With the cost of the new employee salaries, \$496,000 remained plus the \$436,000. There was approximately \$1 million left in the bank from FY 2014 that could be spent on road projects, so

understanding where the City was at the end of the fiscal year was important. Over \$2 million was not spent by staff last year because of the good work they had done. Across the board, every department came in favorably and contributed to the savings. He reminded Council there should be a review late in the fiscal year, so they would understand where the budget was going and to allocate those monies. When staff said they wanted to use over \$600,000 of the reserves, it was coming from last year's reserves. Imker pointed out the City was approaching approximately \$900,000 to spend without hurting the budget.

Salvatore said that part of the positive ending was due to exceeding the expected number of employee retirements and terminations, so there had been an unusually high salary savings in FY 2014.

Imker moved to award a contract to Blount Construction in the amount of \$1,731,000 for FY 2015 paving projects and to appropriate an additional \$86,000 for contingency for a total not to exceed amount of \$618,000 drawn from General Fund reserves. King seconded. Motion carried unanimously.

Rorie gave a brief update on cart paths, saying approximately 13% of the paths were below the rating of 80, which triggered the prioritization for paving and resurfacing. Fiscal Year 2015 had \$444,000 budgeted for cart paths, which was six miles per year in material costs. The City was limited in what could be done due to staffing.

The input/output models of cart path paving had changed this year, according to Rorie, but staff had not communicated that well to the residents. During the winter months, the cart path crews had gone through the "opening the paths" process, which meant taking up the old asphalt, converting it, leveling it, rolling it, and leaving what looked like a gravel path. The process for repaving normally took two and one-half weeks to open up the path to get ready for paving, they paved the path behind Cedarcroft that week in two and one-half days. Doing the process this way allowed staff to work through the winter and get positioned to gain more paving when the temperature remained at 45° and above. The input had been changed for a different output, and he credited Public Works Supervisor Scott Hicks and Cart Path Supervisor Jimmy Freeman for coming up with the idea. Rorie gave an overview of where the paths that would be repaved were located, as well as the paths that were pending for FY 2015. He said outsourcing had not been a viable option, noting that there was no economy of scale for vendors when 200 feet of repaving was needed in one area and 300 feet in another area. The maps would be put on the City website so the public would be able to see what was being done and where. It looked like the new plan would be successful.

Ernst asked for an update on the state road cart path crossings. Rorie reported that staff was ready to send the recommendations for golf cart crossings on SR 54 to the state. The state did not have a permit application yet, so that was an issue itself. The traffic counts had been done, and it would not be a significant issue to put path crossings on SR 54 by Publix, based on the response from Pond + Company, the City's traffic consultant.

Borkowski added there were some technical concerns with the state criteria, but staff would meet next week. Pennington added MacDuff Parkway was the priority right now, and Borkowski was the one who had to deal with it. Rorie added that it normally took 28 days for plan review, and staff was working to turn the plans around in 14 days.

Council/Staff Topics

Imker said he had five items he wanted to discuss. The first was a better video system for Council Chambers. He had heard from several citizens that the quality of the streaming video was poor, and it was not the quality citizens deserved. He wanted to consider a real system for FY 2016.

An agenda item to increase golf cart fees was needed, according to Imker. Currently, the City charged \$12 for a five-year registration, and Imker had suggested changing it to \$15 for three years. Per state law, the City could only charge \$15 for five years. Imker said there should be an agenda item to take care of it. In 2016, there would be 10,000 people coming in to re-register their golf carts and the process was being shortchanged with a \$12 fee. Learnard agreed.

Imker asked staff to confirm that there was an extra \$900,000 left over from FY 2014, and to make recommendations on how to use those extra funds.

Imker addressed the proposed venue change for the April 16 meeting, adding that several residents had asked for the change due to the expected turnout for the rezoning public hearing for Great Wolf Lodge. It was not his call, but Imker asked Fleisch to let citizens know which way it would go. Fleisch said the next meeting would be held at City Hall.

Imker continued that there was more money available to the City, and he proposed a County-wide 1% SPLOST. Imker said a SPLOST could reduce the City's millage rate by 1.5 mills, which would save the average homeowner \$150 per year. The City would lose \$2.6 million in property taxes, but a 1% SPLOST would generate \$6 million in revenue for the City. It would cost the average citizen about \$150 extra in sales tax per year, so the net for average taxpayer was zero and the net for the City would be \$3.5 million extra dollars free. Fayette County was one of five in the state that did not have a SPLOST.

Imker read an e-mail he sent to County Administrator Steve Rapson earlier in the day on April 2:

I'd like to meet at your convenience to discuss a possible SPLOST (again!) for the county. Please know this is my own initiative at this time.

I'm interested in a possible ballot initiative this November to ask the voters if this is something they'd want to consider. I've already talked to Steve Brown and others and this is something they would consider. (I understand everything is always available for consideration.) After a discussion with you, I would like to follow up with other commissioners.

I've done the math and confirmed my thinking with Peachtree City Finance Director, Paul Salvatore. The concept in PTC is to reduce our PTC mill rate 1.5 mills and ask for a countywide 1% SPLOST. In PTC we'd trade a \$150 lower property tax bill on an average home but add \$150 for sales tax on average. Net zero for PTC tax payers. We'd lose ~\$2.6M in property tax revenue but gain ~\$6M in SPLOST. Net ~\$3.4M favorable for PTC. The numbers may be off slightly but should be within reason for discussion purposes. Of course if this came to be we'd definitely need to tell the tax payers up front if the SPLOST ever went away to expect the mill rate to go back up.

The county could do the same thing. Reduce its mill rate but the net effect on the average tax payer may be close to zero since the cost of a 1% sales tax would replace it. The net gain for the county might be in the range of \$8M!

Please let me know if you'd like to meet to discuss further. There are many other details that would need follow up.

Imker said the County Commissioners were having their retreat on Friday, April 3, and Rapson told Imker he would read his e-mail to them. Imker said there would have to be an extensive education campaign for the SPLOST, and he would participate. Rapson said he would also discuss what they could potentially "buy" with SPLOST funds rather than using Capital Improvement Plan (CIP) funds. The County would have to come to the cities, asking if they wanted to do it as well, and Imker hoped Peachtree City would want to do it.

King said that, per Imker, the average homeowner would spend \$150 more in sales tax annually, based on spending habits. Imker said that was correct. On paper, King said he liked the line of thought, but he challenged the amount of \$150, saying it would be higher than that. Imker said he just wanted to bring it up for discussion.

Learnard pointed out that there needed to be a list of projects for a SPLOST. Imker said there were roads and cart paths that needed repaving, and a new fire engine would be needed in three years. The SPLOST would allow the City to get the extra money at no cost. There were many details for follow up.

Recreation Administrator Cajen Rhodes gave an update on the July 4th festivities, saying parade registration for City residents would open May 19 and for Fayette County residents and businesses on May 26. Staff had serious concerns about the fireworks because the Lake Peachtree dredging could still be going on. The fireworks site was at the point on Drake Field, right where the road came through. The road to SR 54 also went straight through the viewing area. A lot of money and time was spent on the fireworks and putting on the Fourth Fest. . There was a possibility the fireworks would have to be pushed to Labor Day. Staff did not want to waste resources or time. Rhodes did not want to be the bearer of bad news, but staff hoped to have some realistic expectations for the dredging by the end of April. The Recreation Department staff needed to make a decision by the end of the month. An alternate location for the fireworks could be considered, but there were places all over the City where people gathered to watch the fireworks display over the lake.

Update on MacDuff Parkway

Pennington said staff met with developer representatives on March 30. Rorie said staff met with the developers at least three times trying to keep the project on target. Staff had also held community meetings with MacDuff Parkway area residents, meeting with three different groups on one night, and planned to meet with residents in Belvedere, Sagamore, and The Retreat on the north side of the parkway soon. Rorie reminded people that this was a private project, and staff wanted to provide an update.

Borkowski reported that the 1,400-foot section from Franklin Ridge to the Everton entrance was under construction. It had been permitted in January, and it should take six months to finish the short section of roadway. The 1,900 linear feet between the Wieland property and Senoia Road was in the permitting process with the City, which should take 60 days. CSX Railroad had approved the bridge over the railroad tracks, and was waiting on its fee of \$450,000 before issuing permits. It would take approximately 20 months for construction, including the bridge. The construction would be complicated and would require raising the Senoia Road intersection seven feet to meet grade to get over the railroad tracks and tie in with the other side of the parkway. Senoia Road would also be closed for six to nine months, so people would need to

find other ways to travel. The bridge would take quite a bit of time to build, and additional time had been built in.

The remaining section from Everton to the entrance at Cresswind was 6,300 feet, and it was expected to take three months to permit, according to Borkowski. Staff was working with the developers on what traffic-calming devices to include, as well as on the erosion control and stormwater designs. This would be a heavily-traveled road, and traffic-calming would be incorporated into the design. A development agreement would formalize the safety aspects to be included, and Borkowski expected that agreement to be ready shortly. The developers had agreed to pay for the path connection to the existing tunnel near the SR 54/MacDuff intersection that would tie into the path in the Wal-Mart commercial area. Rorie added the developers were currently working on their cost-sharing agreements among themselves.

The cart path crossing close to the second Cedarcroft entrance would become a tabletop crossing as a traffic-calming measure. Rorie said staff had asked the two homeowners adjacent to a dirt path near the current crossing if they would give the City an easement so the cart path could go back onto Gittings Avenue and through Cedarcroft. The homeowners were not interested. Rorie said it made no sense to require enhanced golf cart crossing on the northern end of MacDuff Parkway without addressing the current crossings, which was why they were dealing with the tunnel and adding an additional tabletop device to the plan. They were looking at the parkway as a whole.

Borkowski said staff was working with the developers to enhance the intersections in the new segment of the road. At the two-way stop intersections, where MacDuff would flow through, the developers would build a raised intersection so it was like a big tabletop. There would be a safety refuge for golf carts in the medians. The four-way stops along the way would also calm traffic. Rorie said there would be turn lanes at the subdivision entrances. The road engineering design was done several years ago, and staff was working with the developers to upgrade the stormwater and erosion controls, as well as adding the safety enhancements.

Learnard pointed out that the City had a self-imposed plan review period of 28 working days, asking why the City did that. Other cities contracted out the engineering consulting work so there would be a shorter turnaround, usually 10 days. Pennington said the City did contract out some of the stormwater work. Learnard said Council should look at this to unburden staff and solve the turnaround time. Rorie said staff had issued a task order to ISE for completion of the cart path plans, and he agreed that the City's process was not business friendly. Pennington also agreed, adding that Borkowski and his staff were at capacity. Learnard said this could be fixed.

Fleisch asked what the latest cost estimate was. Rorie said the estimate was at \$8 million, but it was hard to target since they did not know what would happen once the work started.

Executive Session

Learnard moved to convene in executive session at 9:14 p.m. to discuss the acquisition or disposal of real estate, personnel, and threatened or pending litigation. Ernst seconded. Motion carried unanimously.

