

**City Council of Peachtree City**  
**Agenda**  
**April 3, 2008**  
**7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
  - Remind Attendees to Turn Off Cell Phones
  - Proclamation for Confederate History and Heritage Month
  - Recognize McIntosh High School Adopt-A-Stream Program
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
  - 2008 Retreat Minutes
  - March 20, 2008, Regular Meeting Minutes
- VII. Monthly Reports
- VIII. Consent Agenda
  - 1. Consider Radar Permit Update for Times in School Zones
  - 2. Alcohol License – Change in Licensee & License Representative – Peachtree BP, LLC
- IX. Old Agenda Items
  - 02-08-18 Discussion/Consideration on Repair of Police Department Building (and acquisition of Recycling Center property)
  - 03-08-01 Consider Comprehensive Revenue Analysis / Fee Changes
  - 03-08-03(a) Consider Non Profit Funding Policy
  - 03-08-03(b) Consider Non Profit Funding Request – Fayette Arts Center
  - 03-08-07 Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)
  - 03-08-08 Consider Rezoning, GC to LUC-22, Commerce Drive North (Hilton Garden)
  - 03-08-11 Consider Variance to Rear Building Setback, 516 Clearwater Cove
- X. New Agenda Items
  - 04-08-01 Consider Appointment of Deputy City Clerk
  - 04-08-02 Consider 50<sup>th</sup> Anniversary Logo and Use Policy
  - 04-08-03 Consider Homeland Security Grant and MOU with Georgia Emergency Management Agency
  - 04-08-04 Consider Resolution Regarding State Action on the Loss of Accreditation of Clayton County Schools
- XI. Council/Staff Topics
- XII. Executive Session

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

**2008 CITY COUNCIL RETREAT  
MINUTES  
February 29-March 1, 2008  
Council Chambers**

**Friday, February 29, 2008**

Mayor Logsdon called the meeting to order at 8:05 a.m. Other Council Members present were Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Copies of all the PowerPoint presentations are included in the official meeting file.

**1. Financial Update (Finance Director Paul Salvatore/Assistant Finance Director Janet Camburn)**

- The projected fund balance presented during FY 2008 budget process was \$8,970,911.
- The actual fund balance was \$9,717,858, or \$746,947 higher than projected.
- Some of these funds (\$263,000) were carried over for FY 2007 expenses that were unspent.
- The actual favorable variance from what was projected was \$483,584.
- The year-to-date revenues for FY 2008 through January 31 were short of budget estimates by \$40,376, or .26%.
- If not for the one-time revenue from sale of fixed assets, there would have been a revenue shortfall of \$241,047, or 1.53%. The assets sold were DOT right-of-way (land for Hwy 74 widening) for approximately \$200,000.
- Major areas of revenue concern included Local Option Sales Tax (LOST), building permits, and court fines.
- Staff projected a total revenue shortfall at year end of \$513,810, or 1.94%, assuming LOST revenues would continue to come in about 8.5% short, as they have been through January and there was a continued shortfall in building permits.
- Some possibilities to help with the projected shortfall included additional outsourcing of mowing (ROW), a delay in hiring vacant positions (temporary hiring freeze), and impounding funds in operating budget (this option could adversely impact service levels and/or just push the need for essential items out to FY09).
- Sturbaum asked staff to look at a temporary hiring freeze.
- Logsdon asked for Council to receive copies of the chart that showed the average per capita expenditures for Class B cities.

**2. Public Safety Pay (Acting Administrative Services Director/City Clerk Betsy Tyler, Acting Police Chief Mike Dupree, Operations Officer/Assistant Chief Peki Prince)**

- The pay study area included following agencies – Atlanta, Gwinnett County, Clayton County, Henry County, DeKalb County, Roswell, Fayette County, Sandy Springs, and Fayetteville.
- The study incorporated minimum and maximum salaries, as well as additional benefits including retention bonuses, retirement plans, and incentives.
- Atlanta, DeKalb, and Gwinnett did not distinguish between Firefighters and Firefighter/EMTs.
- Gwinnett gave 5% for paramedic certification and bonuses in increasing \$1,000 increments on following anniversaries (up to four years/\$4,000).
- DeKalb gave a \$5,000 bonus for paramedic certification.
- Clayton gave 5% for EMT, paramedic, or relief driver certification.
- Roswell and Fayette did not have a separate pay scale for uncertified officers.
- Fayette's information reflected the new pay plan that went into effect on March 1, 2008.
- Gwinnett gave 3% for a bachelor's degree and 6% for master's degree.
- Clayton gave up to 5% for experience and up to 7.5% for education.
- Roswell, Henry, Fayette, Fulton and Atlanta had early retirement plans comparable to the City's early retirement at 55 with 10 years of service.
- All but Sandy Springs offered the option for medical insurance until Medicare.

- Roswell had the most generous take-home police vehicle policy (40 miles outside city limits; Peachtree City within city limits).
- The Police Department reported progress in filling the vacant positions since Council provided the 4.5% hiring increase.
- The Fire Department was receiving fewer applications, but filled the six new full-time positions within three months, and had filled one of the three part-time vacancies.
- The challenge was to attract younger, qualified applicants who were less concerned about the health and retirement options. Although both Fire and Police management felt the current salary ranges were reasonable when the City's benefits package was factored in, staff recommended investigating several options to stay competitive. Those options included salary incentives for additional duties/training/education, a Police take-home vehicle policy, a cafeteria plan for employee benefits, credit with proof of outside health insurance, opt-out of pension plan, and an option of defined contribution versus defined benefit.

Council discussion and recommendations on Public Safety Pay included longevity bonuses, buy back for annual leave, wellness program and incentives, and incentives to live in the City. The Police Department emphasized it was just as important to retain officers as it was to attract new ones. There was also concern that health employees might opt out of the health insurance benefit.

