

City Council of Peachtree City
Agenda
April 6, 2017
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation – Alcohol Awareness Month
 - Proclamation – Confederate History & Heritage Month
 - Proclamation – Earth Day 2017
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - March 16, 2017, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Alcohol License – NEW – Sweet N Lite Café, 10 Planterra Way
 - 2. Consider Amendment to Land Development Ordinance – Alternative Compliance for Landscaping Requirements (Retail/Commercial/Industrial) – Addition of Tree Fund
 - 3. Consider Records Management Ordinance Amendment and Policy Amendment (supplemental retention schedule)
 - 4. Consider Sole Source Brand Name Replacement – Bobcat T650
- VIII. Old Agenda Items**
 - 12-16-01 Consider Adoption of Impact Fees (Jon Rorie)
 - 11-16-05 Consider Adoption of Annual Capital Improvement Element Update – Comprehensive Plan (Mike Warrix)
 - 03-17-03 Public Hearing – Consider Variance Request, 102 Brooksong Way (Mike Warrix)
- IX. New Agenda Items**
 - 04-17-01 Public Hearing – Consider Step 2 Annexation Request and Zoning to GR-14, 1967 Hwy 54 W Heritage Assisted Living (Mike Warrix)
 - 04-17-02 Consider Appeal to Remove Condition of Conceptual Site Plan Approval by Planning Commission to Construct a Multi-use Path, 1000 MOBA Drive, MOBA Industrial Development (Mike Warrix)
 - 04-17-03 Consider Bids for Local Maintenance & Improvement Grant (LMIG) Paving Projects (Jon Rorie, Scott Hicks)
- X. Council/Staff Topics**
 - Spillway Design Update (Dan Davis, ISE)
- XI. Executive Session**
- XII. Adjourn**

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

City Council of Peachtree City
Meeting Minutes
March 16, 2017
7:00 p.m.

The Peachtree City Mayor and Council met in regular session on Thursday, March 16, 2017. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

Public Comment

Eric Imker discussed the upcoming annual Monopoly Tournament, which would be held at Los Mariachis restaurant on April 22. The event was drawing participants from multiple states, including one of the Hasbro Grand Champions. Imker then discussed the upcoming Special Purpose Local Option Sales Tax (SPLOST) Referendum on March 21, listing the types of purchases to which the extra penny of sales tax would and would not apply.

Minutes

February 27, 2017, Joint Meeting Minutes

March 2, 2017, Regular Meeting Minutes,

March 4, 2017, Workshop Minutes

King moved to approve the February 27, 2017, joint meeting minutes as amended, the March 2, 2017, regular meeting minutes as written, and the March 4, 2017, workshop minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

1. Consider Amendments to City Budgetary Policies

Ernst moved to approve the Consent Agenda. Learnard seconded. Motion carried unanimously.

New Agenda Items

03-17-03 Public Hearing – Consider Variance Request, 102 Brooksong Way

Planning and Development Director Mike Warrix presented the variance request, saying that Lot 2 of Brookfield (102 Brooksong Way) was 5,700 square feet and was zoned GR-3 General Residential. The owners, Robert and Imelda Hills, were requesting a six-foot variance to the 20-foot rear building setback in order to build a 10 x 14-foot addition to the home that would encroach approximately six feet into the setback. The Brookfield Homeowners Association (HOA) had submitted a letter of their approval of the project.

Warrix continued that, if Council granted the variance, then staff had some conditions that should be applied.

Mr. Hills then presented some photos of his home and yard to indicate the location of the proposed addition. He indicated the HOA had discussed the proposal with his immediate neighbors and received no objections.

No one spoke for or against the variance request.

Ernst asked if this was one of the smaller lots in the neighborhood, and that was confirmed. King noted he had received a call from one of the neighbors with questions about the variance, but they did not express any concerns or opposition.

Learnard noted that she always appreciated the efforts of residents to improve their property; however, she was concerned that the addition would make this property inconsistent with the rear property views of the other homes on the street. She said the space was very tight, and she would ultimately have to vote against the variance.

King wanted to make sure the neighbors behind the home, and not just those on either side, had no objections. Prebor noted that a sign advertising the request had been placed on the property, and the Leland Cypress hedge would block the view from one of the neighbors, and a wall screened the view from others.

Fleisch asked if the HOA did the lawn maintenance throughout the neighborhood, and that was confirmed. She said that assured her the HOA was active, but she was concerned not to have letters from the closest neighbors or confirmation in the HOA letter that they had all been contacted and did not object to the variance. She asked the applicants when they would break ground.

Mr. Hills responded that his goal was to obtain the permits and break ground immediately if the variance were to be granted.

Prebor asked if Council could approve with the condition that the homeowner obtain letters of support from the adjacent neighbors. City Attorney Ted Meeker said yes. King wanted to make sure that included the neighbors behind the lot were aware of the variance request. Learnard noted that pre-approval put a lot of pressure on those neighbors and suggested continuing the request until the April 6 meeting. Fleisch agreed, saying the homeowner should return with letters from the adjacent homeowners supporting the issue, or a revised letter from the HOA saying they had spoken to all the adjacent homeowners and there were no objections.

Prebor moved to continue the item to the April 6 meeting. Ernst seconded. The motion carried unanimously.

Council/Staff Topics

Preview – Records Management Ordinance/Policy

Public Information Officer/City Clerk Betsy Tyler explained that governments generated a lot of records in the course of business and had to maintain a policy to manage those records so the information was timely, complete, accessible, and usable. This included the destruction of records that were no longer needed or required.

Toward that end, Peachtree City had both an ordinance and a policy in place to assure that the City complied with state law in the management and destruction of records while reducing the City's liability and working with the organizational and staffing structure.

The ordinance formally adopted the retention schedule published by the State of Georgia and the City policy that would be followed for any exceptions to the state schedule. Tyler noted that the State published and updated this schedule, which was a "Best Management Practices" manual for retaining and destroying records. Local governments were required by law to keep records for the length of time listed in the state schedule, but could keep for longer periods if a local supplemental schedule was in place noting the length of time specific records would be kept and the local reason for doing so. Local governments also had to list retention schedules for any types of records not covered by the state schedule, and the City needed to have a policy in place that had been reviewed by the state to limit the City's liability when records were requested but were no longer available because they were destroyed according to the state and city's schedule.

Tyler continued that destroying records too soon violated state law and increased the City's liability in lawsuits. The inability to produce records that should be kept by law could be prejudicial against the City's defense efforts. Conversely, keeping records for too long was also a liability – it consumed space, maintaining too many records hindered staff's ability to access records that, under Open Records Law, had to be provided in three days if they were open records and in the

City's possession. Finally, the same prejudicial outcome in lawsuits arose if the City still had records, but failed to disclose or provide them because they could not be located.

Tyler noted the only amendments proposed for the ordinance reflected recent changes in the state department responsible for the records program and updating the state retention schedule.

The state had updated the Local Government Retention Schedules in 2016, which had led to staff's review of the current policy and exceptions. Tyler was recommending reverting to the state schedule for the retention of City Council meeting audio and video recordings. Previously the state had no listed time for these, and they could be destroyed or deleted once the meeting minutes were adopted. The City had adopted a 15-year retention of the recordings, which really was not feasible, and was unnecessary because the minutes were the official record of the meetings.

Staff was recommending converting to the state schedule for the retention for the supplemental meeting packets. Previously, the state had no retention for these but had updated the schedule to include these records and recommended a five-year retention. The current City policy listed the retention for these packets as permanent.

Staff was also recommending a change in the retention of golf cart registration forms. Peachtree City's golf cart registration program had been a unique situation to the City for decades, and those types of forms were not listed in the state schedule. The City's previous retention had been for five years following the City's decal replacement or renewal program. Staff was recommending changing that to three years, based on the new three-year renewal process.

The Peachtree City Fire Department was recommending changing their retention of inspections to the new five-year retention (previously there were varying retention periods for different components of their inspections).

Human Resources was also recommending several changes to their supplemental schedule with a goal of only accessing terminated employee files one time for purging and consolidation. That would take place after an employee left the City, which would then leave the retirement file as a permanent record. Those records that the state listed for a shorter retention (short-term and long-term disability claims at three years, Section 125 supplemental benefits at six years after termination of program participation while employed) would remain in the supplemental schedule at seven years to match the department's process.

Tyler said the proposal that evening was a draft and she was still working with other departments and the state on the final wording. She asked Council to forward any questions or concerns to her and said staff would be bringing back the final version of the ordinance and policy for Council approval at one of the meetings in April.

Preview – Land Development Ordinance Amendment – Tree Fund

Rorie explained that, three years ago, the commercial landscaping requirements in the Land Development Ordinance had been amended to provide for an alternate compliance mechanism. He continued that, as the City encouraged economic development, the available land was being used up, creating occasional difficulties complying with the current requirement of three caliper inches of canopy trees and two caliper inches of understory trees for every 1,000 square feet of impervious developed. On very tight properties, the trees could be overcrowded, which did not encourage tree growth.

The change three years ago state that, if a property could not bear the full amount of trees, as determined by the Planning Commission, then up to 50% could be planted off site onto City

property (rights-of-way, recreation areas, open space, etc.). The ordinance also required three years of maintenance for the trees, which became difficult to track when trees were spread around the City. The timeline for planting trees could also prove difficult during a development process because trees could not be planted during the hot summer months.

Rorie said staff was proposing the additional option of payments to a tree fund in lieu of planting. The Planning Commission would still determine that planting on-site was not feasible, at which time the developer could donate the cost of purchase and installation (based on the other landscaping going onto the site) to the City. The City Manager would administer the funds, which could only be used on trees of two caliper inches in size or greater (purchase, installation, maintenance, or relocation).

Rorie noted that the City maintained 159 trees in the medians of Peachtree Parkway South, and over 750 tree rings throughout town. One segment of the Parkway had maple trees, and another had Bradford Pears, which were reaching the end of their normal life-span. Those trees would need to be replaced over time.

Rorie also noted that the large maple tree at Drake Field was dead, despite three years of working with an arborist to save it. That tree was 30 inches in diameter. With Earth Day approaching on April 22, and the City's efforts to move toward a Green Communities Initiative (no net loss of trees in City parks and facilities), the proposed amendment would help fund replacing trees as they died.

Rorie then introduced Jeff Millen, a Fayette Master Gardner through the University of Georgia Extension Office, who was proposing an option for the Drake Field maple that would soon be removed.

Millen said that he was working to make Fayette the first county in Georgia with a Butterfly Trail, and he had been installing Monarch butterflies to help maintain the species as their primary nesting plant (milkweed) disappeared. They had leased the greenhouses at the old Fayette County High School to grow the plants, which would be installed at no cost to the City. They were also installing one at the Line Creek wetland area and working to get that location certified as a Monarch habitat.

Learnard asked who would own and maintain the garden. Rorie said the City would own it and it would be maintained through the UGA Extension volunteers. Fleisch wanted to make sure the planting would work with the overall landscaping for Drake Field.

Rorie said he would be coming back to Council on April 6 with the ordinance amendment and would keep moving forward with the butterfly garden concept (whether at Drake Field or another location).

There being no further business to discuss, Learnard moved to adjourn the meeting at 7:56 p.m. King seconded. Motion carried unanimously.

Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Deputy City Clerk 

DATE: March 27, 2017

SUBJECT: Alcohol License – NEW – Sweet N Lite Café
April 6, 2017, Consent Agenda

Recommendation:

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

Discussion:

Sweet N Lite Café, 10 Planterra Way, has submitted a request for a new alcohol license. Ms. Tiffany Wu has requested she be appointed as the Licensee and as the License Representative.

Sweet N Lite Café will be located inside the Peachtree City Tennis Center.

Budgetary Impact:

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

Attachments

Application For Alcoholic Beverage License

Business Name: PAN ASIAN CAFE, LLC DBA: SWEET N LITE CAFE		Business Location: 10 PLANTERRA WAY		
Nature of Business: FOOD SERVICE		Mailing Address: PO BOX 72675 NEWNAN, GA 30271-2675		Business Phone Number: 770-631-8880
Name of Licensee: TIFFANY WU		Home Address: 7 CANYON VIEW DR. NEWNAN, GA 30265		Home Phone Number: "CELL" 702-688-9889
Name of License Representative: TIFFANY WU		Home Address:		Home Phone Number: "CELL" 702-688-9889

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
TIFFANY WU	7 CANYON VIEW DR. NEWNAN, GA 30265	702-688-9889
CHING CHING YAP	270 TARRAGON DR. FAYETTEVILLE, GA 30215	770-629-4692
HUEIJUNG CHEN	15 PECAN CREST, NEWNAN, GA 30265	678-485-8116

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

If YES, Please Provide Name of Employee: _____

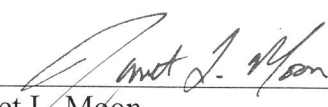
State of Georgia

City of Peachtree City

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

Tiffany Po-Wah Wu
7 Canyon View Drive
Newnan, GA 30265

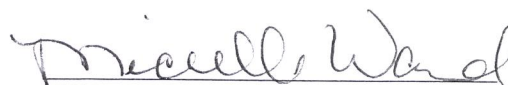
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



Janet L. Moon
Chief of Police

3/6/17

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

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

FROM: Robin Cailloux
Senior Planner

DATE: March 30, 2017

SUBJECT: Text Amendment-Section 1114.5 Land Development Ordinance
April 6, 2017 City Council Meeting

Recommendation:

Staff recommends that City Council approve the attached amended ordinance as presented.

Discussion:

Recent Planning Commission cases involving compliance issues with the city's landscape ordinance prompted staff to explore options for other means of compliance, specifically the establishment of a developer-funded tree fund. In cases where it is determined by the Planning Commission that it is impractical or impossible to fully meet the tree requirements for a particular site, the portion of the trees that cannot be accommodated on the site may be satisfied by a payment into the tree fund.

Dedicated "tree bank" funds shall be available for use by the city for the establishment, maintenance, improvement and expansion of tree canopy cover on public property. At the March 16, 2017 City Council meeting, staff presented and discussed proposed text amendments to Section 1114.5 of the Land Development Ordinance relating primarily to the establishment of a dedicated tree fund as part of that ordinance's alternative compliance provisions. Proposed ordinance amendments are attached.

Budget Impact:

There are no budget impacts associated with this request.

AN ORDINANCE TO AMEND ARTICLE XI, DIVISION 3, SECTION 1114.5, OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SPECIFICALLY TO ESTABLISH A DEDICATED TREE FUND; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article XI, Division 3, Section 1114.5, Alternative Compliance to read as follows:

Sec. 1114.5. - Alternative compliance.

- (a) Overview. In those instances where the available land within a project site cannot bear the total number of canopy and/or understory trees required by this ordinance, the city hereby establishes an alternative compliance program. Alternative compliance shall be limited to **either** an off-site planting program **or a contribution to the City's Tree Fund** as described herein.
- (b) Consideration of alternative compliance shall adhere to the following guidelines:
 - (1) All canopy and understory trees that can reasonably be planted on a project site shall be provided. The remaining trees shall be considered for alternative compliance.
 - (2) In no instance shall more than 50 percent of the canopy and understory trees required by this ordinance be met through alternative compliance.
 - (3) Requests for alternative compliance shall be considered as a part of the established landscape plan review process.
- (c) Off-site planting program. Off-site planting provides an opportunity to utilize canopy and understory trees to re-vegetate city-owned property, open space, recreation facilities and road rights-of-way. Off-site plantings shall be permitted on city-owned property only. Locations for

off-site plantings and species of trees shall be identified by the ~~city landscape architect~~ Planning and Development Director or his/her designee prior to preparation of the off-site planting plan.

Off-site planting shall be considered in accordance with the following guidelines:

- (1) An off-site planting plan shall be provided as a part of the landscape plan submittal package, and shall include, at a minimum, the location, species and size of all trees proposed to meet the established tree replacement requirements.
- (2) The landscape plan and the off-site planting plan shall be reviewed and approved by the ~~city landscape architect~~ Planning and Development Director or his/her designee and the planning commission as a part of the landscape plan approval process.
- (3) Off-site plantings shall be installed in accordance with current American National Standards Institute (ANSI) guidelines and procedures.
- (4) The applicant shall guarantee all off-site plantings in accordance with the maintenance criteria and plant guarantee requirements identified herein.
- (5) All off-site plantings shall be installed and approved by the ~~city landscape architect~~ Planning and Development Director or his/her designee prior to the issuance of a certificate of occupancy as described herein.
- (6) The following note shall be provided on the approved off-site planting plan:

The plant material identified on this plan was approved by the ~~city landscape architect~~ Planning and Development Director or his/her designee and the Planning Commission in accordance with the city's off-site planting program. Along with the approved landscape plan, it is understood this off-site planting fulfills the tree replacement requirements for the _____ development located at _____ as established by the city's landscape ordinance. This off-site planting plan shall be attached to the approved landscape plan and shall be maintained by the ~~city landscape architect~~ Planning and Development Director or his/her designee.

- (d) Peachtree City Tree Fund. There is hereby established a Peachtree City Tree Fund that shall receive payments made by property owners in lieu of planting additional trees as approved by the Planning Commission, in addition to forfeited landscape bonds and forfeited escrow funds for landscaping. Funds in the tree bank shall be administered by the City Manager or his/her designee. Where it is determined by the Planning Commission that it is impractical or impossible to fully meet the tree requirements for a site according to (b) above, the portion of the trees that cannot be accommodated on the site may be satisfied by a payment into the tree fund. Payment into the tree fund shall be made prior to the issuance of a Certificate of Occupancy. The amount of the payment shall be calculated based on the cost of purchase and installation of the additional trees, and verified by the Planning and Development Director or his/her designee.

The tree bank funds shall be available for use by the City for the establishment, maintenance, improvement and expansion of tree canopy cover on public property. The expenditure of tree bank funds shall be permitted for various activities related to tree conservation including: purchase of trees at least two caliper inches in size, planting of trees, maintenance of trees during the establishment period, and purchase of appropriately forested greenspace.

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

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

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

This _____ day of _____ 2017.

Vanessa Fleisch, Mayor

Attest:

City Clerk

AN ORDINANCE TO AMEND ARTICLE XI, DIVISION 3, SECTION 1114.5, OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SPECIFICALLY TO ESTABLISH A DEDICATED TREE FUND; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article XI, Division 3, Section 1114.5, Alternative Compliance to read as follows:

Sec. 1114.5. - Alternative compliance.

- (a) Overview. In those instances where the available land within a project site cannot bear the total number of canopy and/or understory trees required by this ordinance, the city hereby establishes an alternative compliance program. Alternative compliance shall be limited to either an off-site planting program or a contribution to the City's Tree Fund as described herein.
- (b) Consideration of alternative compliance shall adhere to the following guidelines:
 - (1) All canopy and understory trees that can reasonably be planted on a project site shall be provided. The remaining trees shall be considered for alternative compliance.
 - (2) In no instance shall more than 50 percent of the canopy and understory trees required by this ordinance be met through alternative compliance.
 - (3) Requests for alternative compliance shall be considered as a part of the established landscape plan review process.
- (c) Off-site planting program. Off-site planting provides an opportunity to utilize canopy and understory trees to re-vegetate city-owned property, open space, recreation facilities and road rights-of-way. Off-site plantings shall be permitted on city-owned property only. Locations for

off-site plantings and species of trees shall be identified by the Planning and Development Director or his/her designee prior to preparation of the off-site planting plan.