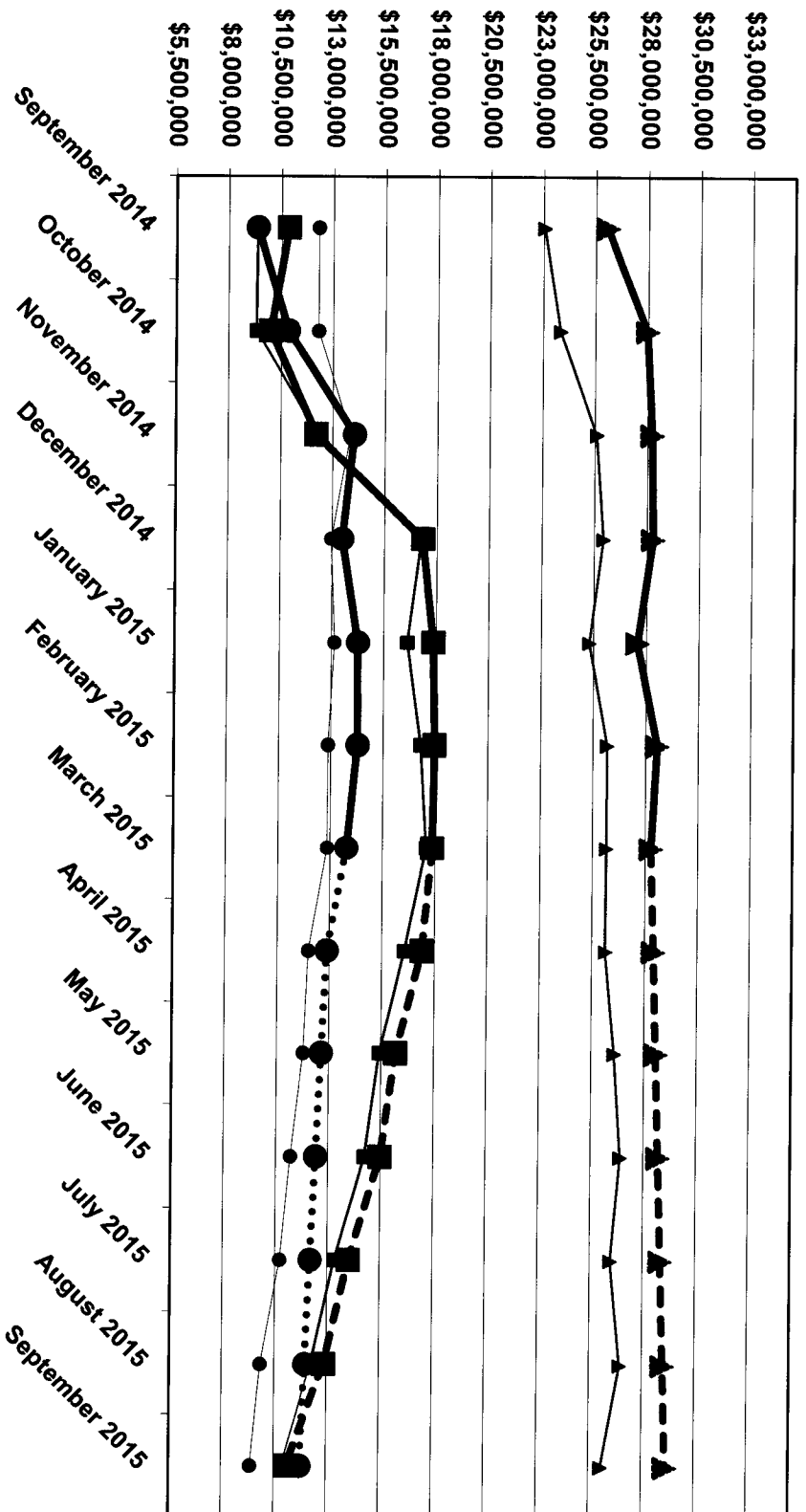
Learnard moved to reconvene in regular session at 9:50 p.m. King seconded. Motion carried unanimously.

There being no further business, King moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 9:51 p.m.

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY
FISCAL YEAR 2015 (with prior year comparison and current year estimates)
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
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE SIX MONTHS
ENDED MARCH 31, 2015

PERCENTAGE OF BUDGET YEAR COMPLETED 50.00% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 13,442,288	\$ 11,893,037	\$ (1,549,251)	88.47%
Franchise Taxes	2,560,699	2,235,078	(325,621)	87.28%
Local Option Sales Tax	6,305,144	3,309,783	(2,995,361)	52.49%
Other Sales & Use Taxes	783,511	392,826	(390,685)	50.14%
Business Taxes	2,266,957	2,277,466	10,509	100.46%
Licenses & Permits	789,492	645,596	(143,896)	81.77%
Intergovernmental/Grants	443,482	334,624	(108,858)	75.45%
Charges for Services	1,210,132	649,385	(560,747)	53.66%
EMS Billings	709,533	386,109	(323,424)	54.42%
Fines & Forfeitures	908,102	495,612	(412,490)	54.58%
Investment Income	50,919	11,050	(39,869)	21.70%
Other Revenue	155,961	111,341	(44,620)	71.39%
Other Financing Sources	731,641	342,477	(389,164)	46.81%
Total General Fund Revenues	\$ 30,357,861	\$ 23,084,384	\$ (7,273,477)	76.04%
Surplus Carryover	1,327,736			
Total General Fund	\$ 31,685,597			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 450,968	\$ 204,929	\$ 246,039	45.44%
Administrative Services	1,265,661	590,097	675,564	46.62%
Financial Services	1,617,192	790,522	826,670	48.88%
Police Services/Code Enforcement	6,968,824	3,200,874	3,767,950	45.93%
Fire/EMS Services	7,158,372	3,348,231	3,810,141	46.77%
Public Works/Buildings & Grounds/Engineering	6,663,934	2,465,502	4,198,432	37.00%
Community Services	4,323,440	1,959,784	2,363,656	45.33%
Non-Divisional:				
Unemployment Insurance	20,000	155	19,845	0.78%
Non-Profit Organizations	22,500	15,000	7,500	66.67%
Transfer to Airport Authority	102,000	59,500	42,500	58.33%
Transfers to Other Funds	3,273,107	1,871,491	1,401,616	57.18%
Liability Insurance	133,195	82,203	50,992	61.72%
Litigation Services	225,000	70,718	154,282	31.43%
General Administration/Miscellaneous	65,200	-	65,200	0.00%
Budgeted Savings	(603,796)	-	(603,796)	0.00%
Total General Fund	\$ 31,685,597	\$ 14,659,006	\$ 17,026,591	46.26%

HOTEL/MOTEL FUND REVENUES				
Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,341,994	\$ 684,594	\$ (657,400)	51.01%

HOTEL/MOTEL TRANSFERS OUT				
Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 670,997	\$ 342,477	\$ 328,520	51.04%
Transfer to Tourism Association	670,997	342,477	328,520	51.04%
Total Hotel/Motel Transfers Out	\$ 1,341,994	\$ 684,954	\$ 657,040	51.04%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF MARCH 31, 2015

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER MARCH 2015			
Description	Vendor	Award	Date
PURCHASING REPORT FOR MONTH ENDED MARCH 31, 2015 AND MARCH 31, 2014			
Activity	Fiscal Year 2015	Fiscal Year 2014	
Purchase Orders / Requisitions Processed	242	198	
City Store Requisitions Processed	8	15	
Sealed Bids Requested	0	2	
Requests for Proposals	0	0	
Bids Awarded	3	0	
Requests for Proposals Awarded	0	0	
Contracts Prepared	3	0	
Electronic Auction	0	0	
Fixed Assets Purchases	1	8	
Playground for PAC			

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
MARCH 2015

None to Report

TOTAL MONTH OF MARCH 2015

\$ -

**CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2015
PAID AS OF March, 2015**

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner Meeker	October	EEOC Claim	\$ 210.00
Sumner Meeker	October	GolfView	150.00
Sumner Meeker	October	Mrosek	1,110.00
Sumner Meeker	October	Pathways	1,785.92
Sumner Meeker	October	Triad	12,402.16
Sumner Meeker	October	Wynnmeade	900.00
Sumner Meeker	November	EEOC Claim	979.28
Sumner Meeker	November	GolfView	405.00
Sumner Meeker	November	Harbor Loop	525.00
Sumner Meeker	November	Mrosek	75.00
Sumner Meeker	November	Pathways	360.00
Sumner Meeker	November	Preston Chase	365.00
Sumner Meeker	November	Triad	9,382.42
Sumner Meeker	November	Wynnmeade	3,077.08
Sumner Meeker	December	Pathways	750.00
Sumner Meeker	December	Triad	7,012.44
Sumner Meeker	December	Wynnmeade	1,501.80
Sumner Meeker	January	Breedlove	750.00
Sumner Meeker	January	Mrosek	780.00
Sumner Meeker	January	Pathways	825.00
Sumner Meeker	January	Triad	1,740.00
Sumner Meeker	January	Wynnmeade	1,511.88
Sumner Meeker	February	Erica Clark	935.60
Sumner Meeker	February	EEOC Claim	2,327.25
Sumner Meeker	February	Harbor Loop	150.00
Sumner Meeker	February	EEOC Claim	720.00
Sumner Meeker	February	Preston Chase	120.00
Sumner Meeker	February	EEOC Claim	450.00
Sumner Meeker	February	Wynnmeade	1,092.60
Sumner Meeker	February	EEOC Claim	570.00
Sumner Meeker	February	EEOC Claim	420.00
Sumner Meeker	February	Mrosek	1,395.00
Sumner Meeker	February	Pathways	525.00
Sumner Meeker	February	Wynnmeade	597.60
Sumner Meeker	March	EEOC Claim	510.00
Sumner Meeker	March	Harbor Loop	720.00
Sumner Meeker	March	EEOC Claim	3,394.30
Sumner Meeker	March	Pathways	795.00
Sumner Meeker	March	Mrosek	4,440.00
Sumner Meeker	March	Wynnmeade	120.00
GIRMA	October	Property Damage	5,000.00
GIRMA	October	EEOC Claim	808.50
GIRMA	October	Vehicle Accident	5,662.63
GIRMA	October	Vehicle Accident	1,603.49
GIRMA	October	Vehicle Accident	2,168.66
GIRMA	October	Vehicle Accident	2,680.45
GIRMA	October	Vehicle Accident	135.00
GIRMA	October	Vehicle Accident	1,065.98
GIRMA	October	Vehicle Accident	1,622.04

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
GIRMA	October	Vehicle Accident	725.14
GIRMA	October	EEOC Claim	1,508.54
GIRMA	December	Vehicle Accident	3,833.99
GIRMA	December	Vehicle Accident	730.87
GIRMA	January	EEOC Claim	196.00
GIRMA	January	Vehicle Accident	3,626.62
GIRMA	January	Vehicle Accident	694.91
GIRMA	February	Vehicle Accident	1,501.27
GIRMA	February	Vehicle Accident	2,710.45
GIRMA	February	Property Damage	4,220.00
Intergrated Science & Eng.	October	Mrosek	112.50
Intergrated Science & Eng.	October	Mrosek	519.54
Intergrated Science & Eng.	October	Mrosek	95.00
Intergrated Science & Eng.	December	Triad	1,125.00
WSG Reporting	October	Triad	2,031.35
WSG Reporting	December	Triad	630.65

Total Litigation Services to Date

\$ 110,888.91

* Less Amount Charged back to FY2014

(40,170.55)

March FY2015 Litigation Expenses (100-1505-579130)

\$ 9,979.30

Legal Fees: Lake Peachtree Dam

Smith, Welch, Webb & White	October	Lake Peachtree Dam	5,703.98
Smith, Welch, Webb & White	November	Lake Peachtree Dam	3,744.73
Smith, Welch, Webb & White	December	Lake Peachtree Dam	11,100.48
Smith, Welch, Webb & White	January	Lake Peachtree Dam	1,286.25
Smith, Welch, Webb & White	February	Lake Peachtree Dam	2,078.75
Smith, Welch, Webb & White	March	Lake Peachtree Dam	2,753.95
Sumner Meeker	November	Lake Peachtree Dam	1,680.00
Sumner Meeker	December	Lake Peachtree Dam	1,665.00
Sumner Meeker	January	Lake Peachtree Dam	2,085.00
Sumner Meeker	February	Lake Peachtree Dam	2,310.00
Sumner Meeker	February	Lake Peachtree Dam	4,517.15
Sumner Meeker	March	Lake Peachtree Dam	690.00

** Total Lake Peachtree Dam Legal Fees

\$ 39,615.29

* Less Amount Charged back to FY2014 for Lake Peachtree Dam Legal Fees (334-4110-541904)

\$ (5,703.98)

* Note: The claims paid in October 2014 were charged to fiscal year 2014 for financial reporting purposes, as the expenditures were incurred prior to 9/30/14.