### **3. Potential Annexations (City Planner David Rast)**

The benefits of establishing growth boundaries included having an important tool for future planning of infrastructure needs, population projections, housing numbers, staffing, and more. The boundaries would promote interactivity with adjoining jurisdictions, establish parameters for parcels that could be considered for annexation, would allow the City to develop densities and identify housing types, and would provide guidance for current and future administrations and the citizens. The methods for determining growth boundaries included natural features (centerlines of creeks, roads, etc.) or established land lot lines and coordination with adjoining jurisdictions to identify a common boundary. The City was not required to annex property unless it was a benefit to the City to do so. The potential annexations/ growth boundaries included the Northeast Collector tracts, Wilksmoor Village tracts, Redwine Road tracts, South 74 tracts, and Woodcreek tracts (de-annexation).

The pros of annexing the Northeast Connector tracts (233 acres) included:

- Northeast Collector identified in Transportation Plan,
- Required developer to construct road at no cost to the City,
- Provided alternate exit from Kedron Hills and Smokerise, and
- Ultimate bypass on eastern border of the city, ultimately connecting SR 54 with SR 74

The cons included the following:

- Increased coverage area for Fire/EMS and Police,
- Multiple ownership of property,
- Limitation of future annexation requests,
- Incorporating existing homes into the City and enforcing ordinances and restrictions, and
- Potential increase in density, school impacts, etc.

The Wilksmoor Village tracts included the Davis/ Lee/ PTC Holdings parcels at +/- 90 acres and the Hardy/ Kidd/ Whitlock tracts at +/- 34 acres for a total of approximately 124 acres. The pros of annexation included:

- Incorporation of all parcels within Wilksmoor Village into the City;

- Allowing the City to identify appropriate uses, densities, etc.;
- Uniformity of development;
- One entity would be responsible for providing services, emergency coverage, etc.;
- Allowing the City to regulate zoning and land use, and enforce ordinances; and
- Undeveloped land.

The cons included:

- Increased coverage area for Fire/ EMS and Police
- School impact

Council discussion included concerns that the City was required to annex any “islands” of the County. The property in the County was zoned AR Agricultural Reserve, and the City would not have to change the zoning to annex the property.

The South 74/Redwine Road tracts included the Redwine Road tracts at +/- 49 acres and the Southern Pine Plantations tract at +/- 79 acres for a total of approximately 128 acres. The pros for annexation of the Redwine Road tracts included:

- Extension of the City boundaries to a natural border (Redwine Road);
- Allowing the City to establish appropriate uses, zoning and development patterns;
- Bordered on two sides by existing residential – would allow the City to establish protection for these areas;
- Allowing the City to maintain ‘control’ over what happens on these parcels;
- Creation of a “gateway” into the City from the south; and
- Potential extension of sewer and reduction of septic on the south end of the City.

The cons included:

- Multiple ownership of property;
- Enforcement of City regulations on existing owners
- Potential impact on schools if developed as residential;
- Increased coverage area for Fire/ EMS and Police; and
- County might object to change in land use classification.

The pros for the Southern Pines Plantation tract included:

- Property already zoned for commercial use by the County;
- Allowed the City to establish appropriate uses, zoning and development patterns;
- Maintain “control” over what happens on these parcels;
- Creation of a “gateway” into the City from the south;
- Potential extension of Meade Field complex;
- Potential extension of Redwine Road to Rockaway Road;
- Potential extension of sewer and reduction of septic on south end of the City;
- Increased sales tax revenue; and
- Undeveloped land.

The cons included:

- Impact on existing retail development within the city; and
- Increased coverage area for Fire/EMS and Police.

Council discussion included a concern for more requests, but the consensus was to stop annexation at the natural boundaries. The property along Redwine Road should come in as one piece and at low density. The commercial property on SR 74 might be considered for annexation if there was no

increase density and the developer was willing to donate to Meade Field or a road. Any commercial project should be on SR 74.

Deannexation was proposed for a small amount of property, approximately 8.5 acres, located between the Preserve and Woodcreek. The pros included:

- Establishment of a natural boundary between the City and unincorporated County using the centerline of Camp Creek;
- Definition of the coverage areas for Fire/EMS and Police;
- Providing clarity for Tax Assessor's office and for property owners; and
- "Housekeeping" issue.

The cons included:

- Multiple ownership of property; and
- No incentive for homeowners to absorb cost of surveying boundary or recording plat.

Council agreed that the best boundary for the City would be the center line of Camp Creek, which would help with Public Safety issues. There were concerns regarding property tax.

#### **4. Recycling Center Location (Public Services Director Tom Corbett/Planning Assistant Tony Bernard)**

Corbett gave an update on the recycling efforts within the City. The actual recycling revenue in 2007 was \$7,157. The difference was due to varying recycled material prices through out the year. The annual cost was \$51,123, including employee salaries and yard collection and management. The existing site for the City's recycling center on Rockaway Road was 3.56 acres, including the cell tower, and had an estimated property worth of \$679,000. The reasons for moving the Recycling Center was that it was not large enough for current and future recycling opportunities; was less than desirable gateway into the City from Brooks and Senoia; was not easily accessible to everyone in the City, not centralized; DOT would require Recycling Center land for SR 74 widening project; and additional land would be required for the multi-use path approaches to the tunnel under SR 74.

The proposed 13.25-acre relocation site was on SR 74 South, behind the Police Station, on the old Flat Creek sanitary sewer plant site. The property was large enough for current and future recycling opportunities. It could not be seen from the road and was surrounded by trees and wetlands. The property offered a more centralized location within the City and was easily accessible from SR 74. There would be no public access from the Police Department, but a parallel service road to SR 74 was proposed from Guthrie Way. The property would also provide a possible path connection from Clover Reach subdivision to Gill-roy's and down to Crosstown. The estimated property cost was \$400,000 to \$500,000.

Bernard and Corbett also discussed their vision for recycling possibilities, which would begin with what was done now, then expand as the market dictated. The state would require recycling in the future, and the site allowed for expansion. City Manager Bernard McMullen said staff was looking for Council to agree in concept to the phased plan. The property had all the room that would be needed, and staff could start working with WASA to acquire the land.