Off-site planting shall be considered in accordance with the following guidelines:

- (1) An off-site planting plan shall be provided as a part of the landscape plan submittal package, and shall include, at a minimum, the location, species and size of all trees proposed to meet the established tree replacement requirements.
- (2) The landscape plan and the off-site planting plan shall be reviewed and approved by the Planning and Development Director or his/her designee and the planning commission as a part of the landscape plan approval process.
- (3) Off-site plantings shall be installed in accordance with current American National Standards Institute (ANSI) guidelines and procedures.
- (4) The applicant shall guarantee all off-site plantings in accordance with the maintenance criteria and plant guarantee requirements identified herein.
- (5) All off-site plantings shall be installed and approved by the Planning and Development Director or his/her designee prior to the issuance of a certificate of occupancy as described herein.
- (6) The following note shall be provided on the approved off-site planting plan:

The plant material identified on this plan was approved by the Planning and Development Director or his/her designee and the Planning Commission in accordance with the city's off-site planting program. Along with the approved landscape plan, it is understood this off-site planting fulfills the tree replacement requirements for the _____ development located at _____ as established by the city's landscape ordinance. This off-site planting plan shall be attached to the approved landscape plan and shall be maintained by the Planning and Development Director or his/her designee.

- (d) Peachtree City Tree Fund. There is hereby established a Peachtree City Tree Fund that shall receive payments made by property owners in lieu of planting additional trees as approved by the Planning Commission, in addition to forfeited landscape bonds and forfeited escrow funds for landscaping. Funds in the tree bank shall be administered by the City Manager or his/her designee. Where it is determined by the Planning Commission that it is impractical or impossible to fully meet the tree requirements for a site according to (b) above, the portion of the trees that cannot be accommodated on the site may be satisfied by a payment into the tree fund. Payment into the tree fund shall be made prior to the issuance of a Certificate of Occupancy. The amount of the payment shall be calculated based on the cost of purchase and installation of the additional trees, and verified by the Planning and Development Director or his/her designee.

The tree bank funds shall be available for use by the City for the establishment, maintenance, improvement and expansion of tree canopy cover on public property. The expenditure of tree bank funds shall be permitted for various activities related to tree conservation including: purchase of trees at least two caliper inches in size, planting of trees, maintenance of trees during the establishment period, and purchase of appropriately forested greenspace.

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

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

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

This _____ day of _____ 2017.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Betsy Tyler, Public Information Officer/City Clerk 

DATE: March 27, 2017

SUBJECT: Records Management Ordinance Amendment and Supplemental Retention Schedule Adoption
April 6, 2017, City Council Meeting

Recommendation

That Council adopt the amendment to the Records Management Ordinance and Supplemental Schedule.

Discussion

At the March 16, 2016, City Council Meeting, Staff previewed recommended updates to the City's Records Management Ordinance and Supplemental Retention Schedule. These changes are based on the revised State Retention Schedule for Local Governments published in 2016. The State Schedule serves as the "Best Management Practices" for local governments, who are prohibited from purging records earlier than the retention listed by the State.

The Ordinance is being amended to reflect changes in the State agency charged with overseeing records management.

The Supplemental Retention Schedule covers records the City maintains that are not listed in the State Schedule or records the City maintains for a longer period than listed in the State Schedule. In several cases, the City will revert to the State retention for records previously listed in the Supplemental Schedule, and in others, the retention has been adjusted to reflect current operating policies.

These amendments are of a housekeeping nature, bringing the City in line with the State's schedule in most cases, and helping to ensure that the City remains in compliance with State law.

Budget Impact

This item should have no direct budget impact.

AN ORDINANCE TO AMEND ARTICLE VI, RECORDS MANAGEMENT, OF THE ADMINISTRATION ORDINANCE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, TO PROVIDE FOR RECORDS MANAGEMENT; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Chapter 2, Administration, Article VI, Records Management, as amended, be further amended to read as follows:

ARTICLE VI. - RECORDS MANAGEMENT

Sec. 2-500. - Purpose.

The purpose of this article is to comply with the Georgia Records Act (O.C.G.A. § 50-18-90 et seq.) enacted by the general assembly in 1972, and as the act may from time to time be amended, and to adopt the Records Retention Schedule for Local Government Records as published by the ~~Georgia Secretary of State's Department of Archives and History~~ State of Georgia, and any such amendments or updates as may be made.

Sec. 2-501. - Administrative responsibilities.

The office of the city clerk shall serve as the coordinator of the records management program and is authorized to act for and on behalf of the city in directing and coordinating all records management matters under the Georgia Records Retention Act. In discharging the records management and records destruction duties, the city clerk shall, whether personally or by delegation, maintain all records in accordance with the Secretary of State's Retention Schedules for Local Government Records adopted by the mayor and council, and shall not destroy, allow, or direct any employee to destroy, any record except as provided on the aforesaid retention schedule.

Whenever any records are destroyed, a certificate of destruction shall be prepared and maintained by the city clerk which shall show the type of records destroyed, the approved retention schedule number, and the dates covered. These memoranda of destruction shall be kept by the city clerk's office and may be viewed by any member of the public as provided by law.

Sec. 2-502. - Duties of department heads.

It shall be the duty of each department head to cooperate fully with the records management officer in complying with this article and the provisions of the Georgia Records Act. It shall further be the duty of each department head to implement the records management procedures and regulations issued by the city clerk and the ~~Secretary of State's Department of Archives and History~~ State of Georgia.

Sec. 2-503. - Retention schedule.

The city hereby adopts the ~~Secretary of State's~~ State of Georgia's Retention Schedules for Local Government Records. A copy of such schedule is on file in the office of the city clerk.

Sec. 2-504. - Exceptions to the retention schedule.

Any exceptions made to the ~~Secretary of State's~~ State of Georgia's Retention Schedules for Local Government Records by the city shall be listed in the city's supplemental retention schedule and include the retention time and reason for keeping the documents longer than recommended by the ~~Secretary of State's~~ State of Georgia's Retention Schedules for Local Government Records.

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

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

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

This _____ day of April 2017.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

City of Peachtree City
Records Retention Schedule Supplement – Exceptions and Documents Not Addressed

For documents not specifically addressed in the State Retention Schedule or for retention of documents longer than recommended in the State Retention Schedule.

Administrative Services City Hall Exceptions

Record Title	Description	State Retention	City Retention	Legal Citation / Comparison/Reason	Retention Classification
City Council meeting audio/video recordings	Audio/video files of City Council meetings	No requirement <u>90 days after minutes prepared & verified</u>	15 years <u>2 Years</u>	EXCEPTION to State Schedule. Reason: for legal reference in case of lawsuit. Approved minutes are official record.	Temporary – Long Term Long Term <u>Short-Term</u>
City Council Meeting Packets	Staff memos, meeting presentations provided to Mayor & Council prior to their meetings	No requirement <u>5 years</u>	Permanent, in electronic format when possible	EXCEPTION to State Schedule. Reason: Minutes often reference documents provided or presentations made at Council meetings	Permanent
Court Tapes	Audio tapes & digital recordings of Municipal Court proceedings	No requirement	2 years	EXCEPTION to State Schedule. Reason: for legal reference in case of appeal. Calendar/Disposition is official record	Temporary – Short Term
Court Dockets; Misdemeanor Court Records-Case Files	Books which generally contain essential information in summary form about each traffic case adjudicated; Documents supporting the adjudication of a case	Dockets-10 years after last entry; Misdemeanor Court Records-20 years after closure	20 years	EXCEPTION to State Schedule. Reason: Misdemeanor records are kept in the same docket as traffic offenses, so dockets must be kept for the longer time period.	Temporary-Long Term

Golf Cart Registration Forms	Forms documenting the registration, transfer, and release of golf carts	No Reference	5 years after decal replacement implemented <u>3 years after decal replacement/renewal</u>	SUPPLEMENT to State Schedule. Reason: State retention for motor vehicle tag registration is 3 years; retaining for 5 years ensures records for all previous registration of currently tagged carts.	Temporary – Short Term
Campaign Forms	Campaign Contribution Disclosure Reports and Financial Disclosure Reports filed by elected officials and candidates	5 years	5 years after failed election or after leaving office	EXCEPTION to State Schedule. Reason: Forms are retained in the candidate/elected official file that remains active until election is over and candidates leave office	Temporary – Short Term (NOTE: Only applicable to forms received prior to 2011 filing with State Ethics Commission).

Community Development Planning & Development Exceptions

Record Title	State retention	City Retention	Legal Citation / Comparison/Reason	Retention Classification
Certificate of Occupancy	10 years <u>Life of building</u>	Permanent to permit file	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent
Demolition records	5 years	Permanent to permit file	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent
Street Address Lists	Retain for useful life	Permanent	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent
Appeals to Zoning Board decisions	5 years	Permanent	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent
Zoning change requests	5 years	Permanent	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent
Zoning litigation files	20 years <u>6 years after litigation</u>	Permanent	EXCEPTION to State Schedule. REASON: Continuity and accurate history of property.	Permanent

Fire Department

Record Title	State retention	City Retention	Legal Citation / Comparison/Reason	Retention Classification
Building Fire Inspection & Certificate of Occupancy (Compliance) Files	Varied <u>Inspections – 5 years</u>	25 years	EXCEPTION to State Schedule. Records documenting the inspection and certification of buildings for compliance with fire and safety law REASON: Georgia Archives State Agency Specific Schedules for Office of the Commissioner of Insurance.	Temporary-Long Term

Police Department Exceptions

Record Title	State retention	City Retention	Legal Citation / Comparison/Reason	Retention Classification
Investigations Logs	2 years	6 years	EXCEPTION to State Schedule. REASON: Retained for Accreditation and State Certification on on-site inspections	Temporary – Short Term
Subpoena Logs – Officer	3 years <u>after disposition of case</u>	6 years	EXCEPTION to State Schedule. REASON: Retained for Accreditation and State Certification on on-site inspections.	Temporary – Short Term
Daily/Monthly Activity Reports	2 years	Until next accreditation / certification review	EXCEPTION to State Schedule. REASON: Retained for Accreditation and State Certification on on-site inspections.	Temporary – Short Term
Applications for Employment – Not Hired	2 years	Until next accreditation / certification review	EXCEPTION to State Schedule. REASON: Retained for Accreditation and State Certification on on-inspections.	Temporary – Short Term

Human Resources – Exceptions – Terminated Employee Files

* Terminated files are purged ~~five (5)~~seven (7) years after termination date. Any files required to be kept longer than five (5) years Only Retirement/Pension files become a permanent part of the file record. They are not purged again.

Record Title	Description	State Retention	City Retention	Legal Citation / Comparison/Reason	Retention Classification
Section 125 forms	Cafeteria Plan for premiums on medical, dental or short-term disability	6 years <u>after termination of participation</u>	Permanent 7 years <u>after termination of employment</u>	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files. Removal during 7-year purging of personnel files	Permanent <u>Short-Term - Temporary</u>
Employment contracts		7 years <u>after expiration</u>	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
Performance evaluations		7 years <u>after separation</u>	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
Disciplinary actions		7 years	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
All references		7 years	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
Training certificates		7 years <u>5</u>	7 years <u>after</u>	EXCEPTION to State Schedule.*	Permanent

		<u>years</u>	<u>termination of employment</u> Permanent	REASON: Removal during 7-year purging of personnel files Part of Permanent terminated employee files.	<u>Short-Term-Temporary</u>
Birth certificate (if provided)		No requirement	<u>7 years after termination of employment</u> Permanent	EXCEPTION to State Schedule.* REASON: Removal during 7-year purging of personnel files Part of Permanent terminated employee files.	<u>Short-Term – Temporary</u> Permanent
Death certificate		No requirement	<u>7 years after termination of employment</u> Permanent	EXCEPTION to State Schedule.* REASON: Removal during 7-year purging of personnel files Part of Permanent terminated employee files.	<u>Short-Term – Temporary</u> Permanent
Retirement/pension information		Permanent	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
All 457/Deferred Compensation forms		<u>7 years after benefits end</u>	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files. Part of Retirement / Pension File	Permanent
Death benefit claims		30 years	Permanent	EXCEPTION to State Schedule.* REASON: Part of Permanent terminated employee files.	Permanent
Short-term disability claims		30 years <u>FMLA-3 years after separation;</u> <u>non-FMLA-3 years</u>	<u>7 years after termination of employment</u> Permanent	EXCEPTION to State Schedule.* REASON: Removal during 7-year purging of personnel files Part of Permanent terminated employee files.	<u>Short-Term – Temporary</u> Permanent
Long-term disability claims		30 years <u>FMLA-3 years after separation;</u> <u>non-FMLA-3 years</u>	<u>7 years after termination of employment</u> Permanent	EXCEPTION to State Schedule.* REASON: Removal during 7-year purging of personnel files Part of Permanent terminated employee files.	<u>Short-Term – Temporary</u> Permanent

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jonathan Rorie, City Manager 
Paul Salvatore, Finance Director 
Kelly Bush, Assistant Finance Director 
Angela Egan, Purchasing Agent 
Scott Hicks, Public Services Superintendent 

FROM: Josh Doughty, Fleet Manager 

DATE: March 27, 2017

SUBJECT: Sole Source Name Brand Purchase of Bobcat T650
April 6, 2017, Council Meeting

Recommendation:

Staff recommends the City Council approve Bobcat as a Name Brand and Bobcat of Atlanta as the Sole Source for the purchase of the new Bobcat T650 (Compact Track Loader) for \$51,294.14

Discussion:

The City has budgeted for the replacement of the Public works Bobcat in the 2017 Splost. As such staff is recommending the Name Brand purchase of a Bobcat T650 as it is best suited for the needs of the City. We have had several manufactures comparable machines (Kubota, Caterpillar, Case, New Holland and Takeuchi) here for demonstrations and all of them lacked the power of the Bobcat brand machine. As such there is not a way to competitively bid this equipment. In the Atlanta region, Bobcat of Atlanta is the only authorized distributor.

Budget Impact:

The City has budgeted \$60,000.00 for the replacement of this Bobcat in the 2017 Splost.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

FROM: Jonathan N. Rorie, City Manager 

DATE: March 31, 2017

SUBJECT: Consider Adoption of 2017 Impact Fee Schedule
April 6, 2017 City Council Meeting

Recommendation:

Staff recommends that City Council adopt the proposed attached impact fee schedule to meet projected growth and service level demands throughout the city.

Discussion:

At the December 1, 2016 City Council meeting, Council discussed the updated "Impact Fee Methodology Report. The report establishes policies related to infrastructure development, identifies needs for new facilities, and identifies eligible facilities on which impact fees can be collected to meet anticipated demands of new growth. Based upon growth projections and needed facilities, impact fees are established for each land use category. The proposed impact fee schedule:

- Reduces the fees associated with commercial/industrial land uses. This is due to a reduction in the overall square footage of new fire stations and associated equipment needs.
- Increases the fees associated with residential Land uses. This is due to the addition of multi-use path extensions throughout the city as defined in the Multi-use path master plan.

Budget Impact:

There are no budget impacts associated with this request.

ATTACHMENTS: Impact Fee Schedule

Peachtree City Impact Fee Schedule

ITE Code	Land Use Category	Net Impact Fee				Adminis- tration (3%)	Total Impact Fee	Unit of Measure*
		Fire Protection	Police Services	Recreation	Subtotal			
Residential (200-299)								
210	Single-Family Detached Housing	\$ 583.88	\$ 118.05	\$ 3,408.54	\$ 4,110.47	\$ 123.31	\$ 4,233.78	per dwelling
220	Apartment	\$ 583.88	\$ 118.05	\$ 3,408.54	\$ 4,110.47	\$ 123.31	\$ 4,233.78	per dwelling
230	Residential Condominium/Townhouse	\$ 583.88	\$ 118.05	\$ 3,408.54	\$ 4,110.47	\$ 123.31	\$ 4,233.78	per dwelling
Port and Terminal (000-099)								
030	Intermodal Truck Terminal	\$ 0.34	\$ 0.07	\$ -	\$ 0.41	\$ 0.01	\$ 0.42	per square foot
Industrial/Agricultural (100-199)								
110	General Light Industrial	\$ 0.55	\$ 0.11	\$ -	\$ 0.66	\$ 0.02	\$ 0.68	per square foot
120	General Heavy Industrial	\$ 0.44	\$ 0.09	\$ -	\$ 0.52	\$ 0.02	\$ 0.54	per square foot
140	Manufacturing	\$ 0.43	\$ 0.09	\$ -	\$ 0.51	\$ 0.02	\$ 0.53	per square foot
150	Warehousing	\$ 0.22	\$ 0.04	\$ -	\$ 0.26	\$ 0.01	\$ 0.27	per square foot
151	Mini-Warehouse	\$ 0.02	\$ 0.00	\$ -	\$ 0.02	\$ 0.00	\$ 0.02	per square foot
152	High-Cube Warehouse	\$ 0.02	\$ 0.00	\$ -	\$ 0.02	\$ 0.00	\$ 0.02	per square foot
Lodging (300-399)								
310	Hotel or Conference Motel	\$ 135.90	\$ 27.48	\$ -	\$ 163.37	\$ 4.90	\$ 168.27	per room
311	All Suites Hotel	\$ 119.26	\$ 24.11	\$ -	\$ 143.38	\$ 4.30	\$ 147.68	per room
320	Motel	\$ 104.83	\$ 21.20	\$ -	\$ 126.03	\$ 3.78	\$ 129.81	per room
Recreational (400-499)								
430	Golf Course	\$ 58.59	\$ 11.85	\$ -	\$ 70.43	\$ 2.11	\$ 72.54	per acre
437	Bowling Alley	\$ 0.24	\$ 0.05	\$ -	\$ 0.29	\$ 0.01	\$ 0.30	per square foot
443	Movie Theater	\$ 0.35	\$ 0.07	\$ -	\$ 0.42	\$ 0.01	\$ 0.43	per square foot
460	Arena	\$ 795.01	\$ 160.74	\$ -	\$ 955.75	\$ 28.67	\$ 984.42	per acre
480	Amusement Park	\$ 2,169.35	\$ 438.62	\$ -	\$ 2,607.97	\$ 78.24	\$ 2,686.21	per acre
490	Tennis Courts	\$ 58.17	\$ 11.76	\$ -	\$ 69.94	\$ 2.10	\$ 72.03	per acre
491	Racquet/Tennis Club	\$ 0.07	\$ 0.01	\$ -	\$ 0.09	\$ 0.00	\$ 0.09	per square foot
492	Health/Fitness Center	\$ 0.17	\$ 0.03	\$ -	\$ 0.20	\$ 0.01	\$ 0.21	per square foot
495	Recreational Community Center	\$ 0.30	\$ 0.06	\$ -	\$ 0.36	\$ 0.01	\$ 0.37	per square foot
Institutional (500-599)								
520	Private Elementary School	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.29	per square foot
530	Private High School	\$ 0.16	\$ 0.03	\$ -	\$ 0.19	\$ 0.01	\$ 0.19	per square foot
560	Church/Place of Worship	\$ 0.08	\$ 0.02	\$ -	\$ 0.10	\$ 0.00	\$ 0.10	per square foot
565	Day Care Center	\$ 0.67	\$ 0.14	\$ -	\$ 0.81	\$ 0.02	\$ 0.83	per square foot
566	Cemetery	\$ 19.42	\$ 3.93	\$ -	\$ 23.35	\$ 0.70	\$ 24.05	per acre
Medical (600-699)								
610	Hospital	\$ 0.70	\$ 0.14	\$ -	\$ 0.84	\$ 0.03	\$ 0.87	per square foot
620	Nursing Home	\$ 0.56	\$ 0.11	\$ -	\$ 0.67	\$ 0.02	\$ 0.69	per square foot
630	Clinic	\$ 0.94	\$ 0.19	\$ -	\$ 1.13	\$ 0.03	\$ 1.16	per square foot
Office (700-799)								
710	General Office Building	\$ 0.79	\$ 0.16	\$ -	\$ 0.95	\$ 0.03	\$ 0.98	per square foot
714	Corporate Headquarters Building	\$ 0.82	\$ 0.17	\$ -	\$ 0.98	\$ 0.03	\$ 1.01	per square foot
715	Single-Tenant Office Building	\$ 0.75	\$ 0.15	\$ -	\$ 0.90	\$ 0.03	\$ 0.93	per square foot
720	Medical-Dental Office Building	\$ 0.97	\$ 0.20	\$ -	\$ 1.16	\$ 0.03	\$ 1.20	per square foot
760	Research and Development Center	\$ 0.70	\$ 0.14	\$ -	\$ 0.84	\$ 0.03	\$ 0.86	per square foot
770	Business Park	\$ 0.73	\$ 0.15	\$ -	\$ 0.88	\$ 0.03	\$ 0.91	per square foot
Retail (800-899)								
812	Building Materials and Lumber Store	\$ 0.34	\$ 0.07	\$ -	\$ 0.40	\$ 0.01	\$ 0.42	per square foot
813	Free-Standing Discount Superstore	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
814	Variety Store	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
815	Free-Standing Discount Store	\$ 0.47	\$ 0.10	\$ -	\$ 0.57	\$ 0.02	\$ 0.59	per square foot
816	Hardware/Paint Store	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
817	Nursery (Garden Center)	\$ 0.74	\$ 0.15	\$ -	\$ 0.89	\$ 0.03	\$ 0.92	per square foot
818	Nursery (Wholesale)	\$ 0.40	\$ 0.08	\$ -	\$ 0.48	\$ 0.01	\$ 0.49	per square foot
820	Shopping Center	\$ 0.40	\$ 0.08	\$ -	\$ 0.48	\$ 0.01	\$ 0.49	per square foot
823	Factory Outlet Center	\$ 0.40	\$ 0.08	\$ -	\$ 0.48	\$ 0.01	\$ 0.49	per square foot