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES DIVISION
MONTHLY REPORT (UNAUDITED)
AS OF MARCH 31, 2015**

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	\$ 1,072,943	\$ 16,798,483	\$ 17,871,426	\$ 11,050
Neighborhood Parks Fund	8,889	-	8,889	3
DARE Fund	968	-	968	-
State Seizures Fund	138,833	-	138,833	21
HAZMAT Fund	131	-	131	-
Police Tuition Fund	4,286	-	4,286	1
Youth Council Fund	973	-	973	-
Fire/EMS Grant Fund	(12,527)	-	(12,527)	1
PD Cert/Grant Fund	4,143	-	4,143	2
Police Donation Fund	3,610	-	3,610	1
Explorer Troop Fund	1,249	-	1,249	1
Federal Seizures Fund	63,132	-	63,132	15
Athletic Fee Funds	5,095	-	5,095	-
KPTCB Fund	1,947	-	1,947	-
Hotel/Motel Tax Fund	-	-	-	-
S.P.L.O.S.T. Fund	828,381	-	828,381	673
Impact Fees Fund	1,118,534	-	1,118,534	242
Public Improvement Funds	142,453	3,051,775	3,194,228	906
Debt Service Funds	81,920	-	81,920	54
Stormwater Utility Fund	2,248,191	5,319,766	7,567,957	1,974
Amphitheater Fund	510,809	-	510,809	60
Flexible Spending Account Fund	(21,770)	-	(21,770)	-
Municipal Court Fund	178,209	-	178,209	-
Landscape Deposit Fund	102,300	-	102,300	-
Total Collateralized Funds	\$ 6,482,699	\$ 25,170,024	\$ 31,652,723	\$ 15,004
Pension Trust Fund	19,178	28,261,996	28,281,174	N/A
Grand Total	\$ 6,501,877	\$ 53,432,020	\$ 59,933,897	\$ 15,004

Collateral Analysis as of March 2015		
Safe-keeping Bank	Bank	Total Held
State Approved Pooled Collateral	PNC	43,467,967
State Approved Pooled Collateral	SunTrust	2,236,931,731

**FY2015 MONTHLY REPORT
LIBRARY**

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2015 YEAR-TO-DATE	FY2014 YEAR-TO-DATE
Items - Acquired	Num.	476	394	284	418	879	358							2,809	3,161
Items - Circulated	Num.	32,875	29,190	26,991	28,518	29,685	32,673							179,932	186,729
Items - Loaned to Other Libraries	Num.	1,315	1,117	1,086	1,178	1,203	1,260							7,159	6,493
Items - Borrowed From Other Libraries	Num.	1,852	1,168	1,382	1,862	1,586	2,019							9,869	10,976
Class Visits	Num.	2	2	0	2	1	5							12	8
Group Meetings	Num.	41	20	25	30	28	40							184	180
Monthly Traffic	Num.	17,325	19,201	17,819	17,648	19,855	19,951							111,799	97,355
Children's Programs	Num.	32	18	15	21	29	27							142	118
Number of Participants	Num.	1,226	414	320	526	583	552							3,621	3,105
Adult Programs	Num.	5	6	3	4	3	3							24	17
Number of Participants	Num.	146	109	132	245	77	36							745	282
Revenue from Overdue Books	Dis.	3,623	2,695	3,305	4,149	3,715	3,957							21,444	23,936
Revenue from Copies Made	Dis.	606	407	255	589	650	624							3,131	2,843
Reference Assistance	Num.	1,502	1,123	1,028	963	1,152	1,286							7,054	6,965
Exams Proctored	Num.	21	20	24	16	13	15							109	151
Revenue from Proctoring	Dis.	270	270	320	270	160	230							1,520	2,330
Internet Usage	Num.	2,121	1,697	1,528	1,798	1,659	1,969							10,772	10,878
Volunteers	Num.	36	32	40	39	33	n/a							180	229
Number of Hours Worked	Num.	279	237	279	279	260	n/a							1,334	1,454
Digital Downloads	Num.	1,530	1,578	1,798	1,690	1,783	2,057							10,436	7,854
Electronic Reference Access (Excluding GALILEO)	Num.	135	87	158	165	119	118							782	N/A

Notes: Summer Reading 2015 will be going digital with online registration and tracking! Staff is preparing a needs assessment survey to be used as part of the update to the Library Master Plan - details will be forthcoming in May. Library staff is planning a training day in May. Discussions re: "library of the future" taking place with supervisory staff, including RFID technology and how to fund transition. Volunteer hours for March not available at this time. Will update for April report.

March

PEACHTREE CITY POLICE DEPARTMENT
2015 MONTHLY REPORT

2015 2014
 Calendar Year to Date Calendar Year to Date

MARCH 2015 FEBRUARY 2015

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Burglary, Motor Vehicle Theft, Theft (Shoplifting, Entering Auto, & Theft)

<u>TOTAL PART I CRIMES</u>	48	39	126	105
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<u>DUI ARRESTS</u>	10	11	32	28
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other

TOTAL DRUG ARRESTS	9	14	32	20
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OTHER ARRESTS

PROPERTY CRIMES	12	5	24	56
PERSON CRIMES	9	6	21	18
TRAFFIC OFFENSES	29	7	85	49
OTHER	21	10	46	83

<u>CALLS FOR SERVICE</u>	4,091	3,906	12,497	11,845
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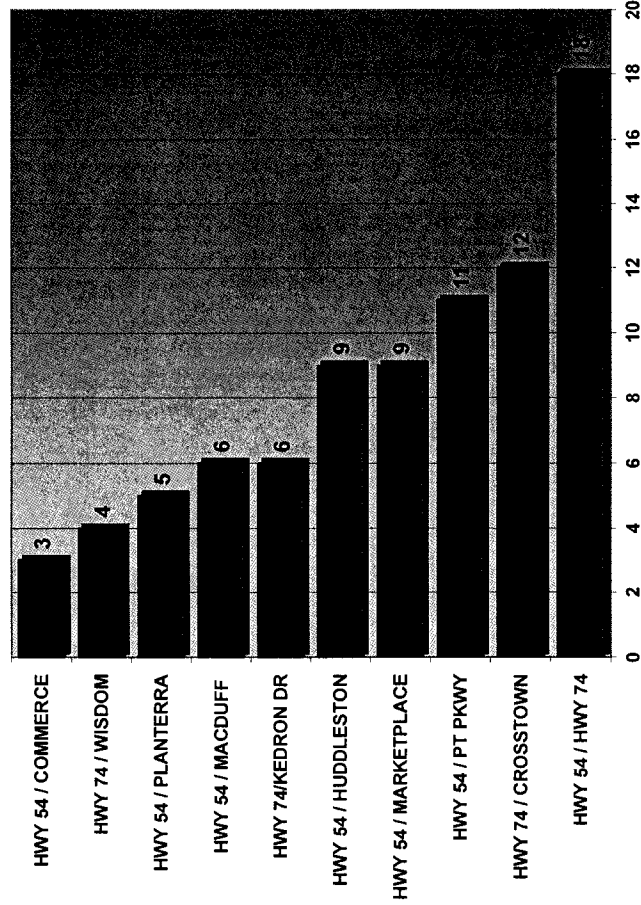
TRAFFIC

CITATIONS ISSUED	849	650	2158	1858
CITY ORDINANCES	39	24	81	72
WARNINGS	832	775	2371	2189
ACCIDENTS	87	51	231	272

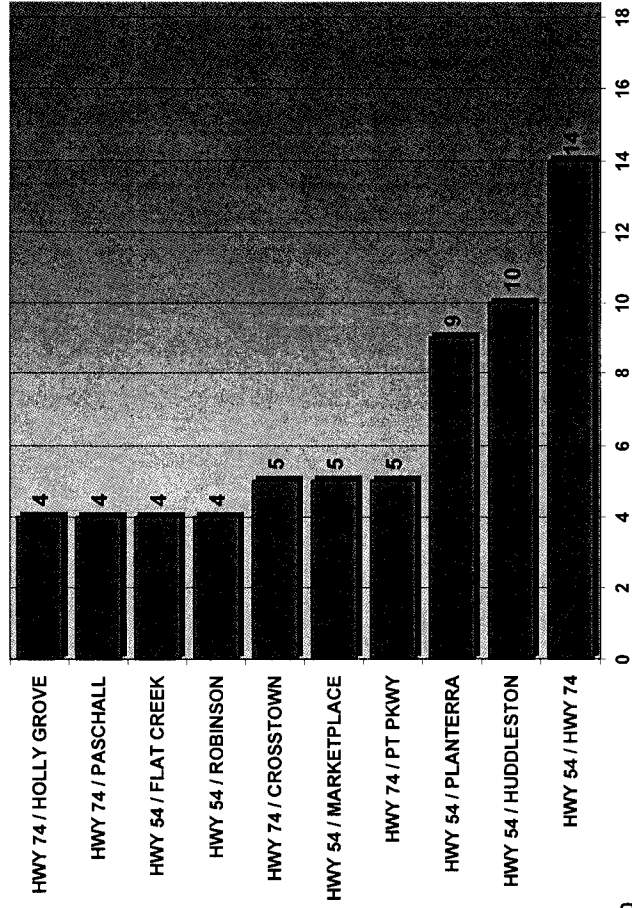
TOP 10 ACCIDENT LOCATIONS 2015			
	MONTH		YTD
HWY 54 / PEACHTREE PKWY	5	HWY 54 / HWY 74	18
HWY 54 / HWY 74	4	HWY 74 / CROSSTOWN RD/TDK BLVD	12
HWY 74 / CROSSTOWN RD/TDK BLVD	3	HWY 54 / PEACHTREE PKWY	11
HWY 54 / MARKET PL BLVD	3	HWY 54 / MARKET PL BLVD	9
HWY 54 / HUDDLESTON	3	HWY 54 / HUDDLESTON	9
HWY 54 / MACDUFF PARKWAY	2	HWY 74/KEDRON DR	6
HWY 54 / COMMERCE	2	HWY 54 / MACDUFF PARKWAY	6
HWY 74 / HOLLY GROVE/ROCK-A-WAY ROAD	2	HWY 54 / PLANTERRA	5
HWY 54 / PLANTERRA	1	HWY 74 / WISDOM RD	4
HWY 54 / STEVENS ENTRY	1	HWY 54 / COMMERCE	3

Collision Type	2015 YTD
Roadway Collisions	195
Collisions w/ Injury	46
Collisions w/ Fatality	1
Hit & Run	33
Private Property	35
Involving Carts	13
Carts w/ Injury	4
Carts w/ Driver < 17	4