Bernard presented the plan and noted that Phase 1 included just the current operation. The concept included an oil drop-off site, compost pick-up, wood chip pick-up, a household hazardous waste mobile trailer, recycling drop bins, furniture project, salvage barn, Re-Store, an electronic waste drop-off site, an administration office, covered loading and unloading, equipment storage, and an education facility. Some of the programs, such as the used furniture drop-off, would help in reducing the amount

of waste, provide training in furniture repair, offer good quality furniture to those who would not otherwise be able to afford it, and would encourage enterprise. Those areas could be run by non-profit programs, Habitat for Humanity, battered women facilities, or the Salvation Army

Bernard continued that the short-term issues and challenges included the following:

- **Sufficient acreage** – reduce the amount of organic material held onsite, only keep a certain monthly amount on hand;
- **Drainage** – site design allowed water to sheet flow to possible detention site., bio-swales could also be funded as part of possible \$200,000 demonstration grant;
- **Noise** – operation should be the noisiest in mid-morning during the week when most people were at work or school, trucks and equipment moving material;
- **Traffic** – possible light at intersection of Gill-roy's and new recycle center road, DOT already had a long left-hand turn deceleration lane planned, addition of a parallel road from Guthrie Way up to new recycle road;
- **Lift Station** – site plan would still allow access to the existing pump station; and
- **Odors** – organic recycling produced the most odor, located at the back of the property (next to wetlands) to reduce any odor.

The long-term issues and challenges included the following:

- **Sources of finance** – material buyers, baling materials to get more per lbs\ton, finding buyers that would pay more, gees, vehicle sticker program (yearly), material-based fees (per truck load), and grants (DCA Away from Home, gives trailer and recycle bins; GEFA Recycling Grants, \$50,000 to local governments, \$200,000 to innovative projects),
- **Market analysis for materials** – advertise, incentives for local businesses and citizen to recycle material that is more profitable for the center
- **Support from State and Federal government that supported community recycling** – financial support, advertising, incentives, and education/training

The timeline for moving the Recycling Center included the following key dates:

- August 2008 – DOT planed to clear right-of-ways (ROW) in preparation of SR 74 road widening phase II. City would begin acquiring any land and/or easements necessary for path connections. Recycling Center would not be able to take in as much organic material (tree limbs, leaves, grass clippings). Recycling Center internal road would be a much smaller loop.
- April 2009 – DOT planned to put in tunnel for preparation of laying down of new road. City would begin designing cart path approaches. Recycling Center could keep operating at minimal capacity.
- June 2009 – DOT planned to start Rockaway Road realignment.
- Fall 2009 – DOT planned to be finished with this part of phase II. If allowed by GDOT, the City could begin cart path construction. Recycling Center would have to be closed\relocated.

Bernard said the total cost of all the phases for the proposed Recycling Center would be \$5 million. McMullen added that part of the access road was a SPLOST project, but it would be fairly expensive to build the rest. The cost of moving the Recycling Center would be approximately \$1 million with the land. Salvatore would see if that cost could be covered by a bricks and mortar loan.

Plunkett asked what would happen to the current site. McMullen said land was needed for the cart path access to the tunnel and a gateway to the City. The goal of the Comprehensive Plan was to create greenspace, and the site was in an ideal location for a passive park. Gaddo added that it would also provide an area for a possible re-design of Meade Field.

Additional concerns included additional litter and illegal dumping if the City stopped providing the service. Council guidance was to pursue Phase 1 if it would fit into the budget, look for outside funding, and to develop costs and financing options.

**5. Street Paving Update (Public Services Director Tom Corbett)**

Corbett noted that the City was resurfacing a number of streets in FY2008 through two different funding sources – Local Assistance Road Program (LARP) (DOT reimbursement) and Fayette County Special Purpose Local Option Sales Tax (SPLOST). A total of 10.78 miles would be repaved, and 2.37 miles would be paid by LARP funds and 8.41 miles would be paid with SPLOST funds. The current paving program would leave the City with only one street rated below 70 (Rockaway Road), and only about 15% requiring resurfacing within three to five years.

Corbett continued that no additional resurfacing activity is required for FY 2009. Streets approved for LARP reimbursement had a three-year “window” for resurfacing. Maintenance activities in FY 2009 would focus on crack sealing and patching on those streets rated in the 70-79 category.

Plunkett asked Corbett if City employees were allowed to take vehicles on personal errands. Corbett said they were not, other than stopping to get a drink or snack when they were on break. Plunkett asked when the outsourced mowing would begin. Corbett said it would start in March.

**6. Path System Repair Update (Public Services Director Tom Corbett)**

Corbett noted that the FY 2008 path system reconstruction and resurfacing list was drawn from lowest ratings on the October 2006 overall condition ratings. They were currently working on path segments with ratings from 60 to 70 on scale of 100. The segments of greatest length offered the best repair efficiency. Repairs were generally grouped by geographical area where it was practical.

Corbett continued that, in FY 2009, cart path widening/reconstruction would continue for paths generally rated in 70-75 range, based on most recent ratings. Reconstruction would continue into the higher ratings, as the overall goal was to widen all paths to 10 feet. Additional path segments would be added to the repair list on “as needed” basis, as in previous years.

**7. Multi-use Path System Master Plan (City Planner David Rast)**

Rast went over the goals of the master plan for the multi-use path system. The goals included providing interconnectivity to all developments; enhancing the safety of path system by adding signage, traffic calming measures, regularly trimming shrubs and trees to provide clear zones, etc.; reducing the number of at-grade crossings; upgrading existing surface crossings with appropriate signage, pavement markings to alert both motorists and path users; identifying hierarchy of paths and construct/repave accordingly; designing and constructing new paths to AASHTO and ADA standards to the greatest extent possible; identifying a schedule to inspect and replace existing infrastructure (bridges, etc.); and continuing to seek grant funding to assist with funding large projects.