826	Specialty Retail Center	\$ 0.47	\$ 0.10	\$ -	\$ 0.57	\$ 0.02	\$ 0.59	per square foot
841	Automobile Sales	\$ 0.36	\$ 0.07	\$ -	\$ 0.44	\$ 0.01	\$ 0.45	per square foot
843	Auto Parts Store	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
848	Tire Store	\$ 0.31	\$ 0.06	\$ -	\$ 0.37	\$ 0.01	\$ 0.38	per square foot
849	Tire Superstore	\$ 0.31	\$ 0.06	\$ -	\$ 0.37	\$ 0.01	\$ 0.38	per square foot
850	Supermarket	\$ 0.28	\$ 0.06	\$ -	\$ 0.33	\$ 0.01	\$ 0.34	per square foot
851	Convenience Market (Open 24 Hours)	\$ 0.43	\$ 0.09	\$ -	\$ 0.52	\$ 0.02	\$ 0.53	per square foot
853	Convenience Market with Gasoline Pumps	\$ 0.43	\$ 0.09	\$ -	\$ 0.52	\$ 0.02	\$ 0.53	per square foot
854	Discount Supermarket	\$ 0.54	\$ 0.11	\$ -	\$ 0.65	\$ 0.02	\$ 0.66	per square foot
860	Wholesale Market	\$ 0.20	\$ 0.04	\$ -	\$ 0.24	\$ 0.01	\$ 0.24	per square foot
861	Discount Club	\$ 0.31	\$ 0.06	\$ -	\$ 0.37	\$ 0.01	\$ 0.38	per square foot
862	Home Improvement Superstore	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
863	Electronics Superstore	\$ 0.23	\$ 0.05	\$ -	\$ 0.28	\$ 0.01	\$ 0.28	per square foot
870	Apparel Store	\$ 0.40	\$ 0.08	\$ -	\$ 0.48	\$ 0.01	\$ 0.49	per square foot
875	Department Store	\$ 0.47	\$ 0.10	\$ -	\$ 0.57	\$ 0.02	\$ 0.58	per square foot
880	Pharmacy/Drugstore	\$ 0.40	\$ 0.08	\$ -	\$ 0.48	\$ 0.01	\$ 0.49	per square foot
890	Furniture Store	\$ 0.10	\$ 0.02	\$ -	\$ 0.12	\$ 0.00	\$ 0.12	per square foot

Services (900-999)

912	Drive-in Bank	\$ 1.14	\$ 0.23	\$ -	\$ 1.37	\$ 0.04	\$ 1.41	per square foot
931	Quality Restaurant	\$ 1.78	\$ 0.36	\$ -	\$ 2.14	\$ 0.06	\$ 2.20	per square foot
932	High-Turnover (Sit-Down) Restaurant	\$ 1.78	\$ 0.36	\$ -	\$ 2.14	\$ 0.06	\$ 2.20	per square foot
934	Fast-Food Restaurant	\$ 2.60	\$ 0.53	\$ -	\$ 3.13	\$ 0.09	\$ 3.22	per square foot
941	Quick Lubrication Vehicle Shop	\$ 500.90	\$ 101.28	\$ -	\$ 602.18	\$ 18.07	\$ 620.25	per service bay
944	Gasoline/Service Station	\$ 38.16	\$ 7.72	\$ -	\$ 45.88	\$ 1.38	\$ 47.26	per pump
945	Gasoline Station w/Convenience Market	\$ 51.52	\$ 10.42	\$ -	\$ 61.94	\$ 1.86	\$ 63.80	per pump
947	Self-Service Car Wash	\$ 47.71	\$ 9.65	\$ -	\$ 57.35	\$ 1.72	\$ 59.07	per stall

* 'Square foot' means square foot of gross building floor area.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP 
Planning and Development Director

DATE: March 30, 2017

SUBJECT: Consider Adoption of 2017 Amended Capital Improvements Element (CIE)
April 6, 2017 City Council Meeting

Recommendation:

Staff recommends that City Council approve the attached Adoption Resolution.

Discussion:

At the January 5, 2017 City Council meeting, Council approved the submittal of a draft amended Capital Improvements Element (CIE) to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review and approval. On March 1, 2017 DCA officially approved the amended CIE. The next step is for Council to formally adopt the amended CIE. Formal adoption of the amended CIE is required in order for the city to maintain its status as a Qualified Local Government.

Budget Impact:

There are no budget impacts associated with this request.

ATTACHMENTS

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF PEACHTREE CITY ADOPTING THE
AMENDED 2017 CAPITAL IMPROVEMENTS ELEMENT (CIE)
OF THE PEACHTREE CITY COMPREHENSIVE PLAN**

WHEREAS, the City of Peachtree City has prepared an amended Capital Improvements Element (CIE) as a required element of the city's Comprehensive Plan; and

WHEREAS, the amended Capital Improvements Element was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning as administered by the Georgia Department of Community Affairs (DCA) and in accordance with the requirements of the Georgia Development Impact Fee Act; and

WHEREAS, a required public hearing on the draft Capital Improvements Element was conducted by the Mayor and City Council on January 5, 2017; and

WHEREAS, the amended 2017 Capital Improvements Element was reviewed by the Atlanta Regional Commission and subsequently approved by the Georgia Department of Community Affairs on March 1, 2017.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the amended 2017 Capital Improvements Element in accordance with the requirements of the Georgia Planning Act of 1989 and the Georgia Development Impact Fee Act.

SO RESOLVED, this ____ day of _____, 2017.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

March 1, 2017

Mayor Vanessa Fleisch
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

RE: Capital Improvements Element (CIE) Amendment

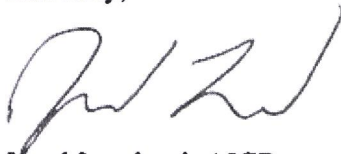
Dear Mayor Fleisch,

ARC has completed the regional review of the 2017 CIE Amendment for the City of Peachtree City. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the amendment conforms to the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the amendment. Please review and consider the attached advisory comments from DCA prior to adoption. The amendment may then be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" CIE amendment document so that we may forward them to DCA. Upon receiving notice that the amendment has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Peachtree City for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard, AICP
Senior Principal Planner

Enclosure

Cc: Mike Warrix, Planning and Development Director



STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: March 30, 2017

SUBJECT: Public Hearing: Consider Variance Request, GR-3 Zoning Rear Setback Requirement, 102 Brooksong Way
April 6, 2017 City Council Meeting

Case Number:	PV17-0001
Request:	Variance from Section 1004.4(h), Zoning Ordinance
Required Rear Setback:	20 Feet
Requested Variance	6 Feet 3 Inches
Property Location:	102 Brooksong Way, Lot 2 Brookfield Phase I
Current Zoning:	GR-3, General Residential
Parcel Size:	0.13 Acre (5,700 Square Feet)
Property Owner:	Robert and Imelda Hills
Applicant:	Robert and Imelda Hills

Background:

A public hearing on this request was conducted by Council at their March 16, 2017 regular meeting. At that meeting, Council voted to continue the request to the April 6, 2017 Council meeting in order to allow the Applicant sufficient time to obtain letters from adjoining property owners. Letters, as requested by Council, are attached.

Request:

The Applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1004.4(h) of the GR-3, General Residential zoning district. The GR zoning district requires a minimum rear building setback of 20 feet. The Applicant proposes to construct a 140 square foot (10' x 14') addition to the rear of the home that would encroach into the rear setback by approximately six (6) feet. The proposed addition would tie into the existing roof line. Siding would match the existing siding of the home. The existing home is in compliance with all applicable GR-3 setbacks.

As part of the application, the Applicant has included a site sketch showing the proposed improvement in relation to the rear property line, a letter of approval from the Brookfield Homeowner's Association, Inc., and related photographs.

Subject Property:

The subject property is generally flat to gently sloping and rectangular in shape.

Variance Consideration:

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.

Variance Criteria:

Section 1207 of the Peachtree City Zoning Ordinance states:

In reviewing a request for a variance, the 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 Comment: Other than the small size of the lot, no special circumstances are applicable to the property. Due to the lot size and configuration of the home, it would not be possible to construct the proposed addition without encroaching into the rear setback.

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

Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application. A strict or literal application of the ordinance would, however, prevent the Applicant from improving the property as proposed.

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

Staff Comment: Other than the small size of the lot, no exceptional or extraordinary circumstances exist on the property.

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

Staff Comment: No evidence was presented as part of the application that would show that granting of a variance in this case would not constitute a special privilege. The subject lot is one of the smaller lots within the Brookfield subdivision.

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

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The Applicant has obtained the approval of the Brookfield HOA for the proposed improvement.

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

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

Recommendation:

Should Council choose to approve the variance request, staff recommends the following conditions:

1. The variance shall be limited to an encroachment of no more than six (6) feet three (3) inches into the rear building setback as shown on the site plan submitted by the Applicant. There shall be no other encroachments permitted without first securing additional variances.
2. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the rear setback than permitted by this variance.

ATTACHMENTS

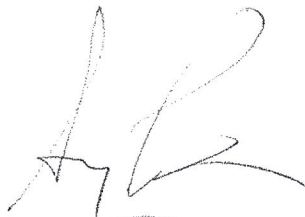
Date: 3/24/2017

***Subject: Variance request for a 140 sq ft
Addition to the residence at 102 Brooksong
Way Peachtree City, GA 30269***

To whom it may concern,

***As the owners of property At 100 Brooksong
Way, PTC, GA 30269, I believe the proposed
Construction of an addition at 102 Brooksong
Way will be an improvement to that property
And will enhance the entire community.
For that reason I feel the variance should be
Approved.***

James Brown



Deborah Brown



Date: 3/24/2017

***Subject: Variance request for a 140 sq ft
Addition to the residence at 102 Brooksong
Way Peachtree City, GA 30269***

To whom it may concern,

***As the owners of property At 104 Brooksong
Way, PTC, GA 30269, I believe the proposed
Construction of an addition at 102 Brooksong
Way will be an improvement to that property
And will enhance the entire community.
For that reason I feel the variance should be
Approved.***

Nexhmedin Zymderi

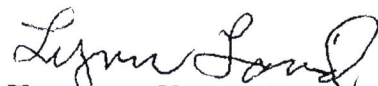
Nahmedin Zymberi

Date: 3/24/2017

***Subject: Variance request for a 140 sq ft
Addition to the residence at 102 Brooksong
Way Peachtree City, GA 30269***

To whom it may concern,

***As the owners of property At 202
Shadowbrook Court, PTC, GA 30269, I believe
the proposed construction
of an addition at 102 Brooksong Way will be
an improvement to that property
And will enhance the entire community.
For that reason I feel the variance should be
Approved.***


Lynn Land

Date: 3/24/2017

***Subject: Variance request for a 140 sq ft
Addition to the residence at 102 Brooksong
Way Peachtree City, GA 30269***

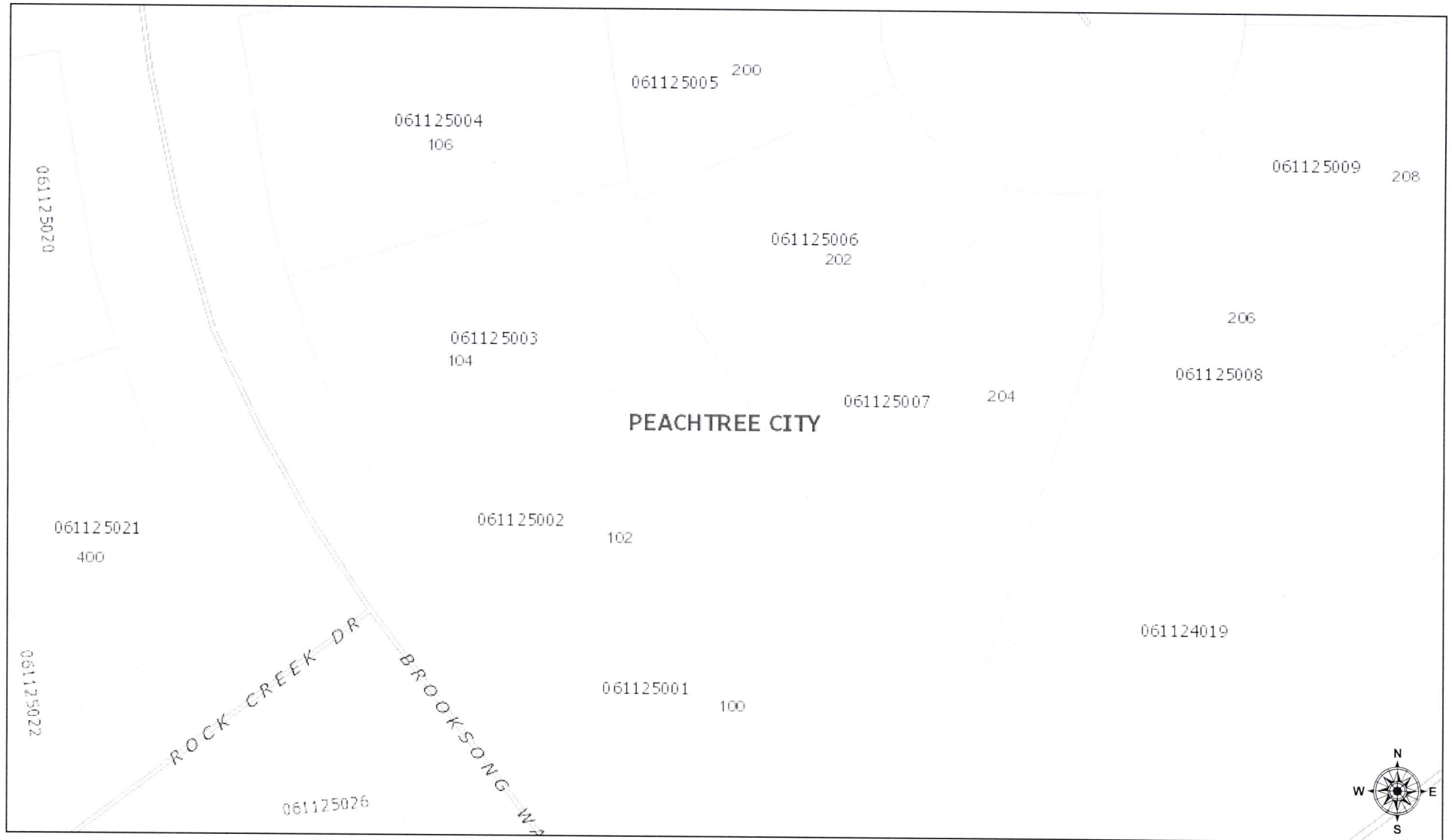
To whom it may concern,

***As the owners of property At 204
Shadowbrook Court, PTC, GA 30269, I believe
the proposed construction
of an addition at 102 Brooksong Way will be
an improvement to that property
And will enhance the entire community.
For that reason I feel the variance should be
Approved.***



Sharanukumar Nadahalli

GoMaps



March 29, 2017

1:515
0 0.00425 0.0085 0.017 mi
0 0.005 0.01 0.02 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Brookfield Homeowner's Association, Inc.

P.O. Box 143089
Fayetteville, GA 30214
(770) 692-0152
(770) 692-0156 Fax
www.camga.com

November 04, 2016

Robert & Imelda Hills
102 Brooksong Way
Peachtree City GA 30269

RE: 102 Brooksong Way

Dear Robert & Imelda Hills:

On behalf of your Architectural Review Board (ARB), we are pleased to inform you that:

Approval to build an addition on the back of 102 Brooksong Way. The addition will be 10 feet by 14 feet and will tie in to the existing roof line. The siding will match the existing siding. Their neighbors should not be affected by this addition.

As a reminder, the committee's approval of your plans and specifications is not for engineering or structural integrity, but only within their rights and responsibilities with regards to The Declaration of Covenants, Conditions and Restrictions. Also, you are responsible for obtaining any permits that may be required by your local government authority.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

We appreciate you being a responsible homeowner by following the guidelines of the approval process for your community. If we may be of any future assistance, please feel free to contact us.

Sincerely,

COMMUNITY ASSOCIATION MANAGEMENT, LLC
Agent for Brookfield Homeowner's Association, Inc.

Lee Mason

Lee Mason, CMCA®, AMS®, PCAM®

1/26/2007

Regarding 102 Brooksong Way, Brookfield Subdivision
Peachtree City, GA Setback Variance Petition

The owners Robert and Imelda Hills purchased this property in August 2016 after waiting several months for a listing in their price range and choice of living area. The house is a 1260 square foot, 3 bedroom 2 bath with 2 car Garage. The living room bedrooms and bath rooms are perfectly fine for the owners needs. The kitchen, dining area and laundry room are very small (116 sq ft) further complicated by the back door also in this area.

The owners wish to build a 10x14 ft addition to the kitchen,dining ,laundry area. This will provide adequate space for a dining table and china hutch. Moving the laundry into the new space will make room for a pantry and cupboard space. The back door problem will also be solved.

The owners petitioned, and were given approval by, The Brookfield Homeowners association,inc.to construct a 10x14 foot addition on the back of 102 Brooksong Way. The 10 feet by 14 feet addition will tie into the existing roof line and the siding is to match the existing siding. All other covenants continue to apply.

In order to continue with this project the owners are petitioning the City of Peachtree City for a 6 ft 3 inch

setback variance in order to comply with setback requirements.

Respectfully submitted: Robert and Imelda Hills



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>102 Brooksong Way</u>	PROPERTY OWNER	Name <u>Robert & Imelda Hills</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office		Phone <u>361 446 3385</u>
VARIANCE TYPE	Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	PROPERTY INFO	Email <u>bobhills@icloud.com</u>
	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning		Subdivision: <u>Brookfield</u>
APPLICANT	Name <u>Robert & Imelda Hills</u>	SUPPORTING DOCUMENTS	Phase: <u>1</u> Lot # <u>2</u>
	Address <u>102 Brooksong Way</u>		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)
City, State, Zip <u>PEACHTREE CITY GA</u>		☒ Site plan (with property lines and proposed work)	
Phone # <u>361 446 3385</u>		☒ A detailed report justifying the requested variance	
Email <u>bobhills@icloud.com</u>		☒ Letters of support from adjacent property owners <u>HOA</u>	
		☒ Digital Photographs \ Renderings (CD or Email)	
		☐ Other Items Demonstrating Need (topo. Survey, etc) <u>N/A</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>6'3"</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☐ No		<u>EXPAND KITCHEN TO ALLOW DINING ROOM & PANTRY</u>

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

Signature of Owner/Agent: _____

Date 2/1/17

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____
Date of Acceptance: _____	Date of Hearing: _____
☐ Approved ☐ Denied	
☐ 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: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: March 30, 2017

SUBJECT: Annexation and Zoning Request (Step Two)
Heritage of Peachtree Assisted Living Center
April 6, 2017 City Council Agenda

Background:

The Applicant, Senior Lifestyles Corporation, has submitted a Step Two annexation application for review and consideration. The subject property is 3.50 acres in size and is located north of the existing city limits on Highway 54 east. The subject property is located within unincorporated Fayette County and is zoned Community Commercial (C-C) and designated as Office (OFF) on the Fayette County Future Land Use Plan.