2015 Top 10 Collision Locations YTD



2014 Top 10 Locations YTD



Peachtree City Code Enforcement 1st Quarter Report 2015

Case Summary	Jan - Mar 2015	Jan - Mar 2014	Apr - Jun 2015	Jul - Sep 2015	Oct - Dec 2015	2015 YTD	2014 YTD
Cleanliness of Premises (Grass)							
New Cases	10	14				10	14
NOVs Reactive	0	0				0	0
NOVs Proactive	10	12				10	12
Citations	0	0				0	0
Unfounded	0	2				0	2
Cleanliness of Premises (Trash)							
New Cases	123	90				123	90
NOVs Reactive	18	20				18	20
NOVs Proactive	101	57				101	57
Citations	1	2				1	2
Unfounded	3	12				3	12
Cleanliness of Premises (Auto)							
New Cases	45	47				45	47
NOVs Reactive	5	4				5	4
NOVs Proactive	40	39				40	39
Citations	2	1				2	1
Unfounded	0	3				0	3
Parking Restrictions							
New Cases	87	45				87	45
NOVs Reactive	6	11				6	11
NOVs Proactive	79	29				79	29
Citations	0	1				0	1
Unfounded	2	5				2	5
Accessory Use to Dwellings							
New Cases	59	33				59	33
NOVs Reactive	2	2				2	2
NOVs Proactive	56	29				56	29
Citations	0	0				0	0
Unfounded	1	2				1	2
Sign Violations							
New Cases	33	40				33	40
NOVs Reactive	2	4				2	4
NOVs Proactive	30	36				30	36
Citations	1	1				1	1
Unfounded	0	0				0	0
Rehabs							
New Cases	7	4				7	4
NOVs Reactive	3	4				3	4
NOVs Proactive	4	0				4	0
Citations	0	1				0	1
Unfounded	0	0				0	0
Miscellaneous							
New Cases	57	85				57	85
NOVs Reactive	20	34				20	34
NOVs Proactive	29	26				29	26
Citations	4	10				4	10
Unfounded	7	17				7	17
Totals							
New Cases	421	358				421	358
NOVs Reactive	56	79				56	79
NOVs Proactive	349	228				349	228
Citations	8	16				8	16
Unfounded	13	41				13	41
Stormwater Bill Delivery	0	148				0	148
Ordinance Letter Delivery	0	0				0	0
Signs Confiscated	255	243				255	243
Parks Checked	204	277				204	277

Public Works Quarterly Report

Activity Description	Unit	2nd Quarter 2015	FY2015 YTD	Annual Goal
General				
Average time to complete vandalism repairs once notified	Days	1.5	3.0	3
Average time to respond to a citizen complaint and assign action	Days	3.7	15.9	5
Streets				
Street Patching	Hrs.	139	289	2,500
Street Crack Sealing	Hrs.	23	34	435
Street General Maintenance	Hrs.	254	1,275	3,500
Storm Water Maintenance	Hrs.	1,384	2,507	8,000
Street Sweeping	Ft/MIs	2426160/459.50	2680180.8/507.61	360
Cart Paths				
Cart Path Paving	Ft.	5,582	8,910	21,000
CartPath Prep	Ft.	1,237	1,237	
Cart Path Litter Removal	Hrs.	33	33	1,250
Time to remove trees on paths once reported	Days	1.5	1.5	2
Cart Path Drainage Maintenance	Hrs.	864	1,128	2,500
Cart Path General Maintenance	Hrs.	398	2,368	3,250
Signs				
Average time to respond to traffic sign maintenance issues	Days	1.0	1.0	2
Signs Changed over to new reflectivity and mixed letter standard (completion date 2018)	Each	52	113	350
Entrance Sign Maintenance	Each	288	288	
Contracted Services				
Time for contractor to remove trees once notified	Days	4.0	4.0	3
Time for landscaping and mowing contractor to fix an issue once notified	Days	0.0	0.0	2
Time for contractor to remove dead animals and debris from road once notified.	Days	1.0	1.0	1
Fleet Maintenance				
Average time to complete a preventative maintenance on a Light Car/Truck	Hrs	3.2	6.6	3
Average time to complete a preventative maintenance on a Heavy Truck	Hrs	7.3	13.9	6
Average time to complete a preventative maintenance on a Heavy Equipment	Hrs	2.3	7.3	6
Ratio of time spent on preventative maintenance versus other repair items		2 to 1	2 to 1	2 to 1
Facility Maintenance				
Sports Complex Maintenance	Hrs.	726	971	2,500
Parks General Maintenance	Hrs.	354	1,158	435
General Maintenance	Hrs.	980	7,593	2,000
Vandalism	Hrs.	8	27	0
Litter Removal	Hrs.	594	1,129	2,000
Building Maintenance	Hrs	619	1,698	2,500

Note: General maintenance line items include activities not included in paving operations. These include but are not limited; storm clean up, litter removal, curb repair etc.

BRE Report

March, 2015

- Small-Business Rock Star Awards
 - Nominated Peachtree City company for State of Georgia 'Small Business Rock Star' Award
 - Joined the company, Aventure Aviation, for the awards ceremony in Atlanta where they were named a winner
- Fayette Visioning Committee
 - Hosted 'Place' Committee Meeting at PTC CVB
 - Discussing future options related to development in PTC and the County
- Met with local developer regarding future office space needs in PTC
- Company A
 - Submitted revised RFI to Company A regarding potential new facility construction in PTC
 - Global company, exploring options for Atlanta location
 - PTC is on short list of sites of interest
- Working with local retail developer regarding questions/concerns related to future site development/new construction
- Company B
 - Working closely with executive team on new facility construction- toured construction site
 - Assisting company with workforce development, recruiting, training, and tax credit concerns
- Metro Atlanta Chamber
 - Met with members of global commerce team
 - Discussed future global business potential for PTC
 - Collaborating to assist PTC company with existing business needs
- Company C
 - Working with Company C on current workforce concerns
 - Assisting with warehouse/office space needs
- Met with elected officials and City staff on potential municipal offerings expansion

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

Term of Appointment

March 2015

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner 10/07/10 - 09/30/16	15	15	12	3	3/10/2014 11/10/2014 1/12/2015	80%
Aaron Daily 10/1/14 - 09/30/17	15	15	11	4	4/14/2014 6/9/2014 8/11/2014 10/13/2014	73%
Frank Destadio Chairman 04/21/11 - 09/30/15	15	15	14	1	6/9/2014	93%
Phil Prebor (filling Robert Napoli's unexpired term) 10/01/14 - 09/30/15	15	5	5	0		100%
Lynda Wojcik Vice Chairman 02/23/09 - 09/30/16	15	15	14	1	3/9/2015	93%
Terrence Manning Alternate 10/01/14 - 09/30/15	15	5	1	1	12/8/2014 1/12/2015 2/9/2015 3/9/2015	20%

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

March-15

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Wende Blumberg, Chairperson Hotel/Motel 01/01/15-12/31/15	10	10	9	1	4/16/2014	90%
Eric Snell, Recreation and Special Events and Special Events Advisory Board Rep. 01/01/15 - 12/31/16	10	2	1	1	2/18/2015	50%
Sherri Smith Brown Business Owner 01/01/14-12/31/15	10	10	8	2	9/17/2014 03/18/15	80%
Jonathan Fralick Recreation Venue 1/1/2015 - 12/13/16	10	3	3	0		100%
Mike King City Council 01/01/15-12/31/15	10	10	8	2	09/17/2014 01/21/2015	80%
Hope Macaluso, Secretary/Treasurer Airport Authority 01/01/14-12/31/15	10	10	10	0		100%
Rick Barnes Vice Chairperson Retail 01/01/14-12/31/15	10	10	9	1	7/16/2014	90%
Vendo Toming, Business Owner 02/06/15 - 12/31/16	10	2	1	1	2/18/2015	50%
Mike Regli Hotel/Motel Alternate 01/01/15-12/31/16	10	3	2	1	2/18/2015	67%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Manager
Public Services Director

FROM: Senior Planner *David*

DATE: April 9, 2015

SUBJECT: Great Wolf Lodge and Resort rezoning and variance request
Supplemental information

In addition to Staff's original Position Paper (dated March 12, 2015) and the supplemental information we forwarded to you on March 17, 2015, we are providing additional information based on the revised submittal from Great Wolf Lodge and Resort ("Applicant") and their design team. We are also providing additional information specific to the variance request.

The following documents are attached, and are meant to either replace the original documents or to supplement the information submitted to date:

- Attachment "A" Rezoning narrative
- Attachment "B" Rezoning application
- Attachment "C" Variance application
- Attachment "D" Rezoning site plan
- Attachment "E" Architectural site plan – existing conditions
- Attachment "F" Architectural site plan – with revisions
- Attachment "G" Buffer improvement plan – 1
Buffer improvement plan – 2
Buffer improvement plan – 3
- Attachment "H" Rendering – hotel building

The following is a summary of these documents:

The **Rezoning Narrative** has been revised to reflect the changes made to the initial submittal, including modifications to the overall site plan. The narrative also provides additional information related to the Great Wolf brand and their overall concept for this facility.

The **Rezoning Application** has been revised to clarify the specific zoning request. The Applicant is seeking a Limited Use Commercial zoning classification to permit a height of no more than 65' to accommodate the proposed indoor water park building and a height of no more than 56' to accommodate the proposed hotel building. By

Great Wolf Lodge and Resort

April 9, 2015

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comparison, the ridge line of the tallest building on the property is currently 57' in height.

All of the uses as proposed, including the various site improvements, are currently permitted within the GC General Commercial zoning district.

The **Variance Application** has been revised to clarify the variance being requested. The Applicant is requesting a variance to the Transition Yard Buffer Ordinance, specifically to permit a portion of the proposed water slide tubes to encroach no more than 27' into this buffer. The proposed water slide tubes would extend over an existing service drive and employee parking area, both of which are currently located within the transition yard buffer.

In accordance with the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

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

Staff findings:

Special circumstances supporting the variance include the fact the existing site improvements were developed in accordance with the building and parking setbacks established at the time the property was developed, which have since been modified, and the fact the property was developed prior to the adoption of the Transition Yard Buffer ordinance. The existing development is considered a lawfully existing non-conforming use.

The Applicant is proposing to redevelop the property and plans to remove a portion of the existing conference center building and replace it with an indoor water park building. The proposed building will comply with the established building setbacks. However, a portion of the water slide tubes will protrude from the rear of the building and will extend over an existing service drive and employee parking area, both of which are currently located within the transition yard buffer. The Applicant has made every attempt to modify the design of the building and the location of the water slide tubes to minimize this encroachment.

It should be noted the existing service drive will remain, and the water slide tubes will extend no further than the existing encroachment into the transition yard buffer. It should also be noted the area directly behind the water park building and the water slide tubes is heavily wooded.

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

Staff findings

The strict or literal interpretation and application of this ordinance would require the removal of the existing service drive and employee parking area, which provide the sole means of access to the Engineering complex, loading and delivery area, and the kitchen and dining complex. Removing this service drive would require the construction of a new driveway into the property from Riley Parkway.

Great Wolf Lodge and Resort

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The existing development was constructed in accordance with the building and parking setbacks established at the time it was constructed, and before the adoption of the transition yard buffer ordinance. The proposed improvements would encroach no further towards the rear property line than what was initially approved and what has been in existence since the site was developed in 1981.

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

Staff findings

The exceptional or extraordinary circumstances or conditions related to this property include the fact the property was developed and has been in existence since 1981. Since that time, the building and parking setbacks within the GC zoning district have been amended, and the transition yard buffer ordinance has been adopted.

The Applicant is not proposing to encroach any further into the transition yard buffer than what currently exists, and has designed the indoor water park building and associated water slide tubes to extend over the existing service drive, which is currently located within the transition yard buffer.

The water slide tubes have been located in such a manner to minimize visibility and disturbance to any adjoining property owner, and to minimize any further encroachment into the transition yard buffer than currently exists.