Rast also went over how the master plan was established and projects were prioritized. Each new development was required to connect to the nearest multi-use path. Certain developments and subdivisions were identified that did not include a connection to the path system or there was a gap in the connection. New projects were identified by staff, citizens, homeowners associations, and others. Each new project started as a “future path project. The project list was evaluated on a yearly basis to determine which project would benefit the most people. Some path projects were phased due to length, cost, and infrastructure needs. Historically, new path construction was funded at approximately \$100,000 per year. No new paths were funded in FY 2008.

Council direction included the following:

- Council was not in favor of an at-grade crossing over SR 74 in the Westpark area.
- A Peachtree East connection should be added in any future annexation discussions.
- The subdivision developer should help with the proposed path change through Cedarcroft to Wal-Mart.
- There were questions regarding a way to disconnect the cart path so Timberlake could not be accessed, and whether this was a County/Timberlake issue.
- There were tunnels with broken lights, which was a safety factor. It was noted that there were no lights in the Kelly Drive tunnel due to the road construction.
- Gateway signatures should be a priority.

#### **8. Capital Improvement Plan (CIP)/SPLOST/PIP/Transportation Plan (City Engineer Dave Borkowski)**

Borkowski noted there were 23 SPLOST projects totalling over \$11 million. Council asked that the Lake Peachtree/SR 54 multi-use bridge be moved up. McMullen said the design and environmental process could start. The City should respond to the County that TDK was done.

Borkowski noted that the Public Improvement Program (PIP) listed budgeted projects for Public Works, Leisure Services, Fire Department, and the Police Department. Council direction included checking to see if a signal was warranted at Kedron Drive South/SR 74. If it was, the Peachtree City Christian Church might be willing to participate in the cost. The Battery Way boat docks would not be ready by July 4. A more realistic date was July 4, 2009.

Council asked staff to determine if a grade separation at SR 54/SR 74 was feasible. Staff was also directed to look at signal warrants for SR 74/Aberdeen Drive with the hotel completed versus SR 74/Westpark if the median at SR 54/Commerce Drive was closed. Staff was asked to look again at the possibility of purchasing the property needed to have a connection from Westpark to Northlake Drive. Previously, the owner had not been interested in selling the land.

Borkowski said the current Transportation Plan had identified potentially needed transportation enhancement projects for the years 2005 – 2015. Most of the projects were budgeted in the SPLOST and PIP, but some are currently unbudgeted

Borkowski looked at future PIP needs based on the Transportation Plan, known current traffic issues, and other known maintenance needs. Those needs included:

- Move up design and construction of path connections to Rite-Aid tunnel under SR 74 (adjacent to Fayette County Animal Shelter) to 2008;
- SR 54 and Robinson Road capacity study;
- SR 54/SR 74 grade separation (design costs);
- SR 54/Commerce Drive improvements;
- Path replacement construction from Paschall Road north on SR 74;
- Interparcel connection from Sierra Drive to Dividend Drive; and
- Repair void under City Hall building.

#### **9. Stormwater Utility Update (Stormwater Manager Mark Caspar)**

- **Recap**

Caspar gave a brief history of the utility and its purpose, as well as how billing was determined. The funding was used to aid in compliance with state, federal, and local laws; to support stormwater capital

projects through a revenue bond; and to support the day-to-day operation of maintaining the stormwater infrastructure. He added that 94% of the billing had been collected this year.

- **Notice of Intent (NOI)**

The City's NOI was the means in which the City complied with the National Pollution Discharge Elimination System (NPDES) of the Clean Water Act. It was a list of Best Management Practices (BMP) which helped the City to confirm with the requirements set forth by the Georgia Department of Natural Resources. An inventory and condition assessment was conducted of all City-owned stormwater infrastructures in accordance with the state NOI. In addition to meeting compliance requirements, it also gave the City a better idea of the condition and number of structures in the system. This had never been done. It would help to develop the Level of Service (LOS) and Extent of Service (EOS). Educated guesses were made when the utility was developed, and the true extent of the maintenance that needed to be completed was underestimated. There were 9,109 structures and approximately 60 miles of pipe. The pipes needed to be cleaned to determine if the invert was gone or still there. The pipes where the inverts were gone would be placed on the capital project list. Letters were sent to the owners of private facilities, and they were given 90 days to comply. Staff worked with them, and there had been a fairly good response.

- **Metropolitan North Georgia Water Planning District (MNGWPD) Status**

Caspar explained that the MNGWPD was a planning entity dedicated to developing comprehensive watershed, wastewater and water supply and conservation plans to be implemented by local governments in the 16-county metro Atlanta region. The City must develop floodplain maps for 10% of the streams in the City per year until completed. Newly adopted ordinances included the Post-Development Stormwater Management for New Development and Redevelopment Ordinance, the Floodplain Management/Flood Damage Prevention Ordinance, the Stream Buffer Protection Ordinance, the Conservation Subdivision/Open Space Development Ordinance, the Illicit Discharge and Illegal Connection Ordinance, the Litter Control Ordinance, and the Private Waste Water Systems Ordinance.

- **Maintenance and Capital Projects**

Caspar reported that the storm water crew completed over 125 stormwater infrastructure maintenance projects last year and reviewed the projects.

- **Level of Service**

An EOS defined where the work would be performed. An LOS defined how often or to what extent the work would be performed (i.e. design standards). All utilities must have an EOS/LOS policy. Currently the Utility's EOS was defined in the ordinance as being all City-owned property, right-of-way, and easements. Currently there was no LOS policy in place. Staff was waiting for the full inventory and condition assessment to develop an LOS. The inventory and condition assessment gave a more accurate representation of current maintenance needs and would guide the City to develop a reasonable LOS. The ultimate goal was to be in compliance with state and federal laws and to develop an infrastructure replacement program. This was difficult because of the backlog of maintenance issues due to the lack of attention over the past 30 years.