The Applicant desires to annex the property into Peachtree City and that it be zoned GR-14, General Residential, which permits multi-family uses. Step One of the annexation process was approved by City Council in 2014. The Applicant submitted a Step Two application on February 15, 2017. The Fayette County Board of Commissioners considered the annexation request at their March 9, 2017 regular meeting. At that meeting, the Board of Commissioners voted not to object to the proposed annexation. A copy of the minutes from that meeting are attached.

The subject property is improved with a single building which houses 49 personal care apartments. Access is provided by a single driveway from Highway 54, which also provides access to the adjoining veterinary clinic tract. The Applicant has indicated there are no expansion or redevelopment plans for the property. There are also no plans to request a secondary entrance into the property from Sumner Road.

Until recently, the property was served by an on-site septic system, which was failing and historically had capacity issues. Earlier this year, the property was connected to WASA's sanitary sewer system.

Summary:

1. The subject property is 3.50 acres in size and has frontage along Highway 54;
2. The assisted living facility is 38,477 square feet in size and houses 49 assisted living apartments;

Heritage of Peachtree City

March 30, 2017

Page 2

3. Public services are provided as follows:
 - Public Safety (Police, Fire & EMS): Peachtree City
 - Sewer: Peachtree City Water and Sewerage Authority (WASA)
 - Water: Fayette County
4. According to the application, the subject property's most recent tax assessment was based upon a fair market value of \$3,653,050.00. Based upon this amount future tax bills have been calculated as follows: \$10,324 (Peachtree City); \$30,832 (Fayette County Schools); and \$7,492 (Fayette County). \$48,647 total.
5. On October 2, 2014, City Council approved the Applicant's Step One annexation application and authorized the Applicant to work with staff on the annexation and zoning request;
6. On October 20, 2016 City Council approved an extension of Step One approval;
7. On February 15, 2017, the Applicant submitted a Step Two annexation application (Attachment "A");
8. On February 15, 2017 official notification was provided to the Fayette County Board of Commissioners;
9. On March 9, 2017, Fayette County planning staff presented its review of the application to the Board of Commissioners. At that meeting, the Board of Commissioners consented to not object to the annexation request (Attachment "B").
10. On March 13, 2017, the annexation and rezoning request was presented to the Planning Commission for review and recommendation. At that meeting, the Commission voted unanimously to forward the annexation and zoning request to City Council with a recommendation for approval (Attachment "C").

Consistency with Comprehensive Plan:

A review of the Peachtree City Comprehensive Plan indicates that the proposed annexation and zoning are consistent with housing goals associated with providing housing options for residents of all ages and life stages. The use of the GR zoning district rather than a commercial district also supports the city's adopted strategy of "stepping down" land use intensity toward the city's edges.

The subject property was also identified in the 2014 Annexation Analysis prepared by staff as a tract of land that should be considered for annexation.

Recommendation:

One of the recommendations identified as a part of recent updates to the city's Comprehensive Plan was the need to establish "growth boundaries" and to maintain these limits as annexation requests are considered. The purpose of growth boundaries was to be proactive in identifying

Heritage of Peachtree City

March 30, 2017

Page 3

tracts of land for potential annexations and to then determine which zoning classification would be compatible with existing land use patterns in the area.

The Heritage of Peachtree property has been identified as one that should be considered for annexation, not only to control and guide the development on the property but also to assist in establishing a more cohesive gateway into the city.

Staff recommends that the proposed annexation and zoning of the 3.50-acre Heritage of Peachtree property be approved. Attached are two ordinances for consideration, one approving the annexation (Attachment "D") and another approving the zoning of GR-14 (Attachment "E").

**Annexation and Rezoning Request
For Peachtree City, Georgia**



Requested by Senior Lifestyle Corporation

3.50 Acres, Fayetteville, GA

Peachtree City Annexation and Rezoning Request

STEP II – ANNEXATION APPLICATION

Heritage of Peachtree

Built in 1995, Heritage of Peachtree (HP) is an Assisted Living community located at 1967 Highway 54 W in Fayetteville, Georgia. HP is contiguous to the City Limits of Peachtree City located between Highway 54 and Sumner Road north of the recently annexed Peachtree Professional Center. Comprised of 49 one-bedroom apartments, HP was the first assisted living center in Fayette County.

This request is to annex and zone the property as Multi-Family with a GR-14 (General Residential) zoning designation to allow for continued use as an assisted living center. The three onsite septic systems have experienced numerous failures; therefore connection to the City's public sewer system will diminish the potential of a health hazard and contamination of the groundwater table and streams/lakes down gradient from this property. Due to the severity of the septic problem, HP received approval from City Council on December 4, 2014 to connect into the WASA system concurrent with the annexation application. On April 14, 2016 the County Commission approved HP's request to connect to the WASA system while the annexation process by the City of Peachtree City progressed.

WASA completed construction of a pump station on the Peachtree Professional Center property and corresponding sewer line extension along Sumner Road. HP has installed the connection to the WASA system. The existing septic systems and nitrification fields have been decommissioned.

HP appreciates your consideration of this application.

Peachtree City Annexation and Rezoning Request

Step Two: Annexation request form

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

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

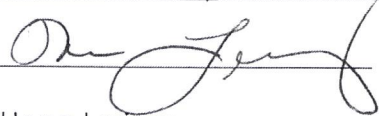
This request for annexation is being made for the following reasons:
The use of this property is better served by public sewer.

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

Owner (print): Maura Feaheny

Date: 02.13.17

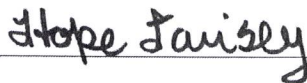
Owner (signature):



Agent (print): Hope Larisey

Date: 9 Feb 2017

Agent (signature):



To be completed by the City of Peachtree City:

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

Date of acceptance: _____

Request number: _____

City Planner: _____

Date: _____

City Clerk: _____

Date: _____

Public Hearing – Planning Commission: _____

Date: _____

Public Hearing – City Council: _____

Date: _____

Peachtree City Annexation and Rezoning Request

PROPERTY ELIGIBILITY FOR ANNEXATION

The applicant proposes the 100 Percent Method of annexation as the applicant is the sole owner of the property. Special warranty deed and legal description follow as documentation the property is eligible for annexation. Said property is contiguous to the existing city limits.

Page 1 of 4



Doc ID: 008905670008 Type: WD
Recorded: 08/20/2012 at 09:05:00 AM
Fee Amt: \$10,699.00 Page 1 of 8
Transfer Tax: \$10,875.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 3933 PG 69-76

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-27905
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

THIS INSTRUMENT PREPARED BY

Goodwin Procter LLP
The New York Times Building
620 Eighth Avenue
New York, New York 10018
Attention: Ross D. Gillman, Esq.

UPON RECORDING, TO BE RETURNED

TO:
Shumaker, Loop & Kendrick, LLP
1000 Jackson Street
Toledo, Ohio 43604-5573
Attention: Cynthia L. Rerucha, Esq.

Folio #:

SPECIAL WARRANTY DEED

STATE OF GEORGIA §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF FAYETTE §

THIS INDENTURE is made and executed August 10, 2012, to be effective August 15, 2012 by **RSC PEACHTREE, LLC**, a Florida limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **HCRIX ROYAL, LLC**, A Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Health Care REIT, Inc., 4500 Dorr Street, Toledo, Ohio, 43615, Attention: Jeffrey H. Miller, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, ALIENED, REMISED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, ALIEN, REMISE, BARGAIN, SELL and CONVEY unto Grantee that certain tract or parcel of land located in Fayette County, Georgia more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by

LIBNY/5213571.3

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Peachtree City Annexation and Rezoning Request

Page 2 of 4

Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference ("Permitted Exceptions"), without any intention to reimpose such matters.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

This Deed is made without any covenant, warranty or representation by, or recourse against, Grantor except to the extent expressly provided herein.

AND, Grantor does hereby specially warrant the title to the Real Property as hereby described, and will defend the Real Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and their respective successors and assigns.

[The remainder of this page has been intentionally left blank]

LIBNY/5213571.3

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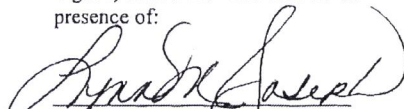
Peachtree City Annexation and Rezoning Request

Page 3 of 4

EXECUTED this 10th day of August, 2012, TO BE EFFECTIVE as of the 15 day of August, 2012.

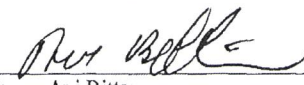
Signed, sealed and delivered in the presence of:

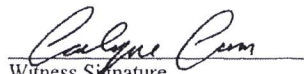
RSC PEACHTREE, LLC, a Florida limited liability company


Witness Signature

LYNN M. JOSEPH
Print Name:

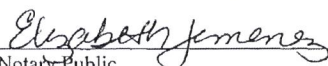
By: ROICO II, LLC, a Florida limited liability company, its sole member

By: 
Name: Avi Bittan
Title: Manager

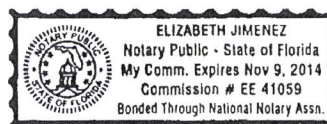

Witness Signature
Carolyn Cam
Print Name:

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of August, 2012, by Avi Bittan, as Manager of ROICO II, LLC, a Florida limited liability company, as sole member of Grantor, on behalf of Grantor. He is [☒] personally known to me or [☐] produced _____ as identification and did/did not take an oath.


Notary Public
Print Name: _____

My commission expires: _____



Special Warranty Deed - Heritage at Peachtree

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Peachtree City Annexation and Rezoning Request

Page 4 of 4

PEACHTREE

Exhibit "A"

Legal Description

All that lot, tract or parcel of land situate, lying and being in Land Lot 69 of the 7th Land District of Fayette County, Georgia, as shown on a plat of survey entitled "ALTA/ACSM Land Title Survey, Heritage Retirement Homes, L.L.C., Old Republic National Title Insurance Company & First National Bank of Griffin", prepared by Presley, Bernhard, Harper & Associates, dated February 9, 1998, which said plat is incorporated herein and made a part of this legal description. Said tract may be more particularly described from said plat as follows:

Beginning at an iron stake on the Northwest margin of Georgia State Route No. 54, which iron stake lies in a northeasterly direction along said Northwest margin of Georgia State Route No. 54 a distance of 1634.3 feet from its intersection with the East boundary line of Land Lot 92; thence from said point of beginning North 87 degrees 53 minutes 42 seconds West a distance of 527.09 feet to an iron stake; thence North 00 degrees 58 minutes 40 seconds East a distance of 273.87 feet to an iron stake; thence South 86 degrees 12 minutes 45 seconds East a distance of 629.35 feet to an iron stake; thence South 22 degrees 49 minutes 41 seconds West a distance of 273.0 feet to an iron stake, said iron stake marking the point of beginning.

Said tract, as shown on said plat, is bounded now or formerly as follows: on the North by lands of Joe A. Harper and Duane P. Tallman; on the East of Georgia State Route No. 54; on the South by lands of Robert J. Disharoon and lands of Patricia A. Hicks; and on the West by Sumner Road.

This property is also described as follows in survey prepared by Richard Loo, GRLS 2129, for Loo-Turley & Associates, P.C., dated November 8, 2004, last revised August 3, 2006:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA STATE ROUTE NO. 54 (HAVING A VARYING RIGHT-OF-WAY) LOCATED 1634.3 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAST SAID ROAD WITH THE EAST LINE OF LAND LOT 92; THENCE LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAST SAID ROAD AND RUNNING NORTH 87 DEGREES, 53 MINUTES AND 42 SECONDS WEST FOR A DISTANCE OF 527.09 FEET TO A 1 INCH HOLLOW PIPE FOUND; THENCE NORTH 00 DEGREE 56 MINUTES AND 22 SECONDS EAST FOR A DISTANCE OF 273.86 FEET TO A 1 INCH HOLLOW PIPE FOUND; THENCE SOUTH 86 DEGREES, 12 MINUTES AND 51 SECONDS EAST FOR A DISTANCE OF 629.53 FEET TO A 1/2 INCH REBAR SET LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GEORGIA STATE ROUTE 54 (HAVING A VARYING RIGHT-OF-WAY); THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAST SAID ROAD SOUTH 22 DEGREES, 49 MINUTES AND 41 SECONDS WEST A DISTANCE OF 273.00 FEET TO THE 5/8 INCH REBAR FOUND LOCATED AT THE POINT OF BEGINNING, CONTAINING 3.5213 ACRES (153,388 SQUARE FEET) OF LAND AND BEING IMPROVED PROPERTY KNOWN AS #1967 GEORGIA STATE ROUTE 54 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FAYETTE COUNTY, GEORGIA.

Exhibit A-13

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Peachtree City Annexation and Rezoning Request

FAMILIARITY WITH PEACHTREE CITY PLANS, POLICIES, CODES AND ORDINANCES

Maura Feaheny representative of the owner HCRIX Royal LLC and Hope Larisey the agent are both familiar with the Peachtree City Land Use Plan, Annexation Policy, codes and ordinances; especially those pertaining to zoning, land development, site development, landscape planning, and signage.

CERTIFICATION

I, Maura Feaheny, Senior Director of Plant Operations for Senior Lifestyle Corporation, owner of HCRIX Royal LLC, owner of a property seeking annexation (Parcel 0719 056) by the City of Peachtree City, hereby certify that I am aware of and authorize this annexation request. Furthermore, I am aware that Peachtree City has a Comprehensive Plan, a Land Use Plan, an annexation procedure, a Zoning Ordinance, and land use regulations that govern the use, development, site planning, and landscaping of property within the city limits, and the employment of signs thereon.

Further, I appoint Hope Larisey, Integrated Science & Engineering, Inc. as its agent for the purposes of this annexation.

Signed this 10th day of February, 2017.

HCRIX Royal LLC



Maura Feaheny, Senior Director of Plant Operations

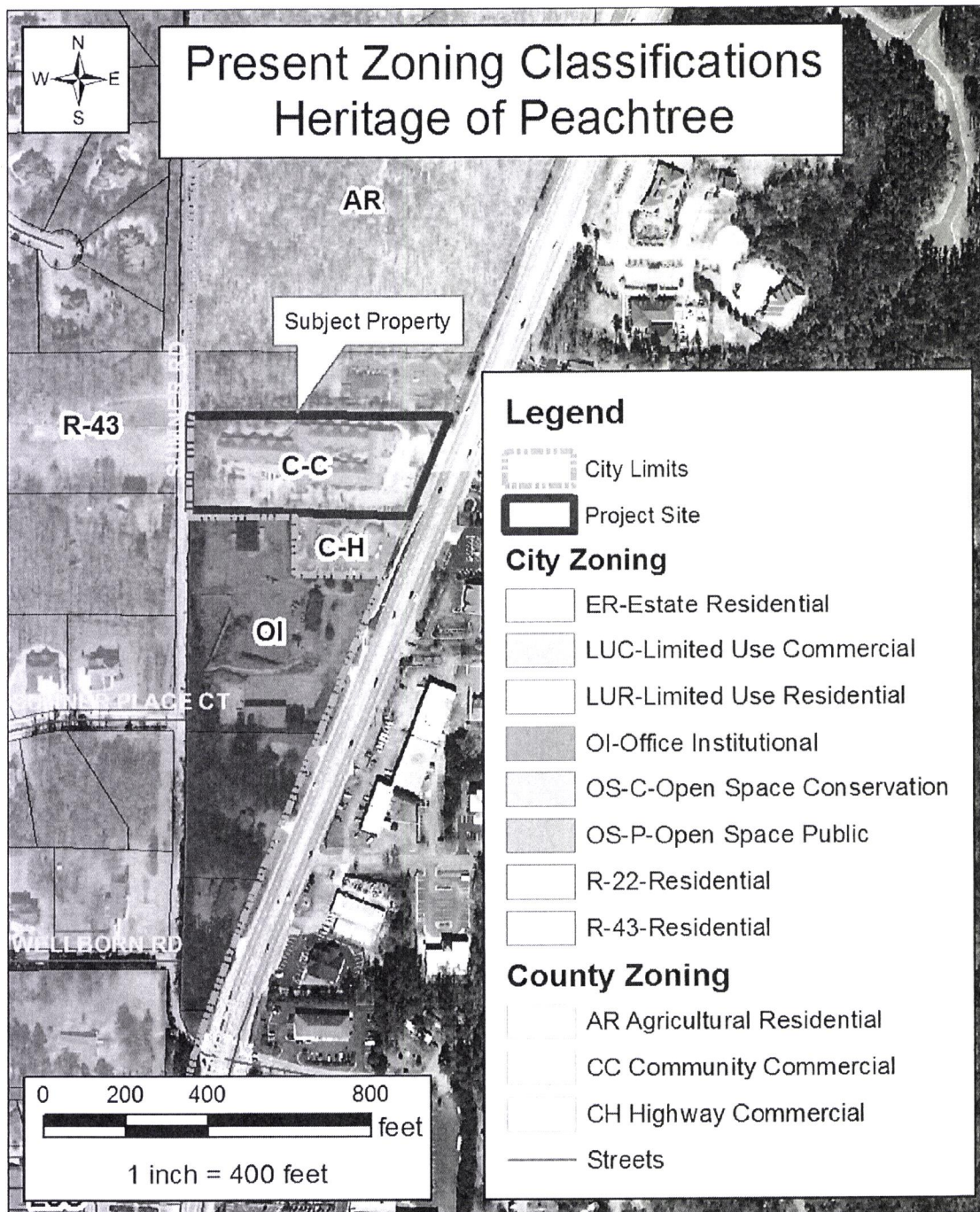
CERTIFIED BOUNDARY SURVEY AND LEGAL DESCRIPTION

See attached two copies of certified ALTA/ASCM Land Title Survey containing Legal Description by Loo-Turley & Associates, P.C. of Decatur, Georgia revised August 3, 2006.

Peachtree City Annexation and Rezoning Request

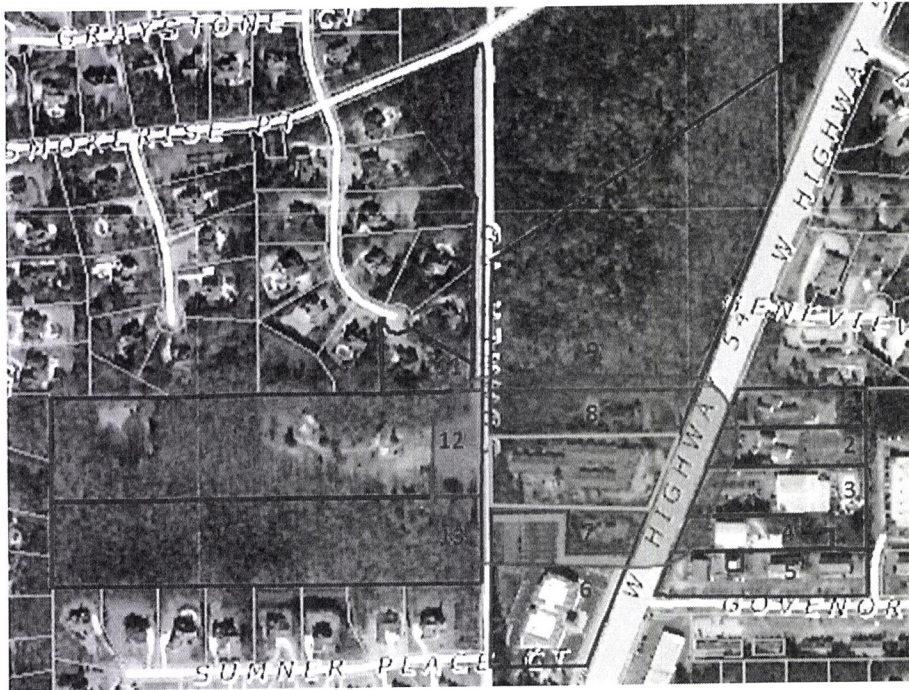
ZONING CLASSIFICATIONS ON AND ADJACENT TO THE PROPERTY

The subject property is currently zoned C-C Community Commercial. The property is bordered on the north by C-C Community Commercial, on the south and east by C-H Highway Commercial, and on the west by R-43 Residential. Additionally the properties within the 200' property boundary to the north are zoned AR Agricultural Residential and on the south are zoned O-I Office Institutional.