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

Staff findings

Granting the variance would not constitute special privileges to other properties located within the same zoning district, as each variance is considered on its merits and on a case-by-case basis. In this particular case, the Applicant has made every attempt possible to minimize disturbance to the adjoining properties and to minimize any further encroachment into the transition yard buffer.

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

Staff findings

Granting the variance will not be detrimental to the public health, safety or general welfare nor will it be injurious to property or improvements within the GC zoning district or to the surrounding neighborhoods. The purpose of the transition yard buffer ordinance is to provide a separation between retail, office and industrial uses when they abut residentially zoned property.

In this particular case, the subject tract was developed prior to the development of the adjoining residential tracts, and before the adoption of the transition yard buffer ordinance. The existing service drive and employee parking area are currently located within the transition yard buffer. The proposed improvements would extend no further than what currently exists, and are located in an area that is heavily wooded and where no residential development exists.

Great Wolf Lodge and Resort

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

Staff findings:

Granting the variance would support the findings of the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods while supporting redevelopment and reinvestment within these neighborhoods.

Peachtree City is unique in that many of our retail, office and industrial areas either abut or are located in close proximity to our established residential areas. In many areas, they are similar to the subject tract in the fact they share a common property line.

While the Applicant is proposing to redevelop and enhance the existing property, they are also proposing to maintain the character of the overall site and to maintain as much existing vegetation as possible. The proposed indoor water park building has been designed to replace a portion of the existing conference center; the hotel buildings have been located within existing parking areas; the new parking area will replace an existing tennis court and basketball court; and the water slide tubes will be located over an existing service drive and employee parking area.

Options:

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

- a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

The **Rezoning Site Plan** has been revised to identify all of the site improvements as proposed, including the location of the proposed indoor water park building, water slide tubes and hotel building. Except for the height of the indoor water park building and the hotel building, these site improvements, including the parking expansion, could be constructed without rezoning the property or without the need for a variance.

The **Architectural Site Plan (existing and proposed)** provides an overview of the improvements as proposed by the Applicant. These drawings also portray the Applicant's desire to preserve and protect the natural vegetation and other amenities throughout the property.

The **Buffer Improvement Plans** identify the concept of providing additional vegetation to separate the new parking area and hotel building from the existing homes within the Preston Chase subdivision. Existing vegetation will be augmented with a 6' tall fence as well as evergreen plant material and understory trees.

Great Wolf Lodge and Resort

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The **Hotel Building Rendering** provides an overview of how the proposed hotel building will appear from the rear property line. The building will be outside of the transition yard buffer and will be located in an area currently used for parking. The architectural treatment of the exterior will be compatible with the building materials and color scheme of the existing buildings on the Dolce campus.

The following is the recommendation we provided as a part of our initial Position Paper, and has been modified to reflect additional conditions and understandings based on the revised submittal:

Recommendation:

Staff recommends that the 38.4-acre Dolce tract be rezoned from GC General Commercial to LUC-26 Limited Use Commercial to permit the renovation and repurposing of the property as proposed subject to the following understandings and conditions:

1. *The Rezoning Site Plan is schematic in nature and is intended to be illustrative only. A detailed conceptual site plan shall be prepared and submitted to City Staff and the Planning Commission as identified in the established site plan review and approval process. It is understood the general layout of the buildings, parking areas and amenities may change once final engineering documents are prepared, and there shall be no further encroachments into the transition yard buffer as approved by the zoning.*
2. *The rezoning shall include a variance to Section 916.2 of the Transition Yard Buffer Ordinance to permit an encroachment of no more than 27' into the transition yard buffer, which shall be limited to the area immediately behind the indoor water park building as shown on the Rezoning Site Plan.*
3. *The height of the indoor water park building shall be no taller than 65' as measured from finish grade to the ridge line or the tallest portion of the roof.*
4. *The height of the 4-story hotel building shall be no taller than 56' as measured from finish grade to the ridge line or the tallest portion of the roof.*
5. *The elevations for the new buildings shall be presented to and approved by the Planning Commission as a part of the established site plan review process. To the greatest extent practicable, the new buildings shall be designed to complement the architectural style and color scheme of the existing buildings on the property.*
6. *To the greatest extent practicable, the windows in the new hotel building that face the rear property line shall be designed to minimize the amount of light that is visible from the adjoining property.*
7. *All exposed water slide tubes and associated support structures shall be designated as earth tone or neutral colors.*
8. *There shall be no lighting attached to the outside of the water slide tubes.*

Great Wolf Lodge and Resort

April 9, 2015

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9. There shall be no less than a 50'-wide undisturbed buffer established adjacent to Aberdeen and Riley Parkways. Except for perpendicular utility crossings and/ or fire access roads, there shall be no disturbance within these buffer areas.
10. Access to the property shall be limited to the existing curb cut from Aberdeen Parkway. There shall be no additional access points into the property without first securing a variance from City Council.
11. All site lighting shall comply with the city's Lighting Ordinance, and shall be designed to minimize spill onto the adjoining properties. Light poles within the new parking area shall be no taller than 20' in height.
12. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) as identified in the ordinance.
13. Great Wolf shall coordinate with the Peachtree City Building, Fire and Police Departments to ensure their understanding of the renovations and repurposing of the facility, internal circulation routes, emergency response, building design and life safety issues.
14. The developer shall pay impact fees for any new development as identified within the city's Impact Fee Ordinance.

Rezoning Narrative

Great Wolf Lodge of Georgia, LLC (Great Wolf) is very excited by the prospect of becoming a corporate citizen in Peachtree City, Georgia and contributing to the community. Great Wolf, the Applicant, is a wholly-owned subsidiary of Great Wolf Resorts Holdings, Inc., which through its affiliates is the owner and/or operator of North America's largest chain of indoor water park resorts. Our family oriented resorts are located in selected locations across the United States and in Canada and have been recognized as world class resort experiences.

Great Wolf is seeking approval to rezone the 38.429 acre property from its current designation of General Commercial (GC) to Limited Use Commercial (LUC) in order to renovate and redevelop the property into another of its destination resorts and water parks. The resort will be an excellent addition to the many diverse offerings of Peachtree City, while creating new jobs and significant additional tax revenues.

The destination resort will operate year round and provide recreation opportunities primarily for families with children ages 2-12 years. Hours of operation for the water park are proposed to be 8:00 am through 10:00 pm, Monday through Sunday. The use of the indoor water park will be limited to guests staying at the resort only, apart from up to 12 community days per year hosted by Great Wolf (historically offered in support of local charitable fundraising).

The proposed project is located within Aberdeen Village. This Village represents a combination of commercial, office, residential and community service uses. The Comprehensive Plan and City's Land Use Map designates this portion of Aberdeen Village as "Commercial". A Limited Use Commercial zoning for the intended use as a resort meets the intent of the Comprehensive Plan and Land Use Map.

The 38 acre site is located on Aberdeen Parkway approximately 900 ft east of SR 74. The property is bordered by General Residential (GR) to the north, General Commercial (GC) to the west and Limited Use Commercial (LUC-3) to the south, all of which were developed into their current use after the existing conference center at the property commenced operations. The east side of the property is bordered by median divided Riley Parkway.

The historical use of the property is a hotel and conference center which was built in 1983 and currently operated as Dolce Atlanta-Peachtree. The current configuration includes 236 guest rooms (including 3 executive suites), 65 meeting rooms and ancillary uses including restaurants, swimming pools and outdoor tennis and basketball courts. A service road along the north side of the property provides access for deliveries to the loading areas of the main building, engineering building, east parking lot and lake side building.

Great Wolf's redevelopment plan would renovate and repurpose the property to add up to 163 hotel rooms in a new building for a maximum total of 399 guest rooms and removing and rebuild a portion the existing conference facility to end up with a total of 173,615 SF of entertainment, retail, restaurant, meeting, and support space all contained within the buildings. By comparison, there is currently 178,593 SF of convention center space. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current use of the property. Access to the property will remain at its current location off Aberdeen Parkway and the service road along the north side of the property will remain to

provide access to the existing loading docks, engineering building, east parking lot and lakeside building. Signage, landscape and hardscape improvements will enhance and promote the project's theming throughout the resort.

The resort includes the following elements that are open to the public and all are fully contained within the reconfigured existing buildings:

- Bear Essential Retail Store
- Buckhorn Exchange Retail Store
- Northern Lights Arcade
- Howlywood XD Theatre
- Bear Paw Café
- Hungry as a Wolf Pizza
- Magi quest live Action virtual gaming experience
- Howl at the Moon Mini Golf
- Ten Paw Alley Bowling
- Ropes Course
- Scoops Children's Spa
- Loose Moose Buffet Restaurant
- Wood Fire Lodge Grill
- Dunkin Donuts
- Meeting Rooms

While open to the public, Great Wolf has experienced minimal use of the foregoing elements by non-resort guests at its other resort locations. These resort amenities are not marketed individually but are contained in the overall features for our guests.

The following amenities are for the exclusive use of the Resort's Hotel Guests and are also fully contained within the reconfigured buildings:

- Waterpark
- Buckets Snack Bar (Waterpark)
- Grizzly Jacks (Waterpark)
- Fitness Center

Great Wolf's architectural theme is based on "lodge" architecture and the entire resort will follow a natural design approach that incorporates preservation of the property's existing natural resources and emphasizes low impact design solutions to the greatest extent possible. Additional parking areas will be well screened and buffer areas will be maintained or enhanced around the perimeter of the property.

Resort Lifeguards are trained under the Jeff Ellis & Associates International Lifeguard Training Program. As a part of this program, every lifeguard receives training in multiple areas including water rescues, First Aid, CPR, Oxygen Administration, Emergency Situational Training, and the use of Automated External Defibrillators (AED). In addition to the initial training and certifications, every guard is required to attend monthly in-service training sessions to maintain

their skills at a test ready level. This type of training ensures that the resort's lifeguards are at a test-ready level at all times.

The property is well located off major thoroughfares and within two miles of the Peachtree City Fire Department. All new or renovated buildings will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles. Great Wolf will coordinate with the Peachtree City Building, Fire and Police Departments to gain their understanding of the renovations and repurposing of the existing facility, internal circulation routes, emergency response, building design and life safety issues.

All public utilities are in place to serve the property. There is adequate supply of potable water from Fayette County and sanitary sewer capacity from Peachtree City Water & Sewer. In addition to the existing water service, a secondary service is proposed to be installed off of the existing Fayette County system to the north of the property in order to provide redundancy. In connection with the new utility installation, the existing fire water storage tank in northeast corner of existing building will be removed. Other utility providers include; Georgia Power for electrical, Atlanta Gas Light for natural gas, TBD for cable and internet and AT&T for telephone.

The City's transportation consultant (Pond & Company) has analyzed the traffic generation resulting from the property's proposed use. The study concluded that a relatively small amount of additional traffic may occur, but the existing lanes and traffic control configuration of the intersection at SR 74 and Aberdeen Parkway is likely appropriate to process any such additional traffic.

The elevations for the new and renovated buildings will be presented to the Planning Commission consistent with the normal site plan review process. The new buildings will be designed to complement the architectural style and color scheme of the existing buildings on the property. The height of the indoor water park building shall be no taller than 65' as measured from finish grade at the front of the building to the ridge line or the tallest portion of the roof. The 4-story hotel building will be no taller than 56' in height as measured from finish grade at the front of the building to the ridge line or the tallest portion of the roof.

Storm water management will be handled in existing facilities and new or modified facilities as necessary. The overall development will comply with the City's post-construction storm water runoff management ordinance and provide water quality Best Management Practices (BMP's) as identified in the ordinance.