Caspar continued that the goal of the utility was to establish a rate that would fund routine operations and maintenance as well as capital projects funded through a revenue bond. This was made with several assumptions about EOS/LOS including the number of stormwater structures and capital projects that would be required. Having completed the inventory and as the Infrastructure Maintenance Plan (IMP) was being developed, it had become apparent that the Utility would not be

able to meet the demand of capital projects and a modest level of operations and maintenance with the current rate structure. The requirement for the rate increase would be better determined as the IMP and the EOS/LOS were finalized, which was close to the original planned date of three years after the start of the utility, which would be 2009.

Council directives included a request to check the sediment in the 60-inch pipe under Flat Creek Road by Hole 3, to amend the newsletter to show how far-reaching the Whitlock Pond impact was, to check the beaver dam by the Wyndham, to look at Flat Creek Villas and the drainage ditch from Aberdeen Shopping Center that flooded out Dover Square and determine if a pipe was needed under Flat Creek Road, to ensure affordability was a goal.

#### **10. ICMA Performance Measures and Citizen Survey (City Manager Bernard McMullen)**

McMullen gave an overview of the ICMA program. The International City/County Managers Association's (ICMA) Center for Performance Measurement was established in 1994. Its purpose was to help local governments improve the effectiveness and efficiency of public services through the collection, analysis, and application of performance information. There were over 220 participating jurisdictions nationwide, and there were 14 established consortia currently. The City belonged to the Metro Atlanta Consortia

McMullen noted that staff reported some activities to Council on a monthly basis, but those reports were really not a good consensus of what people thought the City was doing. The information gained from the participation in the consortia would help the City identify the best practices and improve service. The City's department heads received the first reports in the fall, and some had already found good information and had made changes in their data collection and reports.

Currently, the Service Area personnel were gathering data for the FY 2007 submission due to ICMA on March 14. Databases were being adjusted or created to insure collection of the 'right' data. The directors and chiefs continued to review datasets to identify best practices. The City's Quality Improvement Team (QIT) was being updated to incorporate some of the goals and objectives that had been identified by management.

McMullen noted that the 2008 Service Area meetings were scheduled April 17-18. The City would be the host for the Metro Atlanta Consortia and Georgia "a la carte" jurisdictions. "A la carte" jurisdictions chose to participate in four of the 15 areas at a reduced cost. The City needed to analyze the data for jurisdictions that had already been where the City was going. They would network with peers from other jurisdictions with similar demographics and vision to identify the best practices to avoid common mistakes. The data would also help identify the 'right who' and the 'right what'.

McMullen continued that the City had not done a comprehensive citizen survey in several years. ICMA could conduct the National Citizen Survey™ for the City, but the question was whether the City could afford it. A 33% return was expected (400 out of 1,200 surveys). The norm was 10-12%. If Council chose to conduct the survey, the basic service was \$8,400. Acting Police Chief Mike Dupree added that the Department was required to do a survey every three years, and it needed to be done this year. The survey did have required questions. Logsdon suggested the cost could be in the FY 2009 budget. Boone suggested distributing the surveys through local businesses, and they could ensure only City residents received the surveys.

Logsdon asked for a list from the City's occupation tax database to take to the Georgia Department of Revenue to see if all the businesses required to pay sales tax were doing so and how much they were

paying. The sales tax number was needed. Sturbaum suggested the City request a list of sales tax numbers registered in the City and compare those to the database. McMullen said the state sales tax number could be added to the Occupational Tax form. Haddix noted that there were separate sales tax numbers and federal employee identification numbers (FEIN). Logsdon said he wanted a list of all the businesses that should be paying sales tax to send to the Department of Revenue to see if those businesses were paying taxes. McMullen asked when the list should be ready. Logsdon said he did not want to ask again next year. Tyler noted that the Occupational Tax was non-regulatory. Whether the business complied with any other requirements at the state or federal level, the tax was paid to the City.

The meeting adjourned at 3:16 p.m.

### **Saturday, March 1, 2008**

Mayor Logsdon called the meeting to order at 8:00 a.m. Other Council Members present were Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

## **11. Police Department [Major Mike Dupree (Acting Police Chief)]**

### **• State of Police Department**

Dupree thanked Council for its support during the transition. He gave an update on the current organization of the Department. The national per capita average for police officers was three per 1,000. The City had 1.9 department employees per 1,000 and 1.8 sworn officers per 1,000. He said staff recommended that current vacancies be filled before considering additional patrol positions for FY 2009. By prolonging the requests for additional patrol positions, the Department would have time to conduct a self-assessment under the leadership of a new Chief of Police, acclimate to a new management philosophy, evaluate the effectiveness of our mission and goals and objectives, and conduct analysis and workload assessments to identify 2009-2010 staffing needs. Dupree said the Department would ask for two people during the FY 2009 budget cycle – a staff assistant to assist with the increased workload and to help keep the station open longer for the public, and a white collar crime investigator.

### **• Multi-use Path System Patrol Plan**

Dupree continued that the goals of the multi-use path patrol were to promote citizen use of the path, to increase officer presence through patrol visibility, to encourage compliance, to promote safety and security, and to observe and maintain 600 hours of path patrol time in 2008 and 2009. He outlined the plan for Council and asked for an additional \$20,000 in overtime. Dupree expected to begin the patrol plan in late March. Additional training would be required, and some safety equipment needed to be purchased. Dupree added that the Department would ask for an additional ATV, golf cart, and equipment in FY 2009.

### **• Five Zone Implementation Plan**

Dupree explained that increased calls for service, traffic congestion, and retail development had a significant impact on response times and patrol time. The five zone system was initially proposed in 1992. A committee formed in January to determine the implementation requirements, and a meeting had been held with Fayette County E-911 to discuss its requirements for the implementation. A shapefile map with the boundaries for the zones was created in February. A follow-up meeting with Fayette County E-911 was scheduled in April to determine a timeline for implementation based on the E-911's transition to a new system. Shift personnel would be trained in November, and a decision would be made whether a test period was needed. The Department would meet with E-911 in

December to finalize the implementation of the fifth zone, and the implementation would take effect on January 1, 2009.