Peachtree City Annexation and Rezoning Request

PROPERTY OWNERS WITHIN 200' BOUNDARY OF THE PROPERTY



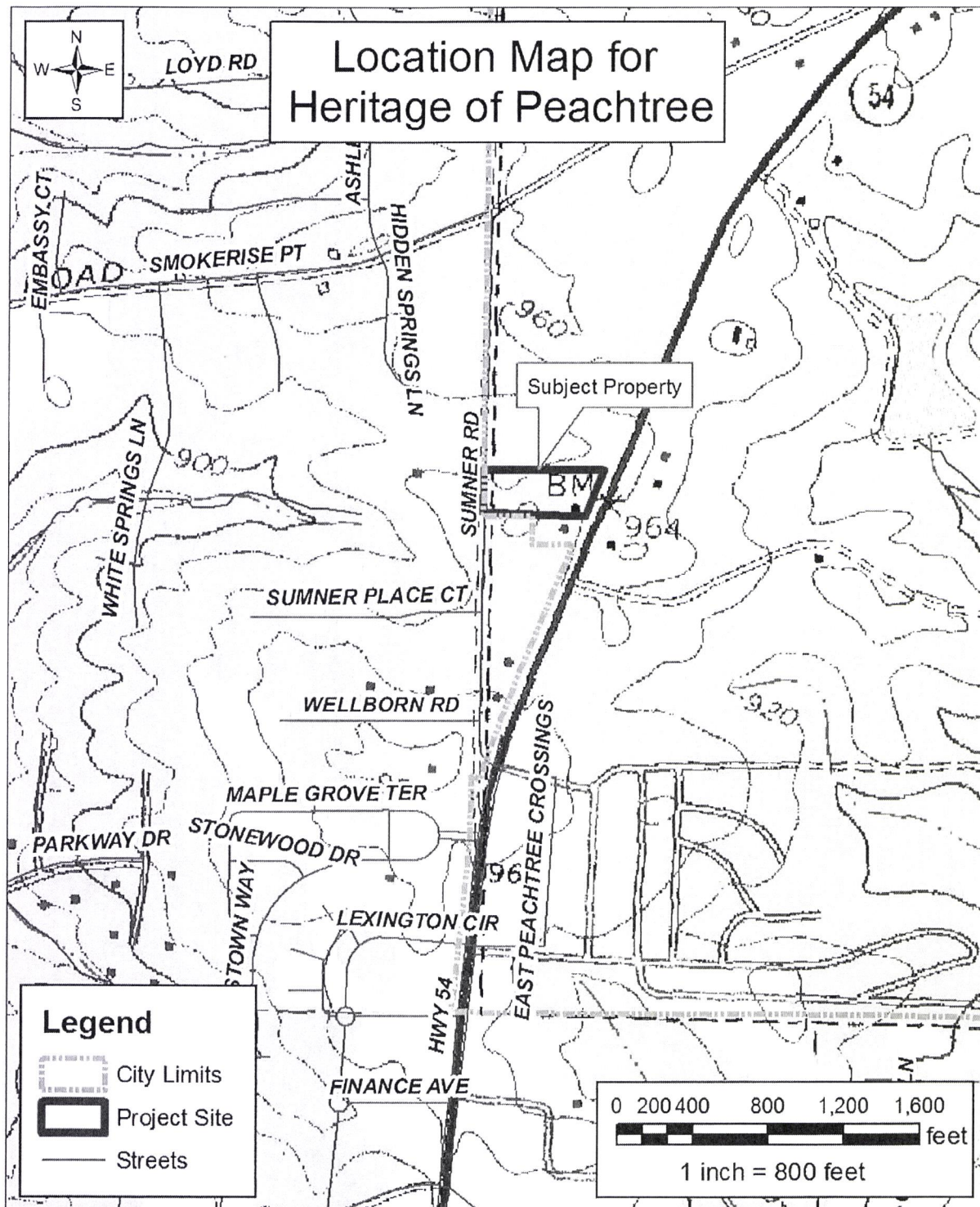
1	Parcel ID: 0719 031
Property Address	1952 Highway 54 W
Owner	Autera Properties, Inc.
Owner Address	1952 Highway 54 W, Fayetteville, GA 30214
2	Parcel ID: 0719 038
Property Address	1954 Highway 54 W
Owner	Carawan Robert
Owner Address	1954 Highway 54 W, Fayetteville, GA 30214
3	Parcel ID: 0719 047
Property Address	1964 Highway 54 W
Owner	PTC Properties Inc.
Owner Address	140 Old Mill Ct, Fayetteville, GA 30215
4	Parcel ID: 0719 046
Property Address	1968 Highway 54 W
Owner	Ravin Homes Inc. Profit Sharing Plan
Owner Address	PO Box 2394, Peachtree City, GA 30269

Peachtree City Annexation and Rezoning Request

5	Parcel ID: 0719 03001
Property Address	Governors Square
Owner	Mirome LLC
Owner Address	135 Governors Square Pkwy, Fayetteville, GA 30215
6	Parcel ID: 0719 007
Property Address	1975 Highway 54 W
Owner	Foot Pain, LLC.
Owner Address	1100 Commerce Drive, Suite A1, Peachtree City, GA 30269
7	Parcel ID: 0719 037
Property Address	1971 Highway 54 W
Owner	Jaz Properties LLC
Owner Address	1971 Highway 54 W, Peachtree City, GA 30269
8	Parcel ID: 0719 041
Property Address	1963 Highway 54 W
Owner	Ransom Randal Harper Joseph A Harper Edda M
Owner Address	145 Woodmere Lane, Fayetteville, GA 30215
9	Parcel ID: 0719 003A
Property Address	1 Lakewood Drive
Owner	Bradshaw Family LP
Owner Address	251 Smokerise Trace, Peachtree City, GA 30269
10	Parcel ID: 0719 065
Property Address	Devonshire Rd
Owner	The Bradshaw Company
Owner Address	251 Smokerise Trace, Peachtree City, GA 30269
11	Parcel ID: 0719 12007
Property Address	110 Hidden Springs Ln
Owner	Eifert Ronald W Cecilia H
Owner Address	110 Hidden Springs Ln, Peachtree City, GA 30269
12	Parcel ID: 0719 002
Property Address	255 Sumner Rd
Owner	James John C Lee L Snedeker Family Trust
Owner Address	273 Sumner Rd, Peachtree City, GA 30269
13	Parcel ID: 0719 023
Property Address	273 Sumner Rd
Owner	James John C Lee L Snedeker Family Trust
Owner Address	255 Sumner Rd, Peachtree City, GA 30269

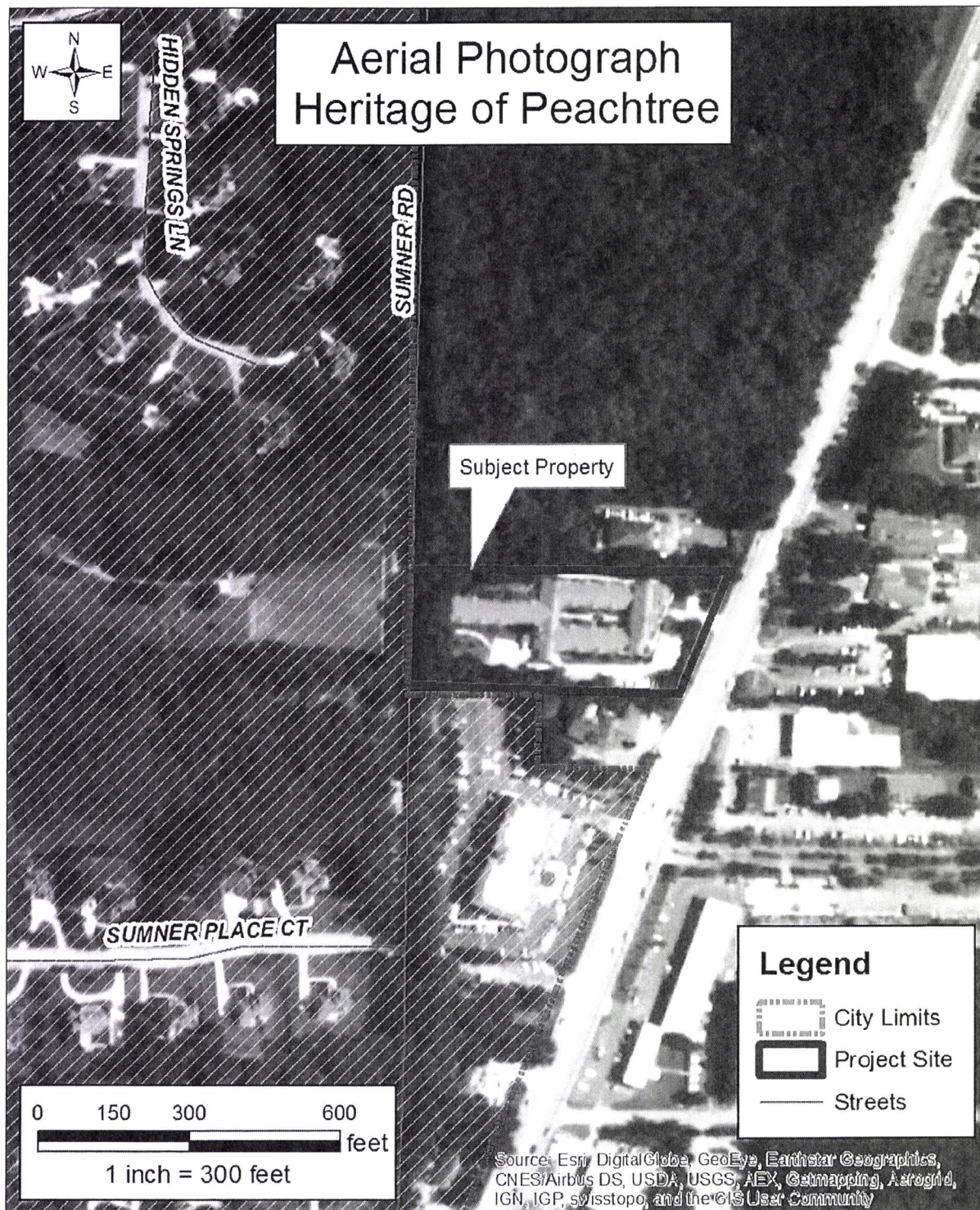
Peachtree City Annexation and Rezoning Request

SCALED LOCATION MAP SHOWING PROPERTY IN RELATION TO CITY



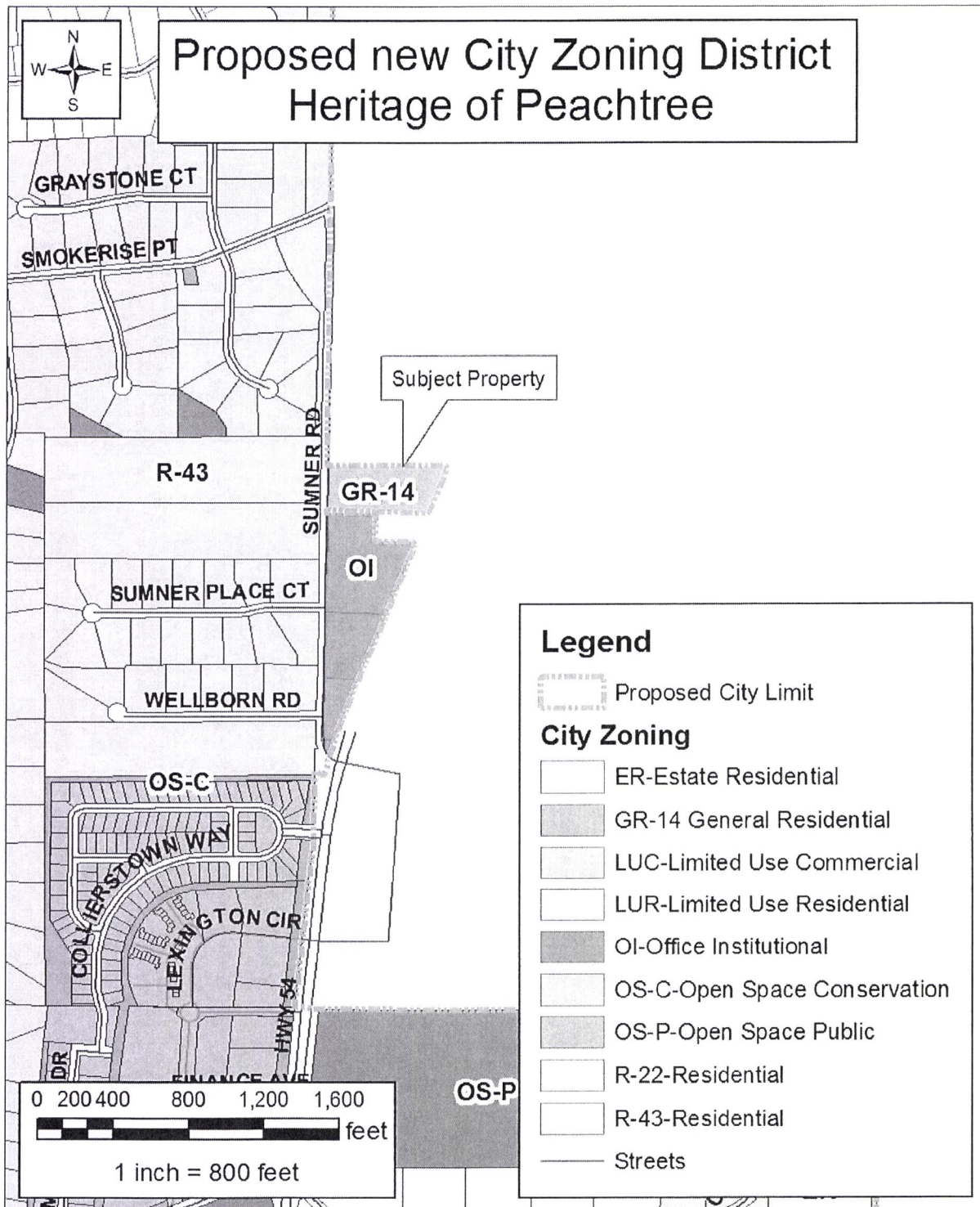
Peachtree City Annexation and Rezoning Request

RECENT AERIAL PHOTO SHOWING PROPERTY IN RELATION TO CITY



Peachtree City Annexation and Rezoning Request

SCALED PROPOSED NEW CITY ZONING DISTRICTS



Peachtree City Annexation and Rezoning Request

NATURAL, GEOGRAPHIC & CULTURAL FEATURES ON / NEAR PROPERTY

There are no known archaeological features on or near the property. Approximately 600 feet due west of the property are the headwaters to a stream one half a mile upstream of Lake Kedron.

PUBLIC SERVICES AVAILABLE TO THE PROPERTY

Peachtree City Fire – Rescue Department	
Peachtree City Police Department	
Electricity	Coweta/Fayette EMC
Gas	Georgia Natural Gas
Telephone	Comcast
Cable Television	Direct TV
Sanitation	Waste Management
Water	Fayette County Water

PUBLIC SERVICES PROPOSED OR NEAR THE PROPERTY

Sewer, Peachtree City Water and Sewerage Authority
Near: McIntosh High School, Glenloch Recreation Complex, and Smokerise Park

PLANNING DOCUMENTS PREPARED RELATIVE TO THE PROPERTY

None; HP is an existing assisted living center and has no plan for future development or expansion.

ACREAGE, PROPOSED DENSITY, AND PROJECTED POPULATION

HP is a 38,477 square foot assisted living residential building on a 3.5 acre site. Overall density is 14 units per acre.

HOW TIED INTO CITY'S THOROUGHFARE AND CART PATH SYSTEMS

The property has one curb cut into SR 54. Cart Path 08 is proposed along Sumner Road from SR 54E to Smokerise Point. Upon its construction, HP will connect with the City's cart path system.

HOW THE PROPERTY RELATES / COMPLEMENTS THE LAND USE PLAN

HP has 49 apartments on 3.5 acres providing high density multi-family housing. As an assisted living center, HP is consistent with the Peachtree City Comprehensive Plan, which identified a major trend in twenty years anticipates the majority of the population will be over the age of 65. Annexation of HP is an opportunity for the City to support the availability of senior living accommodations while simultaneously designating their location.

Peachtree City Annexation and Rezoning Request

HOW PROPOSAL IS CONSISTENT WITH THE CITY'S ANNEXATION POLICY

HP is located within the City's identified growth boundary of the potential eastern city boundary that expands from the existing boundary on Sumner Road to an east border at Ebenezer Road, with the northern border being Smokerise Point and Hwy 54¹. The process of annexation is not an automatic right in Peachtree City. As the City Council approved HP's Step 1 annexation request and extension of the Step 1 annexation request, the City has confirmed consistency with the annexation policy by allowing HP to move forward with Step 2 of the annexation process.

¹Community Development "Growth Boundaries and Potential Annexations" Power Point Presentation, pp7 & 13, Rast, D., March 5, 2010.

HOW THE PROPOSED ANNEXATION WILL AFFECT THE CITY

Tax Base: 2016 County property tax is \$43,475.69 on a fair market value of \$3,653,050. At 40%, the net assessment is \$1,461,220. The proposed annexation would provide a tax revenue increase for the City.

Peachtree City:	\$1,461,220 * 7.065 mills	\$10,323.52
County Schools:	21.100 mills	\$30,831.74
Fayette County:	5.127 mills	<u>\$ 7,491.67</u>
Total:		\$48,646.94

Public Education: The proposed annexation would have no direct impact on public education, as the subject property, Heritage of Peachtree, is an assisted living center for seniors.

Police and Fire Protection: The proposed annexation would require police protection for the residents, employees, and visitors. Anticipated response time should be similar to that of adjoining properties. The subject property is located within 5 miles of the Peachtree City Police Department. The proposed annexation will require fire protection for the residents. Anticipated response time should be similar to that of adjoining properties. The subject property is located within 2 miles of Fire Station 84 on Peachtree Parkway, 3.5 miles of Fire Station 81 on SR 74, and 4 miles of Fire Station 83 on South Peachtree Parkway.

Emergency Medical Services: The proposed annexation will require emergency medical services. Anticipated response time should be similar to that of adjoining properties. The subject property is located 2 miles east of Neely Fire Station 84 and 3.5 miles west of Piedmont Fayette Hospital.

Transportation Facilities: The proposed annexation will not require additional transportation facilities. When the proposed Cart Path 08 along Sumner Road from SR 54E to Smokerise Point is constructed, Heritage of Peachtree will connect with the City's cart path system.

Utilities: The proposed annexation is connected to the Peachtree City Water and Sewerage Authority system. The site is currently provided water service by Fayette County Water, gas service by Georgia Natural Gas, electrical service by Coweta

Peachtree City Annexation and Rezoning Request

Fayette EMC, telephone service by Comcast, cable TV service by Direct TV, and refuse service by Waste Industries.

Environmental Protection: The parcel was developed over 20 years ago and has been maintained since that time. The low point for the topography is a retention pond in the Northwest quadrant of the parcel. There are no planned changes to the site that would require additional detention for stormwater.