Existing buffers around the property will be maintained, and the existing north property line buffer will be enhanced through additional plantings and fencing since a portion of the existing service road and parking areas lie within the transition yard and is scheduled to remain. A variance to the Transition Yard Buffer Ordinance to permit an encroachment of no more than 27' into the transition buffer yard for the extension of the waterpark's enclosed slides as shown on the Rezoning Site Plan will be required. This building encroachment would be located above the existing service drive and employee parking area, both of which are currently located within the transition yard buffer, therefore the current vegetated buffer will remain the same depth but be enhanced. The encroachment would not impact the use of the existing service drive for

delivery vehicles that access the loading areas. Screening and architectural treatment of the building (including the use of earth tones and neutral colors) will be used to mitigate the visual impact from adjacent properties to the extent reasonably feasible. In addition, no exterior lighting will be attached to the water slide tubes.

Overall, the proposed renovations and repurposing of the Dolce campus and facilities will continue to maintain the overall intent and character of the property as initially approved. The Limited Use Commercial rezoning will specifically allow the requested heights of the improvements and further permit the City to adopt site-specific zoning criteria for the property currently not provided in the General Commercial designation.

ECONOMIC IMPACT

At the request of the Fayette County Development Authority (FCDA), the Enterprise Innovation Institute at Georgia Tech conducted an economic and fiscal impact analysis of the proposed Great Wolf Lodge to be located in Peachtree City. The study identified the significant positive impact the Great Wolf Lodge will have on the City and County. Excerpts from the study are as follows.

- It is estimated that the economic impact of the Great Wolf Lodge on Fayette County would be more than \$75 million, and would generate nearly 770 jobs across the economy resulting in more than \$20 million in local personal income.
- The fiscal impact of the Great Wolf Lodge on Fayette County government after accounting for expenditures over the next 15 years is estimated to be more than \$2.9 million on a net present value (NPV) basis. The NPV of the fiscal impact on the Peachtree City government over the same period is estimated to be \$24.4 million.

The user demographic of the resort will typically include 5 persons who travel an average distance of 200 miles or three hours by automobile and stay an average of two to three days. Although the resort is full service, other local retail establishments should see additional utilization from resort guests. To Great Wolf's knowledge, there is no other resort of this type in the Metro-Atlanta market area which should create a unique demand proposition for the property's ongoing success.

REVISED PLAN

Since our original submittal in February, Great Wolf has endeavored to address matters raised by the City planning staff and nearby residents by refining and modifying the concept plan and architectural elements of the proposed resort. Although the property remains a commercial use, every reasonable effort has been made to provide a compatible plan that achieves the goals of Great Wolf while still being sensitive to the adjacent residential properties and, where possible, improving the impacts that currently exist. The following items and improvements have now been incorporated in the plan:

1. Great Wolf has redesigned the waterpark roof to reduce the overall height from 75' to 64'-2". This is now less than 8 feet higher than the existing convention center roof, and is similar in height to the adjoining Hilton Garden Inn located immediately to the west of the Dolce property. It is our understanding the Hilton Garden Inn property was rezoned

from General Commercial to a Limited Use Commercial zoning classification specifically to permit an increase in the height of the building to 60'.

2. Great Wolf has modified the hotel expansion to reduce the footprint and eliminate the extension of the service drive on the east and west side of the property. This will allow the existing vegetative buffer to remain as is, other than the deletion of two, small parking lot islands. Access to the existing loading docks, east parking lot, engineering building and lakeside building will remain in its current configuration.
3. Great Wolf has removed the expansion of the lakeside building patio from the original plan and eliminated the need for a variance for this improvement.
4. Great Wolf proposes to install a wooden fence at the most impactful location along the north property line, adjacent to the existing single family homes, to provide additional screening of the parking lot and service drive and to mitigate vehicle lights that may shine in their direction. Additionally, Great Wolf proposes to supplement the existing vegetative buffer with both understory and overstory planting to provide better screening.
5. Great Wolf proposes to capture, to the extent feasible, existing storm water that currently flows onto the adjacent property to the north and re-direct it to existing or new storm water management facilities.
6. Great Wolf proposes that existing (and new) parking lot lighting will be retrofitted to add lens shields in order to mitigate the impact of light spillage from the parking areas.
7. Great Wolf proposes to install window film on all new hotel rooms that face north to mitigate light pollution therefrom and provide additional privacy.
8. Great Wolf proposes the addition of vegetative screening of the mechanical equipment that may be visible from Aberdeen Parkway.
9. Great Wolf will investigate sound attenuation measures for any new and existing mechanical equipment located near the residential areas. The water park slides do not generate appreciable noise audible from outside of the building.
10. Great Wolf will remove the existing outdoor tennis courts and basketball courts which are located along the north and west property lines. We also plan to remove the existing pool enclosure and pool located at the lakeside building. Removal of the outdoor recreational amenities of the existing conference center should result in lower noise emissions from the property.
11. Great Wolf's installation of additional water utilities will permit removal of the unsightly fire water storage tank and pump building in northeast corner of existing improvements.
12. Traffic patterns associated with Great Wolf's use are expected to be similar, if not identical, to the current use of the property. To the extent the City determines additional traffic mitigation measures are needed after commencement of operations, Great Wolf would contribute its reasonable proportionate share of required funds to alleviate traffic issues in the immediate area of the resort.

Great Wolf appreciates the City's kind consideration of this opportunity to renovate and repurpose this 30 year old campus and facilities in a manner consistent with the overall character and intent of the property as originally approved by the City, including maintenance

of the general layout of the buildings, internal circulation patterns and preservation of existing vegetation throughout the property.

Great Wolf selected the property and Peachtree City for this major investment because of the attributes of the community and we look forward to becoming an active member of the Peachtree City community.

Amended Documents

(note: originals (with signatures) on file)

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



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

Fee: \$600 + \$50/acre

Receipt # _____

Date Filed ____ / ____ / ____

Case # _____

Office Use Only

SITE LOCATION	Address <u>201 Aberdeen Parkway</u> <u>Peachtree City, GA 30269</u> Proposed Use: <u>Resort Hotel w/ Water Park</u> Site in which Village: ☒ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☐ Industrial	SITE INFORMATION	Parcel #(s) <u>0733 062</u> Existing Zoning <u>GC</u> Proposed Zoning <u>LUC</u> Property Size: <u>1,673,967</u> <u>38.429</u> Square Feet Acres
APPLICANT	Name <u>Great Wolf Lodge of Georgia, LLC</u> Address <u>525 Junction Rd., Suite 6000 South</u> City, State, Zip <u>Madison, WI 53717</u> Phone # <u>608-662-4700</u> Email <u>alombardo@greatwolf.com</u>	OWNER	Name <u>Leeward Strategic Properties, Inc.</u> Address <u>11605 Haynes Br. Rd. Suite 600</u> City, State, Zip <u>Alpharetta, GA 30009</u> Phone # <u>770-772-2235</u> Email <u>michael.persons@ge.com</u>

IMPACTED AREAS	<table style="width: 100%;"> <tr> <th style="text-align: left;">Sq ft Acres</th> <th style="text-align: left;">Total acres ± Impacted acres</th> </tr> <tr> <td>Disturbed Area <u>326,140</u> <u>7.49</u> Square Feet Acres</td> <td><u>19.5</u> %</td> </tr> <tr> <td>Impervious Area <u>718,078</u> <u>16.48</u> Square Feet Acres</td> <td><u>42.9</u> %</td> </tr> <tr> <td>Open Space & Greenbelts <u>955,896</u> <u>21.95</u> Square Feet Acres</td> <td><u>57.2</u> %</td> </tr> </table>	Sq ft Acres	Total acres ± Impacted acres	Disturbed Area <u>326,140</u> <u>7.49</u> Square Feet Acres	<u>19.5</u> %	Impervious Area <u>718,078</u> <u>16.48</u> Square Feet Acres	<u>42.9</u> %	Open Space & Greenbelts <u>955,896</u> <u>21.95</u> Square Feet Acres	<u>57.2</u> %	LAND USE & ZONING	Please record all surrounding property within 200ft of site <table style="width: 100%;"> <tr> <th style="text-align: left;">Land Use</th> <th style="text-align: left;">Zoning</th> </tr> <tr> <td>North <u>Residential</u></td> <td><u>GR-6 & GR-10</u></td> </tr> <tr> <td>East <u>Open Space</u></td> <td><u>OS-C</u></td> </tr> <tr> <td>South <u>Commercial</u></td> <td><u>LUC-3</u></td> </tr> <tr> <td>West <u>Commercial</u></td> <td><u>LUC-22 & GC</u></td> </tr> </table>	Land Use	Zoning	North <u>Residential</u>	<u>GR-6 & GR-10</u>	East <u>Open Space</u>	<u>OS-C</u>	South <u>Commercial</u>	<u>LUC-3</u>	West <u>Commercial</u>	<u>LUC-22 & GC</u>
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LOCATION OF	Entrance to Site: <u>Aberdeen Parkway, 900 LF east of SR 74</u> Tree Save and Landscape Buffers: <u>Throughout Site</u> Other Buffers: <u>N/A</u> Greenbelts (to be dedicated to the city): <u>N/A</u> Multi-Use Path Connections: <u>Existing on Entry Drive</u> Historical Resources: <u>N/A</u> Natural Features: <u>Streams</u> Stormwater Retention: <u>Existing on site</u>
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BUILDING INFORMATION	Building type: <u>Commercial</u> Hrs of operation: <u>24/7-Hotel</u> to <u>8am to 10pm-WP</u> # of stories: <u>4</u> Building height: <u>65'-WP/56'-Hotel</u> Floor Area (Sq ft) <u>316,227</u> <u>377,249</u> Existing Proposed # of dwelling units: <u>N/A</u> Units\acre: _____ # of employees: _____ <u>500</u> Existing Proposed	Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application) <u>See Rezoning Narrative</u> Parking: <u>597</u> <u>351</u> <u>603</u> <u>0</u> # Required # Existing # Proposed # Previous
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TYPE OF CONSTRUCTION	Structural Material: ☒ Wood ☐ Metal ☒ Concrete ☐ Brick ☐ Other _____ Roof Material: ☐ Metal ☐ Tar ☒ Shingles ☐ Slate ☐ Other _____ Interior Finish: ☒ Drywall ☒ Wood ☐ Concrete ☐ Stucco ☐ Other _____ Exterior Finish: ☒ Wood ☐ Metal ☒ Concrete ☐ Brick ☐ Other _____	SETBACKS	<table style="width: 100%;"> <tr> <th></th> <th style="text-align: center;">Required</th> <th style="text-align: center;">Proposed</th> </tr> <tr> <td>Front (Building)</td> <td style="text-align: center;"><u>40</u> ft</td> <td style="text-align: center;"><u>40</u> ft</td> </tr> <tr> <td>Front (Parking)</td> <td style="text-align: center;"><u>20</u> ft</td> <td style="text-align: center;"><u>20</u> ft</td> </tr> <tr> <td>Side</td> <td style="text-align: center;"><u>10</u> ft</td> <td style="text-align: center;"><u>10</u> ft</td> </tr> <tr> <td>Rear</td> <td style="text-align: center;"><u>75</u> ft</td> <td style="text-align: center;"><u>48</u> ft</td> </tr> </table>		Required	Proposed	Front (Building)	<u>40</u> ft	<u>40</u> ft	Front (Parking)	<u>20</u> ft	<u>20</u> ft	Side	<u>10</u> ft	<u>10</u> ft	Rear	<u>75</u> ft	<u>48</u> ft
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TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ²
	Aberdeen Parkway	1	Varies	20	2	Y	TBD	TBD	TBD
Estimated traffic generated by heavy vehicles:				¹ See GADOT Highway Capacity Manual ² See GADOT Traffic Survey Unit (ADT - Average Daily Traffic) ³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per yr)					
Types of vehicles(s): <u>Delivery Trucks, Waste Removal</u> ADT: <u>10</u> (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