#### **12. Fire Department – Insurance Services Office (ISO) (Captain Dave Williamson)**

Williamson gave a brief overview on the ISO program, what it was and how the ratings were determined. The City currently had an ISO rating of four, which it received in 2001. Williamson noted the changes since 2001 on the plus and minus sides. The pluses included a reserve engine that was fully equipped, an additional ladder had been added and both ladders were fully equipped, an additional seven firefighters were on duty each shift, an average of two volunteers doing station duty per shift, the burn building had been built, training hours had increased, and secondary dispatch circuit and generators had been added to all stations. There was only one minus – there were new technical requirements for dispatch centers,

#### **13. State of the Fire Department (Fire Chief Ed Eiswerth)**

- **Class B Comparisons**

Eiswerth noted the Fire Department goals, which included the following:

- Upgrade Level of Service,
  - Response Time,
  - Sufficient Firefighters;
- Better ISO Rating;
- Accreditation; and
- National Recognition.

Eiswerth went over the comparison to other Class B cities in the state. The average per capita cost was \$144.46, and the City's cost per capita was \$115.76, or 20% lower. Alpharetta was the highest at \$211.56, and Hinesville was the lowest at \$72.46. Hinesville's department received assistance from Fort Stewart. The City was the only department that provided EMS transport (ambulances).

Eiswerth expected EMS calls to increase due to an increase in number of older residents and in assisted living facilities. Fire calls would increase due to the demographic changes. Housing was getting older and more people were renovating their homes themselves without using a contractor. The Fire Department's mission was to have the sufficient number of highly trained personnel, with the right type of equipment, arrive in a timely manner. He added that the NFPA 1710 standards were to have four firefighters on the scene within five minutes or less and 15—19 firefighters on the scene in nine minutes or less.

Eiswerth recommended that two additional stations be built – one on the southside of the City during FY 2009 and 2010 and one on the westside in FY 2011 and 2012. The suggested location for the southside station was at the north entrance to the Baseball/Soccer Complex (BSC) on SR 74. The station would eliminate two additional stations identified by ISO in 2000, would serve as an upgrade for the Emergency Operations Center, and would house a Quint and a medic unit. The two recommended locations for the westside station were at the CSX crossing at the old Comcast site or on MacDuff Parkway. Eiswerth pointed out that CSX could leave the crossing open for emergency use. Either location would eliminate one additional station identified by ISO in 2000 and would house a rescue/pumper. Eiswerth also discussed possible funding for the stations.

Eiswerth also reviewed staffing and equipment needs and provided an update on ongoing projects. His FY 2009 budget requests would include three lieutenants, three sergeants (19 firefighters per

shift), design funds for Station 85 (new southside station), Rescue 8 replacement, Station 84 sleeping quarters additions, and phase one of the self-contained breathing apparatus replacement program.

**14. Budget Guidance (City Manager Bernard McMullen/Finance Director Paul Salvatore)**

McMullen said the goal was to leave the millage rate the same for existing services and increase only for additional services. The employee pay for performance plan and/or standard salary adjustments would be maintained. The employee health insurance contribution leave and other benefits would be maintained.

Sturbaum asked for a prioritization of requests across the board to identify what was a critical or immediate need. Plunkett asked to look at the open positions during a regular meeting.

Other guidance included multiple budget options for FY 2009 – one with a zero increase in the millage, one with a .25 mill rollback, and one with half and full increases proposed. Council also asked staff to compare the City's millage rate to others.

**15. Update on 50<sup>th</sup> Anniversary Celebration (Leisure Services Director Randy Gaddo)**

Gaddo updated Council on the plans for the celebration. The committee was exploring ways to use a special logo that would incorporate the 50<sup>th</sup> anniversary with the current logo. The request would come to Council in the near future. Options to use the logo included staff uniforms, special letterhead, and unique promotional items such as 50-year coins and miniature golf carts. The Friends of the Library, supported by the library staff, planned to produce a picture/history coffee table look on the City that should be on sale by April 2009. The funds would go to the Friends of the Library, which was a 501(c)(3) corporation.

Gaddo continued that the City was approached by a nationwide, locally-owned company that wanted to sponsor a golf cart parade that would break the Guinness world record for most golf carts in single procession. Discussions were ongoing with the City Police and Fire Departments and the County. There were logistical issues to work out.

The Rotary Club Dragon Boat Races/Touch the World in Peachtree City event was planned to be the premiere 50<sup>th</sup> anniversary event. The first was held in 2007. This year's event was scheduled for September 27. They were also looking at having a laser and/or fireworks show the evening before the festival and dragon boat race. Radio Disney was also interested in hosting a program in 2008 or 2009.

Additional ideas under discussion included a 1959 band at the amphitheater, a Parade of Youth Sports, military band performance in July 4th Parade, and encouraging existing event planners to tie the 50th theme into their events from now through 2009.

Council encouraged Gaddo to utilize the Tourism Association, the Fayette County Chamber of Commerce, and other organizations in planning for the celebration.

**16. Long-range Planning (Vision) (City Planner David Rast)**

Rast suggested Council consider performing a smart/quality growth audit, which was a comprehensive study to identify local development requirements that should be changed to enable smart/quality growth development. It involved a comparison of a community's existing development regulations with commonly recognized best practices for smart/quality growth. The City needed to find the common vision.

Rast continued that an audit would examine whether the adopted plans and policies encouraged and facilitated smart/quality growth; whether the adopted plans, policies, regulations and budgets were consistent with one another with regard to smart/ quality growth (i.e., internal consistency); and whether the implementation measures (development regulations, programs, and budgets) were consistent with the adopted plans and policies for smart/quality growth (i.e., implementation consistency).

Rast cited reasons for doing the audit now. They included the following:

- The City was at a critical juncture, as the City continued to reach build-out of existing land;
- Limited land left for retail and commercial development as well as residential growth;
- Aging residential and retail areas were ripe for redevelopment;
- Aging population;
- Traffic continued to increase;
- Growth continued around our borders;
- Aging infrastructure in need of repair;
- Declining impact fees; and
- Empty buildings within industrial park = reduction in tax revenue.