Recreation Program: As an assisted living center, the proposed annexation will have no increased impact on the recreation programs.

Implementation of the Overall Development Plan: HP is an existing assisted living center and has no plan for future development or expansion.



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>1967 Highway 54</u> <u>Fayetteville, Georgia</u> Proposed Use: <u>Heritage of Peachtree Assisted Living</u> Site in which Village: ☐ Aberdeen ☐ Braelinn ☐ Glenloch ☒ Kedron ☐ Wilksmoor ☐ Industrial	SITE INFORMATION	Parcel #(s) <u>0719 056</u> Existing Zoning <u>C-C</u> Proposed Zoning <u>GR-14</u> Property Size: <u>38,477</u> Square Feet <u>3.5</u> Acres
APPLICANT	Name <u>HCRIX Royal LLC</u> Address <u>303 East Wacker Dr, Suite 2400</u> City, State, Zip <u>Chicago, IL 60601</u> Phone # <u>312-399-3442</u> Email <u>mfeaheny@seniorlifestyle.com</u>	OWNER	Name <u>same as applicant</u> Address _____ City, State, Zip _____ Phone # _____ Email _____

IMPACTED AREAS	<table style="width: 100%;"> <tr> <th style="text-align: left;">Sqft Acres</th> <th style="text-align: left;">Total acres+ Impacted acres</th> </tr> <tr> <td>Disturbed Area <u>n/a</u> Square Feet <u> </u> Acres</td> <td><u>n/a</u> %</td> </tr> <tr> <td>Impervious Area <u>67,347</u> Square Feet <u>4.55</u> Acres</td> <td><u>44</u> %</td> </tr> <tr> <td>Open Space & Greenbelts <u>85,113</u> Square Feet <u>1.95</u> Acres</td> <td><u>56</u> %</td> </tr> </table>	Sqft Acres	Total acres+ Impacted acres	Disturbed Area <u>n/a</u> Square Feet <u> </u> Acres	<u>n/a</u> %	Impervious Area <u>67,347</u> Square Feet <u>4.55</u> Acres	<u>44</u> %	Open Space & Greenbelts <u>85,113</u> Square Feet <u>1.95</u> Acres	<u>56</u> %	LAND USE & ZONING	Please record all surrounding property within 200ft of site <table style="width: 100%;"> <tr> <th style="text-align: left;">North</th> <th style="text-align: left;">Land Use Residential Commercial</th> <th style="text-align: left;">Zoning AR, County C-C, County</th> </tr> <tr> <td style="text-align: center;">East</td> <td>Office Commercial</td> <td>C-OI, C-C C-H, County</td> </tr> <tr> <td style="text-align: center;">South</td> <td>Office Commercial</td> <td>O-I, City C-H, County</td> </tr> <tr> <td style="text-align: center;">West</td> <td>Residential</td> <td>R-43, City</td> </tr> </table>	North	Land Use Residential Commercial	Zoning AR, County C-C, County	East	Office Commercial	C-OI, C-C C-H, County	South	Office Commercial	O-I, City C-H, County	West	Residential	R-43, City
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West	Residential	R-43, City																					

LOCATION OF	Entrance to Site: <u>Highway 54</u> Tree Save and Landscape Buffers: <u>n/a no new construction</u> Other Buffers: _____ Greenbelts (to be dedicated to the city): _____ Multi-Use Path Connections: _____ Historical Resources: <u>none known</u> Natural Features: <u>none known</u> Stormwater Retention: <u>pond NW corner of parcel</u>
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BUILDING INFORMATION	Building type: <u>Residential Senior Living</u> Hrs of operation: <u>24/7</u> to _____ # of stories: <u>2</u> Building height: <u>25'</u> Floor Area (Sq ft) <u>38,477</u> Existing <u>same</u> Proposed # of dwelling units: <u>49</u> Units\acre: <u>14</u> # of employees: <u>33</u> Existing <u>33</u> Proposed	Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application) <u>Senior Assisted Living facility</u> _____ _____ _____ _____ _____ Parking: <u>28</u> # Required <u>35</u> # Existing <u>35</u> # Proposed <u>zero</u> # Pervious
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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 vinyl	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>20</u> ft</td> <td style="text-align: center;"><u>20</u> ft</td> </tr> <tr> <td>Front (Parking)</td> <td style="text-align: center;"><u>10</u> ft</td> <td style="text-align: center;"><u>10</u> ft</td> </tr> <tr> <td>Side</td> <td style="text-align: center;"><u>15</u> ft</td> <td style="text-align: center;"><u>15</u> ft</td> </tr> <tr> <td>Rear</td> <td style="text-align: center;"><u>20</u> ft</td> <td style="text-align: center;"><u>20</u> ft</td> </tr> </table>		Required	Proposed	Front (Building)	<u>20</u> ft	<u>20</u> ft	Front (Parking)	<u>10</u> ft	<u>10</u> ft	Side	<u>15</u> ft	<u>15</u> ft	Rear	<u>20</u> ft	<u>20</u> ft
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Side	<u>15</u> ft	<u>15</u> ft																
Rear	<u>20</u> ft	<u>20</u> ft																

TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
	Highway 54	1	~200'	~160'	4	Y	65,100	22,400	134
	Estimated traffic generated by heavy vehicles: 7%								
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 y sf)									
Types of vehicles(s): <u>Delivery, garbage & moving trucks</u> ADT: <u>10</u> (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

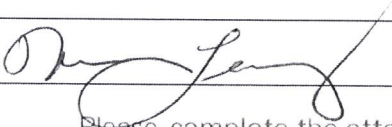
UTILITIES & SERVICES INFO	Solid waste collection: <u>Waste Industries</u>		**Please attach letters from utilities indicating that their services can support the proposed development**	
	Natural gas: <u>GA Natural Gas</u>		Water supply:	
	Electrical Service: <u>Coweta Fayette EMC</u>		☐ Individual Well(s) ☐ Community System ☒ Municipal System: (Fayette County Water Dept)	
	Telephone Service: <u>Comcast</u>		Estimated Actual total water demand (gpd): <u>4,500</u>	
Cable TV Service: <u>n/a: Direct TV</u>		Wastewater collection/treatment:		Estimated Actual total wastewater discharge (gpd): <u>4,500</u>
Underground? ☒ Yes ☐ No Underground? ☒ Yes ☐ No		☐ Individual Onsite ☐ Community System ☒ Municipal System: (Peachtree City WASA)		

FIRE INFORMATION	Automatic Fire Sprinklers:		Briefly describe daily operations:	
	☒ Yes ☐ No, why? _____		(A separate detailed report is still required to be attached to this application)	
	Automatic Fire Alarm:		Residential Senior Assisted Living	
	☒ Yes ☐ No, why? _____			
# of Fire Hydrants: <u>1</u> Existing <u>1</u> Proposed				
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)		Yes ☒ No		Material(s): _____ Storage: _____

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

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

Applicant Signature: _____ Date: _____

Property Owner Signature:  Date: 02.13.17

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: _____

**PEACHTREE CITY PLANNING COMMISSION
MEETING MINUTES
March 13, 2017
7:00 P.M.**

The Peachtree City Planning Commission met on Monday, March 13, 2017, at City Hall. Chairman Frank Destadio called the meeting to order at 7:00 p.m. Other Planning Commission members attending: Vice Chairman, Aaron Daily, and Commissioners Jack Bernard, Lisa Curtis, JT Rabun and Jonathan Rorie, City Manager. City Staff representatives included Planning and Development Director Mike Warrix, Senior Planner, Robin Cailloux, Fire Marshal, John Dunlap, and Recording Secretary, Kimberly Jones.

ANNOUNCEMENTS AND REPORTS

APPROVAL OF MINUTES

A motion was made by Mr. Daily to approve minutes seconded by Jack Bernard

Approved 5-0

PUBLIC HEARINGS:

PH-17-03 Annexation and zoning to GR-14 of 1976 Highway 54 W, The Heritage at Peachtree City Assisted Living Home.

Senior Planner, Robin Cailloux gave the presentation of the request. The applicant is not proposing any changes or expansions to the site. It is and will remain an Assisted Living facility. Staff recommends GR-14 residential as it will have the least impact on adjacent low-density residential neighborhoods. If approved, the city would receive \$10,323.00 per year in taxes. The proposal meets State annexation requirements and City Comprehensive Plan goals. Staff recommends approval on annexation and zoning as it meets all requirements of both the annexation and zoning ordinances.

The public hearing was opened by Mr. Destadio at 7:06 pm. Representative Hope Larisey was in attendance for the public hearing. There were no comments on the hearing. The public hearing was closed by Mr. Destadio at 7:18 pm.

Motion to approve was made by Jack Bernard and seconded by Lisa Curtis

Approved 5-0

Mr. Therol Brown stated that whether he was selected or not that it was an honor to be considered for the position. He stated that was a native of Fayette County and he cares about the county. He stated that he had served on some boards and been active when time allowed. He stated that when he retired he took care of his elderly mother who was 108 years old and was buried earlier today. He stated that he would be honored to serve and any decision would be fine with him.

Commissioner Rousseau moved to appoint Therol Brown to the Fayette County Zoning Board of Appeals for a three-year term beginning January 1, 2017 and expiring December 31, 2019. Commissioner Brown seconded.

Commissioner Brown stated that Mr. Brown was being very humble in his assessment of himself. He stated that Mr. Brown had served in a wide range of active volunteer capacity and was at the top officials at the Georgia Department of Transportation and had a stellar career. He stated that there was no relation to Mr. Brown.

Commissioner Rousseau offered condolences to Mr. Brown for the loss of his mother on behalf of the Board.

Commissioner Rousseau moved to appoint Therol Brown to the Fayette County Zoning Board of Appeals for a three-year term beginning January 1, 2017 and expiring December 31, 2019. Commissioner Brown seconded. The motion passed 3-2 with Chairman Maxwell and Commissioner Oddo in opposition.

15. Consideration of a recommendation from the Selection Committee, comprised of Commissioner Steve Brown and Commissioner Charles Rousseau, to re-appoint Thomas "Tom" Waller to the Fayette County Zoning Board of Appeals for a three-year term beginning January 1, 2017 and expiring December 31, 2019.

Commissioner Brown stated that Mr. Waller would be serving a second term and that he does keep current with the happenings in Fayette County and attends the Board meetings.

Commissioner Brown moved to re-appoint Thomas "Tom" Waller to the Fayette County Zoning Board of Appeals for a three-year term beginning January 1, 2017 and expiring December 31, 2019. Commissioner Rousseau seconded.

Mr. Waller thanked the Board for the opportunity to serve on the ZBA for the last three years. He stated that being a volunteer was important.

Commissioner Brown moved to re-appoint Thomas "Tom" Waller to the Fayette County Zoning Board of Appeals for a three-year term beginning January 1, 2017 and expiring December 31, 2019. Commissioner Rousseau seconded. The motion passed 5-0.

16. Consideration of the Peachtree City annexation of 3.5 acres containing the Heritage of Peachtree City Assisted Living Facility, and the rezoning of said property from C-C (Community Commercial) to GR-14 (General Residential).

Community Development Director Pete Frisina stated that this was an annexation for a piece of property located on State Route 54 that contains areas of Peachtree Assisted Living facility and was zoned in 1990 and land use was Community Commercial. He stated that in April of 2016 the Board gave permission for this facility to connect to the sewer system in Peachtree City because the septic systems were failing. He stated that at that time the applicant stated that annexation would be imminent because of Peachtree City wanted to give them sewer where the system was failing. He stated that the city was placing this property in a General Residential 14 which was a multi-family district. He stated

that it was his understanding that it would allow for a facility like assisted living. He stated that staff recommended that the Board does not object to this annexation.

Further discussion followed.

Commissioner Brown moved to approve the Peachtree City annexation of 3.5 acres containing the Heritage of Peachtree City Assisted Living Facility, and the rezoning of said property from C-C (Community Commercial) to GR-14 (General Residential). Vice Chairman Ognio seconded.

Commissioner Oddo asked if the better motion would be "not to object". County Attorney Dennis Davenport stated that technically speaking the Board was not objecting if approving.

Commissioner Brown amended the motion to "not to object" the Peachtree City annexation of 3.5 acres containing the Heritage of Peachtree City Assisted Living Facility, and the rezoning of said property from C-C (Community Commercial) to GR-14 (General Residential). Vice Chairman Ognio amended the second. The motion passed 5-0.

PUBLIC COMMENT:

ADMINISTRATOR'S REPORTS:

A. Contract #940-P. Public Works Engineer of Record: Task Order #17, Culvert Design and Bid Services for Broome Boulevard

County Administrator Steve Rapson stated that the mentioned contract was one of the projects in the category one stormwater projects that had damage from the 2015 rainfall. He stated that he wanted to brief the public regarding the refurbishing of the Stonewall Administrative Complex parking lot. He stated that early voting ends March 17 and the election was March 21 and currently there are 1,618 votes cast.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were one item of real estate acquisition and for review of the Executive Session minutes for February 23, 2017.

COMMISSIONERS' REPORTS:

Commissioners Oddo, Commissioner Brown, Vice Chairman Ognio and Commissioner Rousseau made comments.

EXECUTIVE SESSION:

One Item of Real Estate Acquisition and Review of the February 23, 2017 Executive Session Minutes: Commissioner Brown moved to go into Executive Session. Commissioner Rousseau seconded. The motion passed 5-0.

The Board recessed into Executive Session at 8:03 p.m. and returned to Official Session at 8:34 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Vice Chairman Ognio moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Brown seconded the motion. The motion passed 5-0.

In accordance with the Americans With Disabilities Act, accommodations are available for those who are hearing impaired and in need of a wheelchair. The Board of Commissioners Agenda and written material for each item is available on-line through the County's website at www.fayettecountyga.gov. This meeting will be telecast on Comcast Cable Channel 23 and on the internet at www.livestream.com.

**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF A 3.5-ACRE TRACT OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AT 1967 HIGHWAY 54 W,
AND BORDERED BY SR 54 TO THE EAST, UNINCORPORATED FAYETTE COUNTY TO THE
NORTH AND SOUTH, AND THE CITY OF PEACHTREE CITY TO THE WEST, AND FOR
OTHER PURPOSES**

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

Sec. 111. Annexation of the Heritage at Peachtree City Assisted Living Facility.

Pursuant to O.C.G.A. § 36-36-21 and a vote of our City Council, all of the following described property, known to us as 1967 Highway 54, The Heritage at Peachtree City tract, shall be annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being in Land Lot 69 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron stake on the Northwest margin of Georgia State Route No. 54, which iron stake lies in a northeasterly direction along said Northwest margin of Georgia State Route No. 54 a distance of 1,634.3 feet from its intersection with the East boundary line of Land Lot 92; thence from said point of beginning North 87 degrees 53 minutes 42 seconds West a distance of 527.09 feet to an iron stake; thence North 00 degrees 58 minutes 40 seconds East a distance of 273.87 feet to an iron stake; thence South 86 degrees 12 minutes 45 seconds East a distance of 629.35 feet to an iron stake; thence South 22 degrees 49 minutes 41 seconds West a distance of 273.0 feet to an iron stake, said iron stake marking the point of beginning.

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

Conditions

1. The zoning designation of the subject tract shall be GR-14 General Residential.
2. The Land Use Designation of the subject tract shall be Multi-Family.

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

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

Done, Ratified, and Passed this _____ day of _____ 2017.

Vanessa Fleisch, Mayor

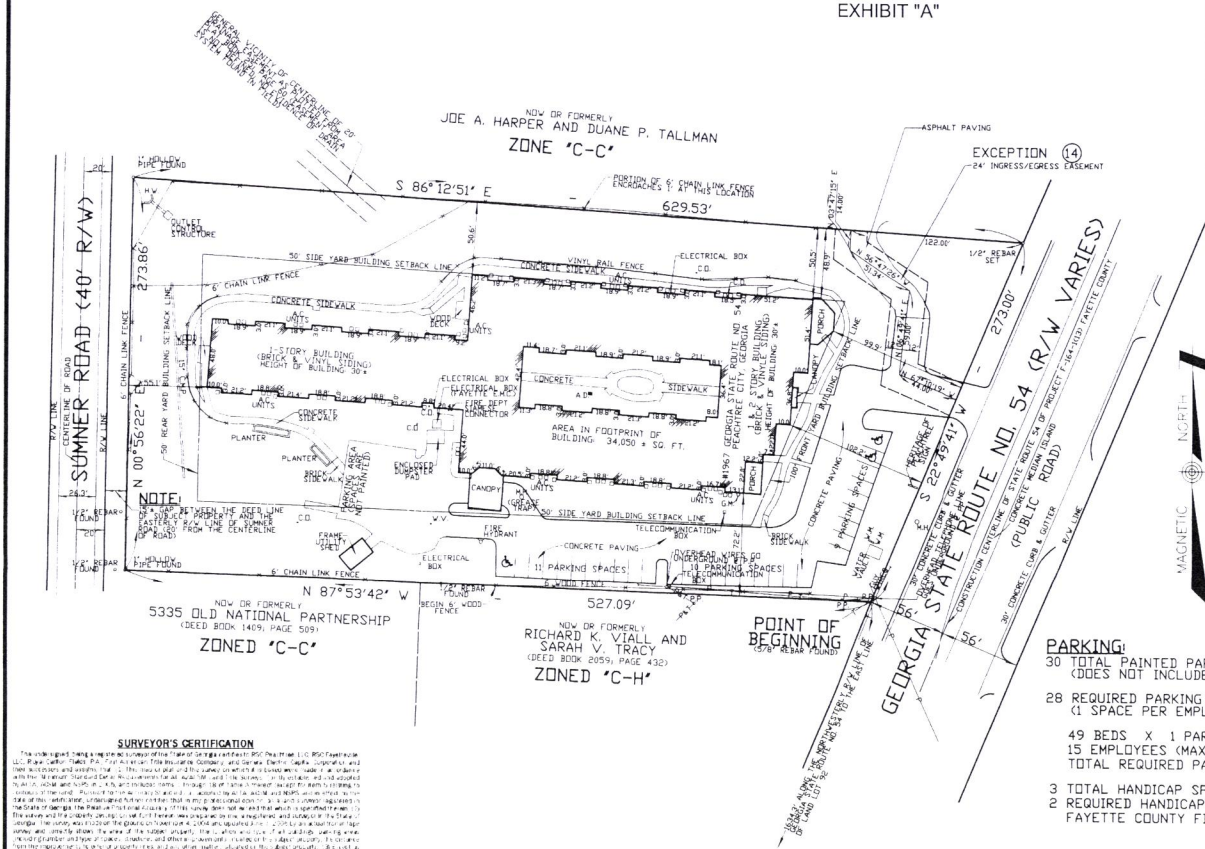
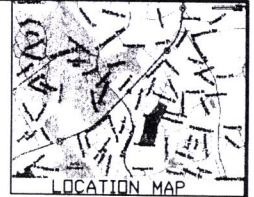
Attest:

City Clerk

EXHIBIT "A"

LEGEND:

R/W	RIGHT-OF-WAY
AD	AREA DRAIN
HW	HEADWALL
CMP.	CORRUGATED METAL PIPE
WM	WATER METER
CD	CLEAN OUT
WM	WATER METER
AC	AIR CONDITIONING
PP	POWER POLE
C-C-C	COMMUNITY COMMERCIAL ZONING DISTRICT
C-H	CONGWAY COMMERCIAL ZONING DISTRICT
P	OVERHEAD POWER LINE
T	OVERHEAD TELEPHONE LINE
Ⓢ	HANDICAPPED PARKING SPACE



AREA OF TRACT:
3.5213 ACRES
(153,388 SQ. FT.)
ZONED "C-C"

LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 69 of the 7th District of Fayette County, Georgia and being more particularly described as follows:

[illegible]

TITLE EXCEPTIONS AS REFERENCED IN FIRST AMERICAN TITLE
INSURANCE COMPANY COMMITMENT OFFICE FILE NO. NCS-232294A-
ATL, SCHEDULE B-2, EFFECTIVE DATE OF JUNE 6, 2008:

14. Ingress/Egress Document from Sun State Properties, Inc. to Joe A. Harper and Duane P. Tollman, dated August 1, 1984, filed for record August 4, 1984, and recorded in Deed Book 832, Page 601, abstracted records (herein subject property as shown herein).