UTILITIES & SERVICES INFO	Solid waste collection: <u>Private Contractor-TBD</u>		** Please attach letters from utilities indicating that their services can support the proposed development **	
	Natural gas: <u>Atlanta Gas Light</u>			Water supply:
Electrical Service: <u>Georgia Power</u>			☐ Individual Well(s) ☐ Community System ☒ Municipal System: (Fayette County Water Dept)	<u>87,000</u>
Telephone Service: <u>AT&T</u>	Underground? ☒ Yes ☐ No		Wastewater collection/treatment:	Estimated total wastewater discharge (gpd):
Cable TV Service: <u>TBD</u>	Underground? ☒ Yes ☐ No		☐ Individual Onsite ☐ Community System ☒ Municipal System: (Peachtree City WASA)	<u>88,000</u>

FIRE INFORMATION	Automatic Fire Sprinklers:		Briefly describe daily operations: (A separate detailed report is still required to be attached to this application)	
	☒ Yes ☐ No, why? _____			<u>See Narrative</u>
Automatic Fire Alarm:				
☒ Yes ☐ No, why? _____				
# of Fire Hydrants: <u>10</u> Existing <u>10</u> Proposed				
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)	☒ Yes ☐ No		Material(s): <u>NAOCl & HCL</u>	Storage: <u>Dual Containment</u>

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

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

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Please complete the attached checklist.

OFFICE ONLY

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

Signature: _____ Date: _____

Date & Time of Planning Commission Public Hearing: _____

Date of City Council Public Hearing: _____ Case Number: _____



Amended Documents
(note: originals (with signatures) on file)

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

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00

Receipt # _____

Date Filed ____ / ____ / ____

Case # _____

Office Use Only

VARIANCE LOCATION	Street Address <u>201 Aberdeen Parkway</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>Leeward Strategic Partners, Inc.</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☒ Commercial\Industrial\Office		Phone <u>770-772-2235</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning	PROPERTY INFO	Subdivision: <u>N/A</u>
			Phase: _____ Lot # _____
APPLICANT	Name <u>Great Wolf Lodge of Georgia, LLC</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>525 Junction Road, Suite 6000 South</u>		
City, State, Zip <u>Madison, WI 53717</u>			
Phone # <u>608-662-4700</u>			
	Email <u>alombardo@greatwolf.com</u>		

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>27</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No _____	

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

Signature of Owner/Agent: _____ Date _____

OFFICE ONLY

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

VARIANCE & APPEALS ORDINANCE

For the complete Variance Ordinance please reference Appendix A Zoning, Article XII in Peachtree City's Code of Ordinances

Sec. 1201. Purpose.

The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance is a request for relief from the provisions of the zoning ordinance. The power to grant a variance does not extend to use restrictions established within a particular zoning district.

Sec. 1202. Application.

An application for a variance may be submitted only by the owner of the property for which a variance is desired or his authorized agent. Application requirements shall be as described herein.

Variances may be considered in all districts and shall only be granted upon showing that:

- Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Sec. 1203. Variance type.

The zoning administrator shall determine the type of variance required, and shall classify the request as:

- Administrative variance.
- Special exception variance.
- Variance.

Sec. 1204. Administrative variance.

Review and approval of a request for an administrative variance shall be administered by a special administrative variance committee consisting of the zoning administrator, the city manager and a member of city council. Applications may be considered only if the following requirements are met:

- The request only pertains to a zoning setback requirement;
- The request only pertains to an existing setback violation;
- The request is for an encroachment that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- The setback violation being requested has been existing for at least one year; and
- The property owner making the request is not the same property owner who was responsible for the violation.

In reviewing the application, the administrative variance committee shall analyze the application to determine whether granting the request would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. If it is found that the request is in conformance with these requirements and does not adversely affect the area, the administrative variance committee shall issue an official determination in writing approving the request. The property owner, the city clerk, and the building official shall be provided with a copy of this determination.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the administrative variance committee shall deny the appeal in writing, stating the reasons for the denial.

The administrative variance committee shall act on all appeals within 15 working days after the application is deemed complete by the zoning administrator.

If a request for an administrative variance is denied by the administrative variance committee, the property owner may appeal this decision to the city council in accordance with the procedures identified herein.

Sec. 1205. Special exception variance.

A special exception variance is recognized as having a potential impact on only the immediate neighborhood and adjoining properties. Review and approval of special exception variance requests shall be administered by the zoning administrator, city staff (as applicable), the planning commission and city council.

A special exception variance may be considered for only the following:

- A decrease of not more than 25 percent of the minimum building setback; provided that the property line in question and the associated building setback adjoins a city-owned greenbelt or open space and there is no other possible location on the property that would accommodate the proposed building expansion without encroaching into the established building setback.
- A decrease of not more than 25 percent in the minimum number of parking spaces required by the city's parking ordinance; provided the applicant identifies on the site plan where this parking would be located if needed in the future.
- An increase in the maximum height of a fence or wall; provided that:
 - Such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood;
 - Such greater height is justified by requirements for security of persons or property in the area;
 - Such greater height is justified for topographic reasons; or
 - Such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

In no case shall a special exception variance be granted from the conditions of approval imposed on a parcel through a zoning change granted by the city council.

Sec. 1206. Variance.

A variance is recognized as having potential impact on the larger area and may affect enforcement of the zoning ordinance elsewhere in the city. A request for variance shall be reviewed by the zoning administrator, city staff (as applicable), and city council.

Sec. 1207. Review criteria.

In reviewing a request for a variance, the city council shall not grant the request unless all of the following findings can be made:

- There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
- There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and

- The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
- The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the city council shall deny the request in writing, stating the reasons for the denial.

Sec. 1208. Filing procedure.

All variance applications shall be filed with the zoning administrator on forms provided by the zoning administrator.

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

An application fee, as established within the city's schedule of fees, shall accompany each variance application.

Upon receiving an application, the zoning administrator shall have no less than ten working days to review the application for compliance with these requirements. Once the application is deemed complete, the zoning administrator shall schedule public hearings with the planning commission and/or city council (as appropriate). Such hearings shall take place within 45 days after the application is deemed complete.

A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than ten days prior to a planning commission meeting and not less than 15 days prior to a city council meeting, as appropriate.

A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear not less than ten days prior to a planning commission meeting and not less than 15 days prior to a city council meeting, as appropriate.

At the public hearing, the applicant may appear in person or be represented by an agent or attorney.

Sec. 1209. Limitations on authority.

The authority and jurisdiction of individuals as provided herein shall be limited as outlined in the following. In exercising this jurisdiction, each individual shall have authority to determine whether it has jurisdiction.

- There shall be no variances to permitted uses or accessory uses as specified in the zoning district regulations, administrative/use permit or conditions of approval imposed on a parcel through a zoning change granted by the city council.
- There shall be no variances to the minimum lot area or the minimum district size requirements in each zoning district.
- There shall be no variances to the minimum lot frontage on a street as required in designated zoning districts.
- There shall be no modification to increase the density or change the use approved under the zoning case except as to allow the development of a conservation subdivision.
- There shall be no modification to revise a site plan that, as determined by the planning commission and/or city council, results in a significant change in the approved concept.

Sec. 1210. Appeal procedures.

Appeals to the city council based on decisions of the zoning administrator (administrative variance) shall be filed with the city clerk in writing and shall clearly specify the grounds for the appeal. All documents constituting the record of the action which is being appealed shall be transmitted to the city council by the city clerk.

- Action shall not be initiated on the same appeal by the same applicant more than once in every 12 months.
- Any communication relative to an appeal will be regarded as information only until a proper application is filed with the city clerk.
- An application fee, as established within the city's schedule of fees, shall accompany each request for appeal.
- Before acting on any appeal, the city council shall hold a public hearing as described herein.
- The city clerk shall place notice of the time, place, and subject matter of the hearing in the newspaper of general circulation which serves as the legal organ for the city not less than 15 days prior to the hearing.
- The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.

Sec. 1211. Appeals of city council decision or action.

Any person or persons severally or jointly aggrieved by any decision on any appeal for variance may appeal such decision to the Superior Court of Fayette County by writ of certiorari.

SUPPORTING DOCUMENTS

Site Plan: An applicant is required to submit a scaled site plan/survey showing: - Name of the project, address, boundaries, date, north arrow, and scale. - Existing lot lines, easements, and rights-of-way, including area in acres or square feet, abutting land uses, proposed or existing driveways and structures within 200 ft. of the boundary of the development site. - The location of steep slopes, significant stands of trees; creeks, watercourses, stormwater detention and drainage ways, floodplains, and any environmentally sensitive features. - A description, rendering or drawing of the general characteristics of the proposed buildings, landscaping, and buffering. - Any additional information deemed necessary by the Zoning Administrator.
Detailed Report: An applicant is required to submit a detailed report justifying the granting of the requested variance. In preparing the report, please address (a) – (f) in: <u>Section 1207 Review Criteria</u>
Letters of support from adjacent property owners: An applicant is required to submit letters of support from all adjacent residential property owners.
Digital Photographs/Renderings: An applicant is required to submit a CD with digital photographs or send photos as an attachment to an email to planner@peachtree-city.org . Photos will serve as evidence in supporting your request, please make sure they are good quality and show the items you want reviewed.
Other items demonstrating need: An applicant is required to provide any other evidentiary items that they want staff to review as support for their request. If it is not submitted with the variance application it will not be discussed as part of the review. Items could include: topographical surveys, aerials, statistics, articles, etc.