Council recommendations included starting the Retreat with this presentation to remind Council how their decisions affected the short, mid, and long term. Council felt it was time for this type of audit. The charette/forum was the way to go. Revenue streams would dictate what could and could not be done. Growth should be smart. Specialized developers should be recruited. The City should invest in outside assistance to develop the vision and how it would be funded. The vision should be tied into the 50<sup>th</sup> anniversary and what was wanted for the next 50 years. The City should look at how to encourage residential redevelopment and tax incentives. The Development Authority of Peachtree City (DAPC) would be the key to tax allocation districts, but they would need staff assistance. The research should be presented to Council at a workshop.

#### **17. Comprehensive Plan Update (City Planner David Rast)**

Rast briefed Council on the completed tasks, including the public hearing before Council in April 2005, a 40-question citizen survey and visual preference survey; the Community Forums held at City Hall and in each of the villages; and a page on the City's website dedicated to the Comprehensive Plan update. The Planning and GIS staffs completed an inventory of all existing parcels within city, which was being used to update the Land Use and Zoning Maps.

The following tasks were required to complete the update to the Comprehensive Plan:

- Complete Community Agenda
  - Community Vision
  - Community Issues & Opportunities
  - Implementation Program
- Present to public at public forums
- Present to Planning Commission and City Council
- Submit to ARC and DCA for review and approval
- Adopt update to Comprehensive Plan
- Update Zoning and Land Use maps to support findings
  - Currently underway, will bring before city council for adoption
- Update ordinances to support findings

Rast explained that the Community Agenda documents were the final phase of the Comprehensive Planning process. The community vision was intended to paint a picture of what the community desired to become and provided a complete description of the development patterns to be encouraged. The community issues and opportunities were the locally agreed upon list of issues and opportunities the community intended to address and provided corresponding implementation measures in the Implementation Program. The Implementation program was the overall strategy for achieving the community vision and for addressing each of the community Issues and opportunities.

Rast said he hoped to have the Community Agenda ready this spring. The deadline was in 2013. He wanted to tie the adoption of the Comprehensive Plan into the 50<sup>th</sup> Anniversary, so the plan would be from 2009-2029.

Eiswerth asked to clarify a portion of his presentation. He noted that the ISO requirements were not the driving reason for the request for new stations. The new stations were based on measurement standards and were driven by operational needs and requirements.

McMullen thanked the directors and chiefs and System Administrator Matt Robinson for their work. He asked if the location was satisfactory and noted there was a considerable savings. Plunkett said that the location had worked well. She suggested going to Partners for lunch next year and to reserve a separate room.

Logsdon complimented staff and pointed out that everything was on time.

The meeting adjourned at 11:40 a.m.

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Betsy Tyler, Acting City Clerk

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Harold Logsdon, Mayor

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Pamela Dufresne, Recording Secretary

**City Council of Peachtree City**  
**Minutes of Meeting**  
**March 20, 2008**  
**7:00 p.m.**

The City Council of Peachtree City met Thursday, March 20, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

**Announcements, Awards, Special Recognitions**

Logsdon recognized Sandy Faulkner of the Fire Department for 15 years of service to the City. Tim Maret of the Code Enforcement Department was recognized as the February Employee of the Month.

Logsdon recognized Steve Fraas and David Miller for their service on the Development Authority of Peachtree City and Council Member Plunkett for her previous service on the Peachtree City Recreation Commission.

**Public Comment**

Juan Matute expressed concern about the ongoing problems with the Police Station. Matute noted the ongoing expenses and lack of guarantee and asked for more detail to be made public about the nature of the problems, where the land came from, and what actions the City has taken over the years to address the problem and improve the work to date.

**Agenda Changes**

There were no agenda changes.

**Minutes**

Plunkett moved to approve the February 21, 2008, Regular Meeting Minutes. Boone seconded. The motion carried unanimously.

**Consent Agenda**

- 1. Consider Easement Request for Georgia Power**
- 2. Consider Lease Extension for Police Department**

Plunkett moved to approve the Consent Agenda. Boone seconded. The motion carried unanimously.

**New Agenda Items**

**03-08-05      Alcohol License – NEW – Pit Stop #28**

Plunkett moved to approve the alcohol license for Pit Stop #28 at 555 Highway 74 South, with W. Michael Hyde as Licensee and License Representative. Boone seconded. Motion carried unanimously.

**03-08-06      Consider Appointment of Police Chief**

Plunkett moved to appoint H.C. "Skip" Clark as the Peachtree City Police Chief, per Section 2-12 of the Peachtree City Code of Ordinances. Boone seconded. Motion carried unanimously.

Plunkett and Logsdon commended staff for their efforts in reviewing the applications and interviewing applicants to find the best candidate for the position.

**03-08-07      Public Hearing – Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)**

Ishwar Dayabhai, architect for the project, addressed Council. Dayabhai indicated his client purchased the property after checking the height limitations in the existing GC General Commercial zoning (then 10 stories with approval of the Fire Marshal). The Fire Marshal was also approached at the time, and he had indicated he was fine with the height of the building exceeding the 35-foot limit. Dayabhai said his understanding of the zoning intent was to allow commercial properties to develop up to 10 stories, with consideration given for fire protection. He understood that now there was concern about buildings exceeding the tree canopy. He had come to Council because his client had done what they could to comply, and now their only recourse was to request a rezoning.

No one spoke in favor of the request. Phyllis Aguayo spoke against the rezoning, saying the change in the ordinance eliminating the 10-story limit was good because that size of building was not what was originally envisioned for the City. She said that, if Council were going to consider granting the rezoning, they should impose additional buffering and other requirements to soften the building.

Logsdon closed the public hearing.