PARKING:

30 TOTAL PAINTED PARKING SPACES EXIT ON SITE
(DOES NOT INCLUDE PARKING AREA NOT PAINTED)

28 REQUIRED PARKING SPACES (1 SPACE PER 4 BEDS) &
(1 SPACE PER EMPLOYEE)

49 BEDS X 1 PARKING SPACE/4 BEDS = 13 SPACES
15 EMPLOYEES (MAXIMUM PER SHIFT) = 15 SPACES
TOTAL REQUIRED PARKING SPACES = 28 SPACES

3 TOTAL HANDICAP SPACES EXIST ON SITE
2 REQUIRED HANDICAP PARKING SPACES PER
FAYETTE COUNTY FIRE MARSHALL REQUIREMENTS

REFERENCES:

1. PROPERTY SURVEY FOR SUN STATE PROPERTIES, INC. BY KENNETH E. PRESLEY & ASSOCIATES DATED FEBRUARY 27, 1986. RECORDED IN PLAT BOOK 295, PAGE 60. FAYETTE COUNTY, GEORGIA. FAYETTE COUNTY, GEORGIA RECORDS.
2. SURVEY FOR 181-CITY REALTY BY LEE ENGINEERING COMPANY DATED FEBRUARY 27, 1978. RECORDED IN PLAT BOOK 10, PAGE 129. ADDRESSAID RECORDS.
3. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF PROJECT NO. F-164-11(2) FAYETTE COUNTY, SHEET 13. DATED NOVEMBER 7, 1986.

NOTES:

1. ACCORDING TO THE 0.0000 INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 121312, 0000, EFFECTIVE DATE OF MARCH 18, 1996, SUBJECT PROPERTY IS LOCATED WITHIN THE 500-FOOT FLOOD PLAIN OF THE FAYETTE RIVER.
2. LID-TURNLEY & ASSOCIATES, P.C. DOES NOT CERTIFY TO THE FLOOD PLAIN INFORMATION SIZE, TYPE, EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES SHOWN ON SUCH MAP.
3. THE FLOOD DATA ON WHICH THIS MAP OR PLOT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE COMPASS RULE.
4. THIS MAP OR PLOT HAS BEEN DRAWN FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
5. A KERN DKK24P ONE SECOND THEODOLITE WAS USED TO OBTAIN THE ANGULAR MEASUREMENT AND A TOPCON BM-2 ELECTRONIC DISTANCE MEASURE WERE USED TO OBTAIN THE LINEAR MEASUREMENTS.

SURVEYOR'S CERTIFICATION

The study included 1000 men from the National Longitudinal Survey of Health and Aging (NLSHA), a nationally representative sample of men aged 50 and older. The study used a 20-year follow-up design, with data collected in 1982 and 2002. The study found that men who were married in 1982 and remained married in 2002 had a significantly higher probability of reporting good health in 2002 compared to men who were married in 1982 but divorced or widowed by 2002. This finding was consistent across all age groups and levels of education. The study also found that men who were married in 1982 and remained married in 2002 had a significantly higher probability of reporting good health in 2002 compared to men who were married in 1982 but divorced or widowed by 2002. This finding was consistent across all age groups and levels of education. The study also found that men who were married in 1982 and remained married in 2002 had a significantly higher probability of reporting good health in 2002 compared to men who were married in 1982 but divorced or widowed by 2002. This finding was consistent across all age groups and levels of education.

7-60001 Dietrich, H. B.
RICHARD L. DIETRICH, JR., POST OFFICE BOX 244, YAM-
NORTH, P.O. BOX 244, YAM-244

Issued AUG 3, 2006



ALTA/ACSM LAND TITLE SURVEY FOR
RSC PEACHTREE, LLC, RSC FAYETTEVILLE, LLC, ROYAL
SENIOR CARE, LLC, CARLTON FIELDS, P.A., GENERAL
ELECTRIC CAPITAL CORPORATION, AS AGENT, A DELAWARE
CORPORATION, FIRST AMERICAN TITLE INSURANCE
COMPANY AND THEIR SUCCESSORS AND ASSIGNS

LAND LOT 69 7TH DISTRICT
FAYETTE COUNTY, GEORGIA
SCALE: 1" = 40'
NOVEMBER 8, 2004
UPDATED JUNE 7, 2006
SURVEY BY REVISED AUGUST 3, 2006

LOO-TURLEY & ASSOCIATES, P.C.
4151 MEMORIAL DRIVE SUITE 206-F
DECATUR, GEORGIA 30032 (404) 501-9900

DECATOR, GEORGE 30032 (404) 501-9388



**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 3.5-ACRE TRACT OF LAND
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY
AND BORDERED BY SR 54 TO THE WEST, UNINCORPORATED FAYETTE COUNTY TO
THE NORTH AND SOUTH, AND THE CITY OF PEACHTREE CITY TO THE WEST TO GR-14
GENERAL RESIDENTIAL, AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. Article X, Requirements by District, Section 1104A.-Property Rezoned to GR, of the Peachtree City Zoning Ordinance, be amended to add Section 1004A.4 as follows:

(Section 1004A.4) Parcel ID 0719056, Heritage of Peachtree City Tract, 3.50 Acres

- (a) A single tract of land as described below shall be rezoned from its present zoning designation of C-C Community Commercial (unincorporated Fayette County) to GR-14 General Residential (Peachtree City). Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 69 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron stake on the Northwest margin of Georgia State Route No. 54, which iron stake lies in a northeasterly direction along said Northwest margin of Georgia State Route No. 54 a distance of 1,634.3 feet from its intersection with the East boundary line of Land Lot 92; thence from said point of beginning North 87 degrees 53 minutes 42 seconds West a distance of 527.09 feet to an iron stake; thence North 00 degrees 58 minutes 40 seconds East a distance of 273.87 feet to an iron stake; thence South 86 degrees 12 minutes 45 seconds East a distance of 629.35 feet to an iron stake; thence South 22 degrees 49 minutes 41 seconds West a distance of 273.0 feet to an iron stake, said iron stake marking the point of beginning.

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

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

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

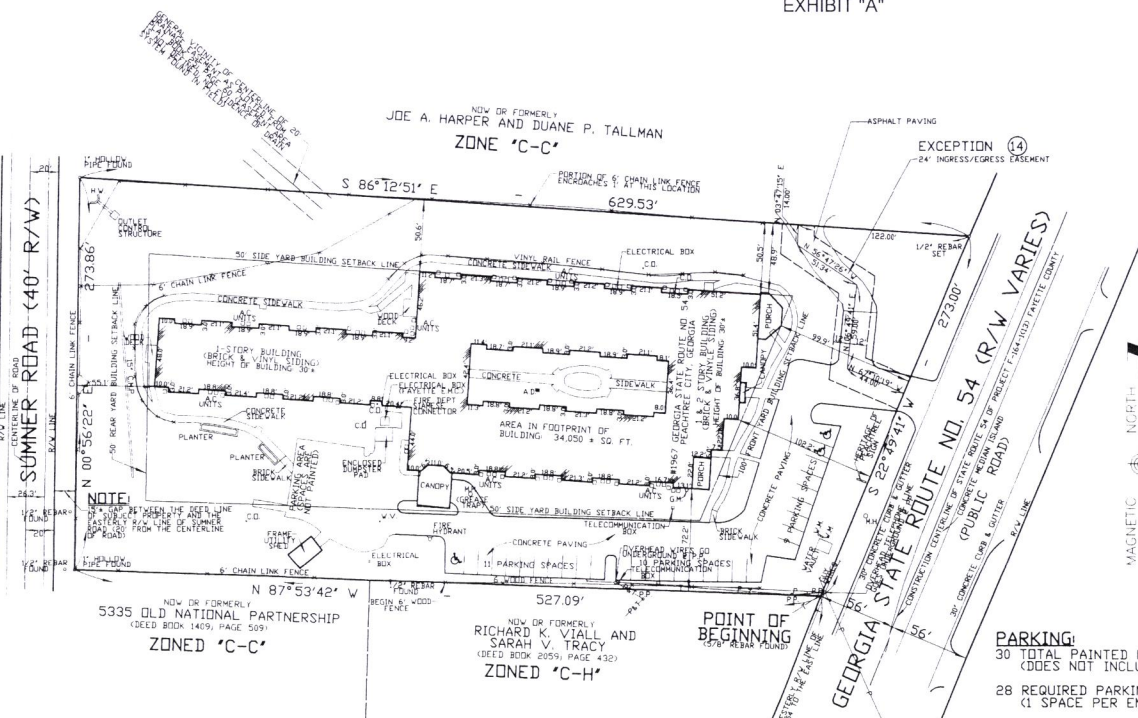
Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this _____ day of _____ 2017.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

R/W	RIGHT-OF-WAY
AD	AREA DRAIN
HW	HEADWALL
C.M.P.	CORRUGATED METAL PIPE
WM	WATER METER
CD	CLEAN OUT
WV	WATER METER
AC	AIR CONDITIONING
PP	POWER POLE
C-C	COMMUNITY COMMERCIAL ZONING DISTRICT
CH-C	HIGHWAY COMMERCIAL ZONING DISTRICT
P	OVERHEAD POWER LINE
HT	HANDICAPPED PARKING SPACE



BEGINNING at a 5/8 inch rebad found on the northwesterly right-of-way line of Georgia State Route No. 34 (having a warning right-of-way) located 1534.3 feet apothetically as measured along the northwesterly right-of-way line from the intersection formed by the northwesterly right-of-way line of said road with the east line of Land Lot 92; thence reading the bearing of said road to the south 60 degrees 37 minutes 30 seconds East for a distance of 42 seconds West for a distance of 527.09 feet to a 1 inch hollow pipe found beneath North 00 degrees 56 minutes and 22 seconds East for a distance of 273.86 feet to a 1 inch hollow pipe found beneath South 80 degrees 12 minutes and 35 seconds East for a distance of 41 seconds West for a distance of 527.09 feet and thence running parallel to the east line of said Georgia State Route 34 (having a warning right-of-way); thence running along the northwesterly right-of-way line of said road said road 22 degrees 49 minutes and 41 seconds West for a distance of 273.00 feet to the 5/8 inch rebad found located at the PIONEER ROAD INTERSECTION; thence running parallel to the west line of said road having improved property known as #15967 Georgia State Route 34 according to the present system of numbering in Jasper County, Georgia.

54. Ingress/Egress Enslavement from Sun State Properties, Inc. to Joe A. Harper and Duane P. Tolman, dated August 1, 1984, filed for record August 4, 1984, and recorded in Deed Book 632, Page 601, addressed records (Article's subject property as shown hereto).

[illegible]

1. PROPERTY SURVEY FOR SUN STATE PROPERTIES, INC. BY KENNETH E. PRESLEY & ASSOCIATES, DATED JULY 27, 1994. RECORDED IN PLAT BOOK 25, PAGE 60, FAYETTE COUNTY, GEORGIA. FAYETTE COUNTY, GEORGIA RECORDS
2. SURVEY FOR TRI-CITY REALTY BY LEE ENGINEERING COMPANY DATED FEBRUARY 27, 1978. RECORDED IN PLAT BOOK 10, PAGE 129, AFFSADAD RECORDS.
3. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF PROJECT NO. F-164-11131 FAYETTE COUNTY, SHEET 13. DATED NOVEMBER 7, 1986.

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA, COMMUNITY FLOOD ZONE 1 (FLOOD INSURANCE RATE MAP DATE OF MARCH 18, 1994), SUDLEY PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN). LOD-TITLE, & ASSOCIATES, P.C. DOES NOT CERTIFY TO THE CORRECTNESS, ACCURACY, SIZE, TYPE, EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES SHOWN OR SHOWN.

3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANG. POINT.

4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

5. A KERN DWP421 ONE SECOND THEODOLITE WAS USED TO OBTAIN THE ANGULAR MEASUREMENTS AND A TOPCON ELECTRONIC DISTANCE MEASURE WERE USED TO OBTAIN THE LINEAR MEASUREMENTS.

LAND LOT 69 7TH DISTRICT
FAYETTE COUNTY, GEORGIA
SCALE: 1" = 40' NOVEMBER 8, 2004
UPDATED JUNE 7, 2006

40 0 40 80 120
GRAPHIC SCALE - FEET



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: March 30, 2017

SUBJECT: Consider Appeal of Planning Commission Condition of Conceptual Site Plan
Approval for MOBA Industrial Development, Highway 74 South
April 6, 2017 City Council Meeting

At the April 13, 2015 Planning Commission meeting, Marksman Construction (Applicant) presented a proposed Conceptual Site Plan for the MOBA industrial development on Highway 74 south. At this meeting, the Planning Commission discussed potential locations for a multi-use path to extend from the existing tunnel under Highway 74 to the cul-de-sac at the northeast corner of the property. The Planning Commission approved the Conceptual Site Plan with the condition that the Applicant construct a multi-use path on the property. Minutes from the April 13, 2015 meeting are attached.

In October of 2015, the Applicant requested that the Planning Commission remove the condition of approval regarding the path. It was their contention that constructing the multi-use path was a requirement that similar industrial developments had not been required to meet, and that on-street golf cart use was safely occurring in other industrial areas. The Planning Commission formally heard the request at its October 12, 2015 regular meeting. The Planning Commission denied the request to remove the condition in question. Minutes from the October 12, 2015 meeting are attached.

A Final Site Plan (attached) was approved by staff in January of 2016 showing the multi-use path location on the west side of the internal drive. The Applicant again approached staff about the possibility of removing the condition requiring the path, stating that future utility construction would destroy the path, that WASA did not want a multi-use path connecting to their utility easement, and that the cost of its construction would raise the cost of their industrial lots so that they would no longer be able to compete with other comparable sites.

Staff informed the Applicant of the appeals process provided for in Section 1306 of the Land Development Ordinance. On January 31, 2017 the appeal was filed with staff.



January 31, 2017

Attention: PTC City Clerk

RE: MOBA Corp. golf cart path Hwy. 74

We are respectfully asking for removal of golf cart path requirement in the 8 lot industrial development we are completing.

Several reasons, one being that this would be the only industrial park (very small one) to be required to install cart path when posted speeds will be 25 MPH & the park will have very minimal traffic & in all other parks golf carts are allowed to use the road area near curbs.

Secondly, to install the path prior to any construction on the vacant lots would be like throwing money out as there are no utilities run on R.O.W. (power & gas companies will not install until they have an end user) ie: a purchaser for site & without a doubt there will be grade changes. Driveway entrances will do significant damage to any path installed at this point.

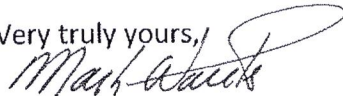
We feel very strongly that the requirement for path is unnecessary considering all surrounding circumstances & that allowing road to be used is not only more practical, but in this particular case would be much safer for all concerned.

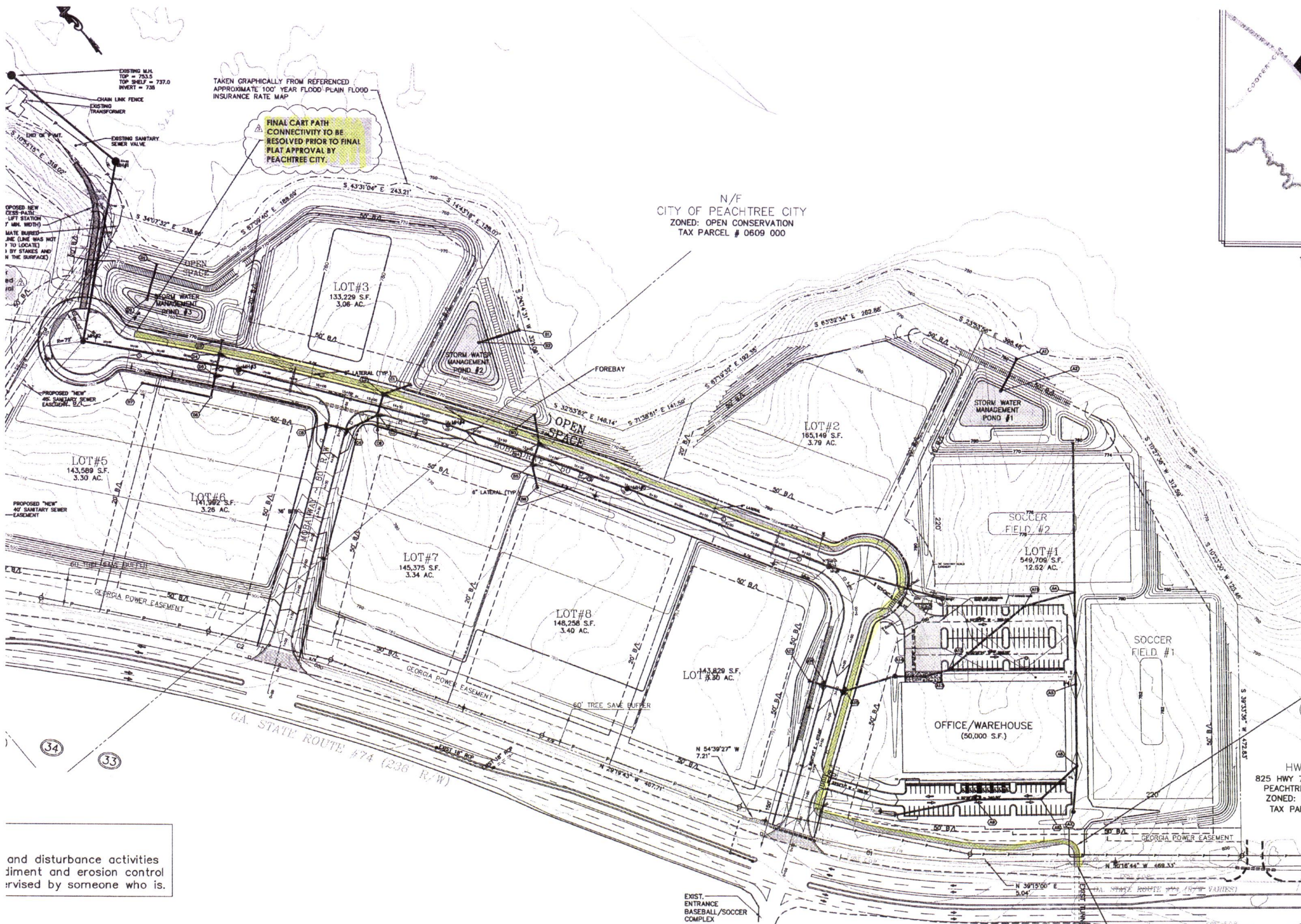
We have installed a cart path across the entire front of the actual MOBA (soccer field) site from the tunnel to the entrance driveway.

We have additionally provided an access road from cul-de-sac downhill towards pump station which would be the only place the golf cart path could possibly continue from this site (if & when PTC might ever extend it).

We appreciate your consideration of our request & the consequent costs involved with little or no gain for anyone.

Very truly yours,


Mark Wurster
Agent for MOBA Corp.



and disturbance activities
siment and erosion control
rvised by someone who is.

Ms. Wojcik wondered if because this product would be clear, it would create heat during the summer. Mr. Gotsch said there was a "U" value associated with the product.