EXISTING SITE PLAN



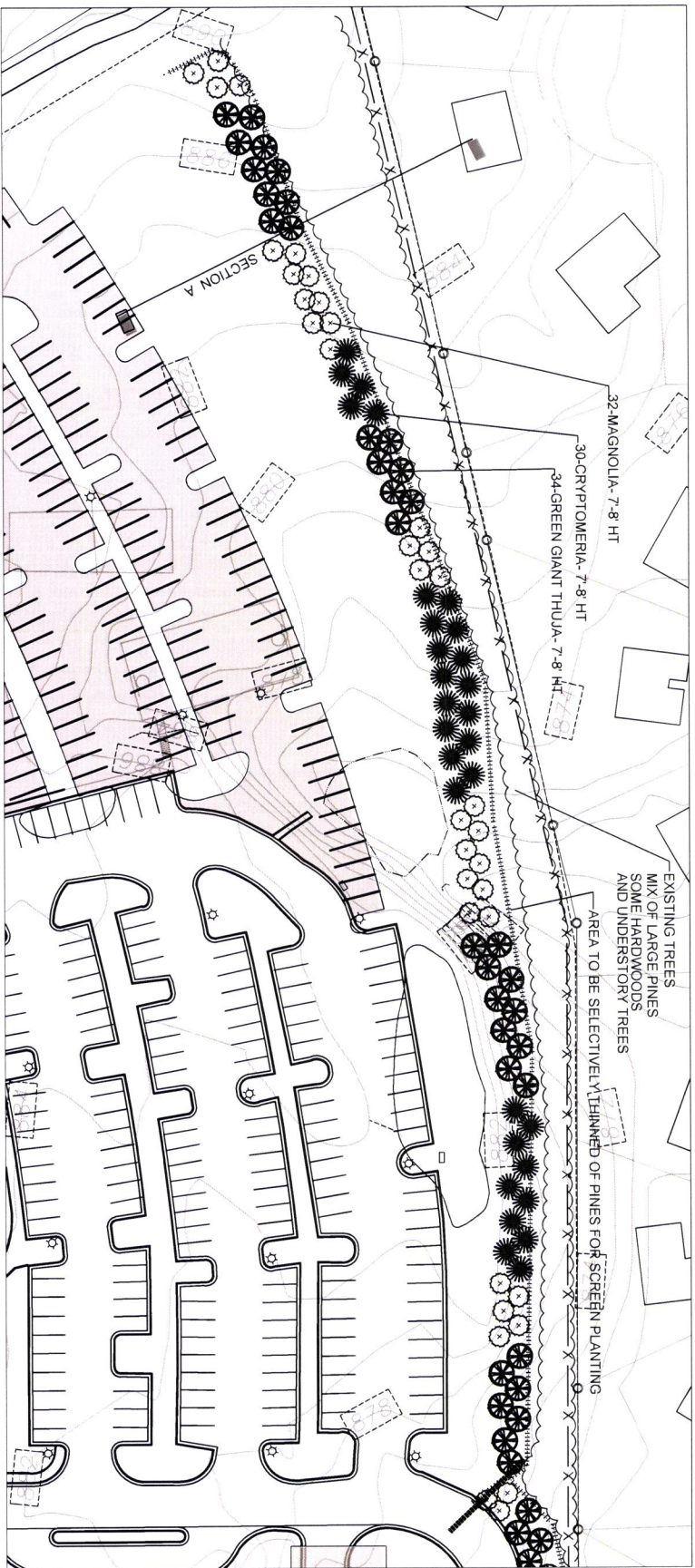


PROPOSED SITE PLAN

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APRIL 16th, 2015



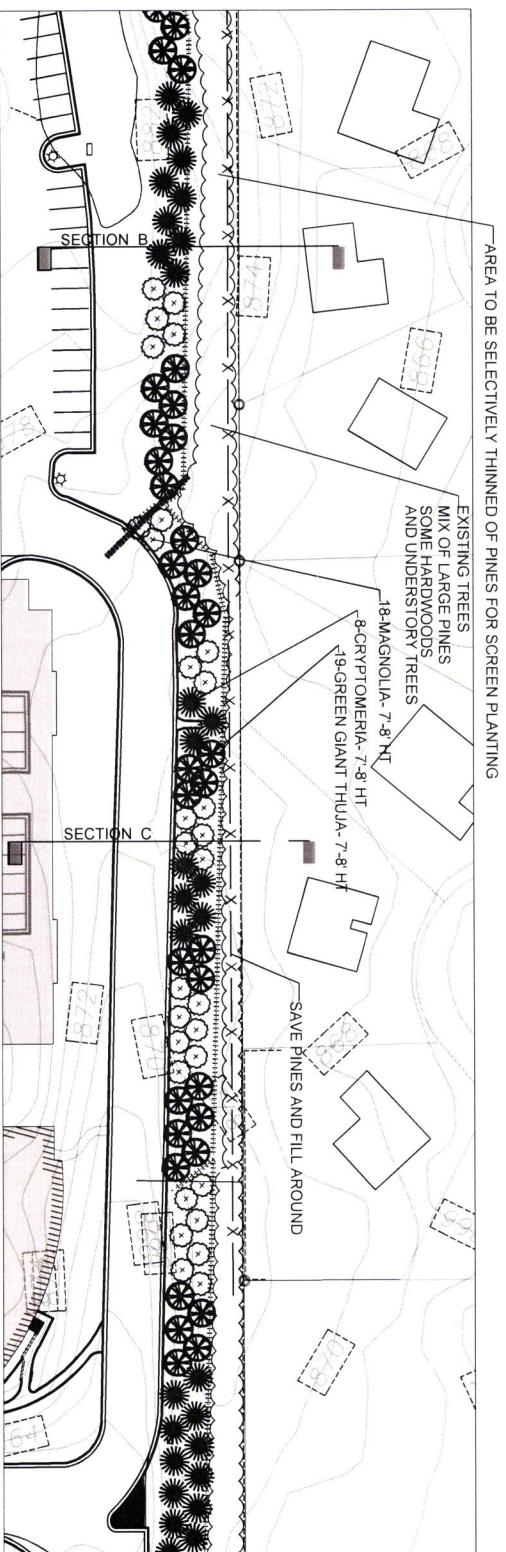
SITE PLAN "AREA 1" SCALE: 1"=50'

SECTION A 1"=20'

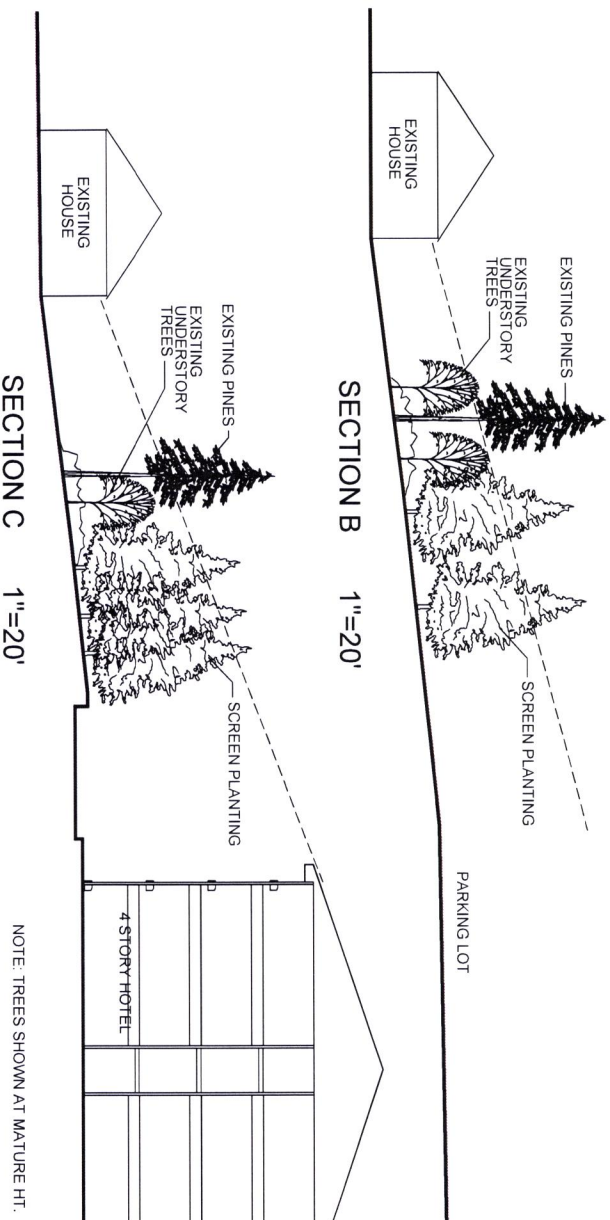
NOTE: TREES SHOWN AT MATURE HT.



LANDSCAPE BUFFER PLANTING
& SECTION ILLUSTRATION



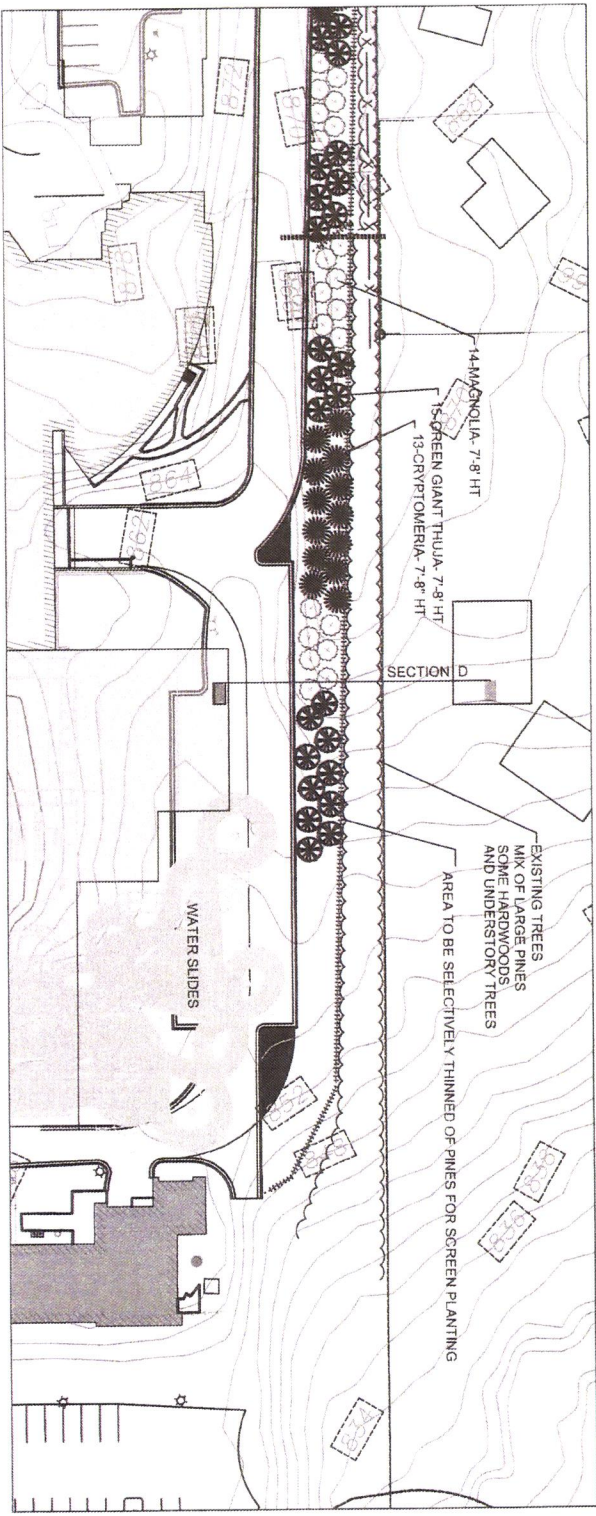
SITE PLAN "AREA 2" SCALE: 1"=50'



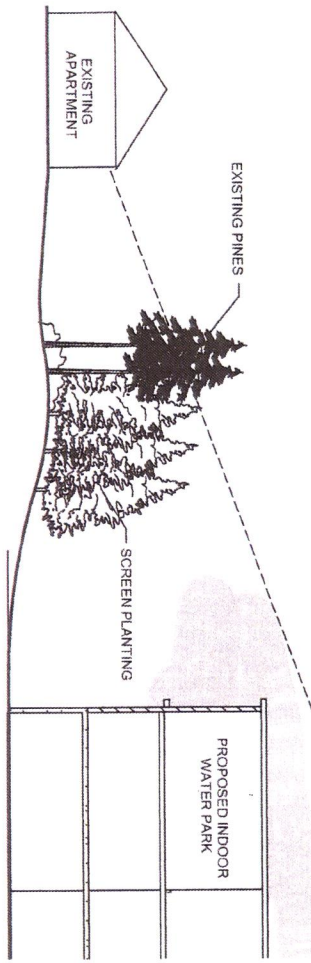
NOTE: TREES SHOWN AT MATURE HT.



LANDSCAPE BUFFER PLANTING
& SECTION ILLUSTRATION



SITE PLAN "AREA 3" SCALE: 1"=50'



SECTION D 1"=20'

NOTE: TREES SHOWN AT MATURE HT.



LANDSCAPE BUFFER PLANTING
& SECTION ILLUSTRATION



CONCEPT RENDERING 1



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APRIL 9th, 2015