After discussion, a motion was made by Ms. Wojcik, seconded by Mr. Conner, and unanimously adopted that the proposed building renovations and site enhancements for The Patio restaurant be approved subject to the following understandings and conditions:

1. *A detailed landscape plan shall be prepared and submitted to City Staff and the Planning Commission for review and approval. The plan shall identify existing vegetation as well as any new plant material proposed on the site.*
2. *A sign permit application shall be submitted to City Staff for the proposed wall sign and monument sign.*
3. *Should there be substantial changes to the conceptual site plan, a new plan must be developed and re-submitted to Staff and the Planning Commission for review and approval.*
4. *Details of the proposed roof covering over the patio must be submitted to City Staff and the Planning Commission Representative for approval as a part of the building plan review process.*
5. *Approval of the conceptual site plan shall expire 12 months from the date of approval if a final site plan application has not been submitted to city staff for review. Any new submittals shall comply with current ordinances at the time the plan is submitted.*

The Applicant agreed to the conditions. Mr. Prebor and Ms. Wojcik were designated to be the Planning Commission representatives for this project.

04-15-03 Consider conceptual site plan for MOBA USA office/warehouse and industrial subdivision (HWY 74 S).

Mr. Rast explained that the conceptual site plan for the proposed MOBA USA headquarters building and adjoining industrial subdivision was discussed in a workshop format at the January 12, 2015, Planning Commission meeting. The plan had been revised in accordance with the comments raised at that meeting. He provided the following additional comments:

- The proposed building would be located within a new industrial subdivision located on a 47-acre tract of land on HWY 74 from the Peachtree City Athletic Complex.
- MOBA had acquired the entire 47 acres and would be installing a public street within the property and two curb cuts on SR 74, both of which would line up with existing median breaks in the highway.

- They would be developing the 12.6 acres on the southernmost portion of the development and would have access from the new curb cut on SR 74 which would align with the existing northernmost entrance into the athletic complex.
- Parking was shown in front of the 50,000 SF building and also in the rear.
- When the path ultimately connected to the development, it would come through and tie into the parking lot and the existing tunnel underneath SR 74.
- The two regulation size soccer fields that had been discussed previously were also shown.

Staff's recommendation was that the site plan for the MOBA tract as well as the overall subdivision of the 47-acre property be approved.

Mr. David Barbour of Marksman Construction was in attendance to represent the owners of the property.

In response to a comment from Mr. Destadio about adult use of the soccer fields, Mr. Barbour stated this was the owner's intent. They were Peachtree City residents from Germany who were avid soccer fans, and he was a coach for a semi-professional soccer team.

Mr. Conner wondered if an easement should be required for the cart path that would tie in through their parking lot and would be located on private property. He was concerned that a future owner might not want the parking lot to be used for cart path access. Mr. Rast said an easement was typically used when a path was located on private property so the city could maintain the path. This also took the liability away from the property owner and gave it to the city. This was something that should be discussed with the owner.

Mr. Conner asked if there was a precedent for a parking lot. Mr. Barbour said this situation existed all over town with schools and Riley Field. Mr. Rast thought this should be discussed with the City Attorney. In the long term, it would be a benefit to the city but would also provide protection for MOBA. Mr. Destadio asked whether the city would have to maintain the parking lot. Mr. Rast said it could just be an access easement that would allow access across the parking lot.

In response to a question Mr. Conner asked about whether there was a future cart path easement in the far north cul-de-sac going into the greenbelt, Mr. Rast stated there was and further stated:

- There was a service road that was used by WASA that went back to a pump station. When the baseball academy and training facilities were initially developed on that tract several years ago, there were discussions about securing an easement and then partnering with WASA to improve that road and

use it for the path. These were conversations that still needed to occur as this moved forward.

- The design had been completed for the path that would connect into this property. The city-owned greenbelt behind the TRACON facility would ultimately connect to the Flat Creek Bridge and would cost approximately \$1.5 million. The benefit of that would be that essentially everyone on the south side of the city would have path access to the athletic complex, FAA, and potentially to Cooper Lighting and some of the other businesses in the area.

Mr. Conner stated that he would like the Applicant to put in a cart path in that easement and then give it to the city. In response to a question Mr. Destadio asked as to whether the design of that cart path was part of this plan, Mr. Rast said it was not. That access had been designed into the previous owner's plan. He understood Mr. Conner's intent but thought it would be necessary to talk to WASA and the City Attorney. If the path was done now, it would not go anywhere. As long as the easement was in place, though, it was something that could be explored further as the construction plans were developed. Mr. Conner wanted to confirm that Mr. Barbour and the Applicant were in agreement with the easement. Mr. Barbour said that was part of what was shown on the plan.

Mr. Conner asked about the possibility of someone building out the soccer fields in the future and the number of parking spaces that would be required. Mr. Rast said that number was based on the square footage at the time. A portion of this building would be warehouse space, but the parking they were providing would comply if there were 50,000 SF of office. Some additional spaces had been provided for the soccer fields.

Mr. Prebor noted that because this was an industrial area, there would be a lot of semi traffic that vehicles would have to interact with on their way to the soccer fields. Mr. Rast confirmed that was correct. Mr. Barbour wondered if this situation was any different than what currently existed on Huddleston and Dividend Roads where golf carts and vehicular traffic interacted. Mr. Prebor admitted the situations were similar but did not think that was a reason to repeat the scenario. He felt there was a potential for a substantial amount of golf cart traffic in this area.

Mr. Conner agreed with Mr. Prebor but did not think the traffic on this road would be as fast as it was on Huddleston. However, it would still be industrial traffic and would include a lot of families with kids on golf carts. There were several suggestions made as to where the path could be located.

Mr. Prebor thought the most cost effective location for the cart path would be along the east side of Road A. He suggested the path be parallel to the parking lot rather than through it.

Mr. Rast stated that several years ago, a connection along the frontage was considered. There was a Georgia Power line easement that extended about 25' into the entire length of the property, and there was not a lot of vegetation in that area. If there was at least a dedication of an easement, a path could be built in the future. Ms. Wojcik thought that location made more sense.

For safety reasons, Mr. Conner did not like the idea of a path that would parallel the highway. He did not have a problem with the path paralleling Road A as suggested by Mr. Prebor.

Mr. Destadio thought a condition that required the Applicant to provide an interior easement for a golf cart path be added to the conditions of conceptual site plan approval.

Ms. Wojcik thought that, because there was a tunnel in this location, an easement for a dedicated cart path through the property should be required.

Mr. Conner pointed out that typically the developer was responsible for developing the cart path.

Mr. Prebor preferred the easement be interior to the property, but he also recognized the developer had other costs the commissioners were probably not aware of.

Mr. Barbour said he was only representing the Applicant so he could not make a decision on this proposal.

After discussion, a motion was made by Mr. Destadio and seconded by Mr. Prebor that the conceptual site plan for the MOBA USA office/ warehouse development as well as the overall industrial subdivision on HWY 74 South be approved subject to the ten understandings and conditions recommended by City Staff and an additional condition recommended by the Planning Commission that the developer provide an interior cart path easement to be reviewed and approved by City Staff. The motion was amended by Mr. Conner to require that the developer would be responsible for the cart path. The amended motion was unanimously approved with the following conditions:

1. *The Applicant shall provide copies of the approved GDOT Encroachment and Driveway Permits to the City Engineer as a part of the final site plan submittal.*
2. *The width of the individual parking spaces and the internal landscaped islands shall comply with the city's parking lot design standards.*
3. *Concrete wheel stops shall be required in all parking spaces that abut a concrete sidewalk.*

4. Existing vegetation within the tree save and landscape buffer adjacent to HWY 74 shall be preserved to the greatest extent practicable.
5. The Applicant shall coordinate with the City Engineer to ensure the Stormwater Management Plan is prepared in accordance with the City's Post Construction Stormwater Management Ordinance.
6. The proposed building elevations, including exterior building materials and color selections, shall be submitted to City Staff and the Planning Commission for review and approval prior to approval of the building plans.
7. A complete site lighting plan, including all lighting proposed on the exterior of the building and on the soccer fields, shall be submitted to City Staff for approval prior to installation. All wall-pack lighting on the exterior of each building shall be specified as full-cutoff fixtures.
8. All exterior mechanical units (air handlers, gas meters, etc.) and trash pick-up areas shall be screened by a low wall, which is constructed of similar materials to those used for the building. Landscaping shall be utilized to screen these walls where applicable. If the mechanical units are mounted on the roof, the panels used to screen this equipment must be designed in a manner to completely screen these units from view.
9. Should there be substantial changes to the conceptual site plan, a new plan must be developed and re-submitted to Staff and the Planning Commission for review and approval.
10. Approval of the conceptual site plan shall expire 12 months from the date of approval if a final site plan application has not been submitted to city staff for review. Any new submittals shall comply with current ordinances at the time the plan is submitted.
11. The Applicant shall coordinate with City Staff to determine a suitable location for a multi-use path paralleling the internal roads, and shall provide a dedicated multi-use path easement and construct a multi-use path in accordance with city specifications from the MOBA tract to the northern end of the property.

04-15-04 Consider building elevations for new industrial building, 350 Dividend Drive.

Mr. Rast explained that this development would be on the existing slab and footprint of the former Photocircuits building at 350 Dividend Drive. Tiernan & Patrylo had purchased the property and were in the process of an extensive clean-up of the overall tract including demolition and removal of the existing office/warehouse building. Building plans had been submitted for a new building on the property. Staff's understanding was that the new building would be utilized by a single tenant.

STAFF REPORT

TO: Planning Commission

VIA: Planning and Development Director

FROM: Senior Planner

DATE: October 8, 2015

REQUEST: Consider Request to Modify Conditions of Conceptual Site Plan Approval for the MOBA USA tract/ MOBA Industrial Subdivision (S HWY 74)
October 12, 2015 Planning Commission agenda

The conceptual site plan for the MOBA USA tract/ MOBA Industrial Subdivision was approved by the Planning Commission on April 13, 2015. In addition to the understandings and conditions recommended by City Staff, the Planning Commission adopted a condition requiring the Applicant to construct an off-road multi-use path from the existing multi-use tunnel underneath HWY 74 to the cul-de-sac at the northeast corner of the property.

City Staff has been working with the Applicant to identify an appropriate location for the multi-use path within the subdivision. We have also met with representatives from the Peachtree City Water and Sewerage Authority (WASA) to discuss the access drive that will be constructed from the proposed cul-de-sac to the existing pump station behind the FAA tract.

It should be noted there is not a path connection from the multi-use tunnel to the Peachtree City Athletic Complex (PAC) on the opposite side of HWY 74, nor is there a path connection to the cul-de-sac at the southwest corner of the property. Both path connections are identified within the multi-use path system master plan, but a funding source has not been identified.

The Applicant is requesting that the requirement to provide an off-road path connection as proposed by the Planning Commission be removed from the conditions of conceptual site plan approval. Instead, they have agreed to construct a path connection from the existing multi-use tunnel to their parking lot as initially presented.

Should the Planning Commission agree to remove and/ or revise this condition, Staff recommends that the Applicant be required to construct a multi-use path within the area between the proposed parking lot and the HWY 74 right-of-way from the existing multi-use tunnel to the southernmost entrance road into the industrial subdivision.

requirements were maximum sizes. Mr. Daily agreed with this and noted it was the "not to exceed" that bothered him. Going from 100 SF to 150 SF went against what Peachtree City was about. He realized 150 SF was not huge, but it was bigger than the current cap, and it would start an upward trend.

Mr. Rast clarified that, depending on the length of the storefront, the 150 SF was currently permitted by the Sign Ordinance. The 100 SF would depend on whether it was an anchor tenant or an in-line tenant. This was the change they were requesting. It was not anything above and beyond what was currently permitted in the Sign Ordinance but would just allow the tenants in The Overlook to have a larger sign. The maximum size of a wall sign could be up to 150 SF.

Mr. Conner noted that a sign of that size would not be permitted in the overlay district. Ms. Wojcik agreed. She did not think it was right to change those guidelines after most of the district had been developed.

Mr. Destadio appreciated the effort that had gone into trying to make this work. His biggest concern was that Peachtree City signs had been Peachtree City signs for a long time. The most contentious thing we had was that everything else was built to the other standard. To change the overlay district now, especially since it seemed to be for one major tenant, was more than we needed.

After discussion, a motion was made by Ms. Wojcik, seconded by Mr. Conner, and unanimously adopted that the proposed amendments to the GA 54 West Design Guidelines relative to signage for The Overlook retail center be forwarded to City Council with a recommendation that the only change to be made would be that there be no stipulation as to the number of panels on the village identification signage. Other than this change, the GA 54 West Design Guidelines would remain as currently written.

OLD AGENDA ITEMS

04-15-03 Consider modifications to conditions of conceptual site plan approval for the MOBA USA office/warehouse and industrial subdivision (S HWY 74)

Mr. David Barber was in attendance to represent Marksmen Construction relative to the condition that had been adopted as part of their conceptual site plan approval that required them to construct an off-road multi-use path from the existing multi-use tunnel underneath HWY 74 to the cul-de-sac at the northeast corner of the property. He stated that basically they had had a problem getting the cart path to go where it needed to be. It was originally designed to come out of the existing tunnel and go into MOBA's parking lot. The Planning Commission wanted it within the subdivision.

Mr. Destadio and Ms. Wojcik said the Planning Commission had recommended it go off the road. Mr. Barber said the problem was that they had designed it to go through the right-of-way in front of the property off of HWY 74 and stop at Road B. Engineering wanted them to follow Road A all the way around to the right-of-way where they were going down to the pump station. That became an issue because Mr. Nathan Brooks with the Water and Sewerage Authority (WASA) would not allow them to access that which meant the cart path was going nowhere right now. Mr. Barber further stated there was no other industrial subdivision that had cart paths going through it.

Mr. Destadio thought they had looked at two scenarios. He had spoken to Mr. Stephen Hogan with WASA, who said he had not spoken to anyone from Marksmen Construction related to the cart path. Mr. Hogan had mentioned that 90 percent of Peachtree City's sewage went through that pump station so he was concerned about safety and security. However, he did not know why they could not stay off the access road down to the pump station and go up through the triangular parcel on the left. Mr. Barber noted they were putting in a road for WASA to have access.

Mr. Destadio asked why the cart path could not be to the left of the access road on their property. Mr. Barber said the City Engineer had indicated there would have to be some major grading due to the elevation changes. This would become an issue. MOBA's owner would grant the city an easement, but that would be as far as they would be willing to go at this point. Mr. Barber also noted that the other problem they had was that the road was on a 10 percent grade, which he thought was more than the cart path allowed. Even trying to connect to existing cart paths, there was no place for the cart path.

Mr. Conner asked where the Stinky Trail ran on this path. This was an existing dirt trail that followed the sewer easement all the way down. Mr. Rast pointed to the bridge over Flat Creek and the path connection that came up through Gardner Park. The Stinky Trail went between this path and Crosstown. This was an area that had been considered several years ago for extending the path from Flat Creek, around FAA, to this site. He also indicated connecting the tunnel underneath HWY 74 to the Peachtree City Athletic Complex would require extensive grading due to an existing water main adjacent to HWY 74.

Mr. Rast and the City Engineer had met with Mr. Hogan and Mr. Brooks the previous week, and one of the things they had looked at was MOBA reconstructing this road for WASA so they could get to the lift station. WASA was initially concerned about people using the path to access their pump station unnecessarily so the potential of installing a gate had been discussed. If and when the path connection was constructed, the gate would be relocated closer to the pump station and the path would be reconstructed around the lift station. It was not known when the path connection from the Flat Creek

bridge would be constructed as there currently was no funding available. Staff's initial recommendation was that the carts be allowed to use the roads within the subdivision, as this was the same situation that existed within the Gardner Park industrial subdivision and it would reduce the amount of path the city would ultimately have to maintain.

Mr. Conner reviewed the existing situation:

- The applicant was required to construct an off-road multi-use path from the existing tunnel under the highway to the cul-de-sac on the northeast corner.
 - What if the path came around the back of the soccer field?

Mr. Barber said the elevation would not work that way, and there would be a fence around the soccer field. Where would the cart path go?

Mr. Destadio said the Planning Commission had given the applicant the option of going from the tunnel through their parking lot, up to the cul-de-sac, over and up to the road they were putting in for WASA. With the exception of the small section from the tunnel, there really was not any additional cost to them at this point.

Mr. Barber objected to the statement that there was no additional cost. They were going to have to pay for the cart path either all the way down HWY 74 or within the subdivision itself. Ms. Wojcik said it was to be separate from the road. Mr. Destadio said they had talked about it being separate but also going down the road. Mr. Barber said they were agreeable to going down the road. Ms. Wojcik said the Planning Commission never agreed to their going down the road. The applicant had agreed to have it along the road but separate due to concerns over the interaction of the large trucks coming to MOBA and the young drivers who would be part of the golf cart traffic. Mr. Destadio agreed that it was not going to be safe and thought the only additional cost would be the small section of road to get to the Stinky Trail.

The only concern Mr. Hogan had mentioned to Mr. Destadio was people going into the pump station so the path would need to be kept clear of it. As mentioned earlier, this was a significant pump station and should not be accessible to the public. He was not, however, objecting to the path going there.

Mr. Barber pointed out that when they got past the access road for WASA, it was an issue the city would have to address when they started to build the path because it would not be a cheap build. Considerable grading, retaining walls, and fencing would be required.

Mr. Daily said this was no different than what other developments were required to do. The fact that it was not going to connect to anything did not matter. The intent was that it would eventually become part of a larger path. Mr. Rast did not think they were trying to get out of the obligation to construct either of the connections within the subdivision. Mr. Barber agreed cost was the issue but they also felt they were the only industrial subdivision to have to meet this requirement. He indicated that, within the Gardner Park subdivision, the path dead-ended into the street. Mr. Destadio pointed out that if Gardner Denver were building today, they would have to put in a cart path. Ms. Wojcik noted they had agreed to this condition when the Planning Commission approved their site plan.

After discussion, a motion was made by Mr. Conner, seconded by Ms. Wojcik, and unanimously adopted that the condition to require the applicant construct a multi-use path within the area between the proposed parking lot and the HWY 74 right-of-way from the existing multi-use tunnel to the southernmost entrance road into the industrial subdivision not be removed.

05-14-02 Consider modifications to conditions of conceptual site plan approval for The Overlook (2760 W HWY 54).

Mr. Rast's memo to the Planning Commission stated that the conceptual site plan for The Overlook retail center was approved on May 12, 2014, with 18 understandings and conditions. To allow the project to proceed as proposed, conditions 6, 7, 10 and 11 would need to be amended as follows:

Amendment to Condition 6

The final site plan identified trash compactors for each of the anchor tenants within the retail center. A total of five (5) dumpsters and associated dumpster enclosures (per city ordinance) had been provided for the remaining tenants.

The Applicant indicated that dumpsters were typically provided for smaller tenants within a retail center and was asking that this condition be removed and/ or revised as follows:

6. *Trash compactors shall be provided for each anchor tenant within the retail center and shall be located and screened to minimize noise infiltration. No more than five (5) dumpsters and associated dumpster enclosures shall be provided for the remaining tenants within the retail center.*

The Planning Commission had no issues with this proposal.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager
Paul Salvatore, Financial Services Director *P.S.*
Kelly Bush, Assistant Financial Services Director *KB*
Angela Egan, Purchasing Agent *ae*

FROM: David A. Borkowski, P.E., M. ASCE, City Engineer *David A. Borkowski*

DATE: March 28, 2017

SUBJECT: 2017 LMIG Paving Bid Award
April 6, 2017, City Council Meeting

Recommendation:

Staff recommends that City Council award the 2017 LMIG paving bid to Atlanta Paving and Construction in the amount of \$1,352,794.88.

Discussion:

Staff solicited bids from several paving companies. Bids were opened on March 24, 2017 and are as follows:

ATL PAVING & CONC	\$1,352,794.88
BLOUNT	\$1,379,064.55
CW MATTHEWS	\$1,544,161.86

Staff has reviewed the references and bid documents provided by Atlanta Paving and Construction and finds them acceptable. Staff recommends that Council award the bid to Atlanta Paving and Construction.

Budget Impact:

There are sufficient funds budgeted and available in the Public Works Street Resurfacing Program (100-4100-522270).