City Planner David Rast addressed Council, noting that the property at Wisdom Point has been zoned GC for several years. Rast confirmed that the ordinance had allowed buildings up to 10-stories, but that was changed in March of 2006 to a maximum of 35 feet. At about the same time, the City received plans for three structures exceeding the height limit. Comfort Inn at City Circle met the height requirements for that zoning district, but the two requests before Council at this meeting exceeded the limit for GC. Staff came back to Council requesting reconsideration of the height limit due to several structures exceeding the limit. Council asked staff to come back with the same limit, but, instead of granting variances, to provide for rezoning to LUC to allow for greater Council input into the site plan and facility.

Staff had been working with the applicant for Fairfield Inn and Hilton Gardens for several months. One of the concerns of the Planning Commission was the impact the development would have on adjoining properties, and the buffering necessary to help screen the buildings. Rast said, in this case, the property was located behind the first phase of Wisdom Point, with a three-story building next door. In working with the applicant, one of the things staff requested was that the building be turned so that the entrance faced away from the service court behind Wisdom Point. They created a four-sided building, with the side facing Highway 74 being designed as the front. The plan also left a greater buffer between the site and Woodsmill apartments.

Rast said the elevations reflected the Planning Commission's input, and the colors would be compatible with the existing structures in Wisdom Point. The maximum height was 55 feet,

which was 13 feet higher than the building next door, but the topography would make them consistent. Rast said the Planning Commission recommended approval of the rezoning. Staff recommended approval as well, and Rast noted Council had an ordinance specifying the uses and requirements for the site.

Rast said that one of the requirements staff had added was an increase in the perimeter landscaping to enhance the buffers over time. Rast said that, since the height of the building exceeded the limit by 33%, staff recommended increasing the canopy and understory landscaping requirements by a corresponding 33%.

Haddix echoed Aguayo's assertion that the original vision for the City did not include tall buildings. Haddix also said that he understood the occupancy rates of the existing hotels were currently low, and adding hotels would increase the problem. Haddix also felt this would be spot zoning, and he saw no justification to approve the request.

Boone disagreed, saying this was a high-end hotel that added value to the community and would draw customers, increasing revenue to the community. Boone also felt the modifications to the plan were good, especially because there was no vegetation on the existing site. Boone said Council had specifically added the LUC option to address the 35-foot height limit and to be consistent with the other buildings in the area. Approval was justified.

Plunkett asked when the 35-foot limit was instituted, and Rast said March of 2006. Plunkett asked when the site plan was submitted, and Rast confirmed it was after the change in the ordinance. Plunkett asked for clarification on the term "spot zoning," since a hotel was allowed in the current zoning, and they were not changing the use. Rast said the LUC zoning allowed Council to adopt site-specific requirements within the Commercial zoning. The LUC zoning gave the City more control over the building materials and elevations.

Plunkett said she liked the placement at the front of the site, but she had concerns about the traffic flow onto Wisdom Road and felt that the conditions and requirements in the ordinance should be more stringent and more specific.

Haddix asked for further clarification, saying that, since the zoning would change from GC to LUC in this one spot, it was spot zoning. Logsdon disagreed, saying it was still commercial and that argument could be applied to any of the LUC zonings in existence. Logsdon said he did not have a real problem with 60 feet in commercial areas, especially with two tall office buildings so close to this site.

Logsdon said it concerned him that, without the zoning, the project would be a lower-end, two-story hotel, and complimented Rast on the added landscaping requirements. Logsdon said that there were currently issues under consideration that might require additional hotel space. At the Town Hall meeting he held with the Industrial Park residents last year, the companies said they often had to send visiting employees to Newnan because the hotels in town were full. The current economy was having a impact, but the local companies did not think there was adequate hotel space here. Logsdon said he hoped the owners had done the appropriate research because

the City did not need a vacant hotel. Logsdon said he planned to support the request, but would yield to Plunkett's request for some additional requirements on the site.

Rast said the applicant was moving forward with construction and grading plans, and staff could use those plans to add more specific language on the landscaping requirements. Rast noted the site plan would also be codified.

Plunkett said that, ultimately, if they left the zoning as GC, they would get a hotel and none of the concessions. She made a motion to send the plan back to the Planning Commission for more specific improvements and requirements. Boone seconded. The motion carried unanimously.

**03-08-08      Public Hearing – Consider Rezoning, GC to LUC-22, Commerce Drive North (Hilton Garden)**

Raj Patel with Apsilon Management, the property owners, addressed Council and provided a brief history of the project. He indicated they met with the City Planner and City Manager prior to buying the property, submitting the plans to see if it would be feasible. There were no zoning issues at the time, but the code changed limiting buildings to 35 feet. Patel noted the building in front of this project exceed that height limit. He said they had worked diligently with the City, decreasing the number of rooms, decreasing banquet space, adding landscaping, and decreasing parking lots.

Patel addressed Haddix's previous concerns about the hotel market, saying their feasibility study indicated additional hotel space was needed. He said knowing the zoning allowed hotels up to 10 stories led them to pursue the project, even though they had not intended to build one that high.

No one spoke in favor of the request. Aguayo again addressed Council, saying her concerns were the same about visibility and buffering, and she felt this site was higher, which could compound the impact of the structure.

Logsdon closed the public hearing.

Rast showed the location of the site at the end of Commerce Drive. The sites in that location were previously cleared and graded in accordance with the ordinance, and the adjacent vacant site was being marketed for a restaurant. These represented the last commercial sites in Westpark.

Rast confirmed that the original request was for a five-story hotel with over 100 rooms, and that was reduced to four stories with a maximum height of 60 feet. The majority of the parking would be in the back, and a substantial amount of landscaping was proposed. Rast said the building incorporated the requirements of the design guidelines for buildings over 35 feet to help decrease the appearance of the building size.

Rast said this hotel differed from the Fairfield Inn, with a conference facility and dining room. Rast also showed the BB&T facility that had been approved across the street, which was 60 feet

in height, saying that the Hilton Garden architect had used the same color pallet as the BB&T. The Planning Commission recommended approval of the rezoning with specific criteria, and Rast said staff should probably make those conditions more specific as well.

Haddix said that basing approval on something that was a good idea but unlikely was not reasonable, and that adding this hotel could make the other existing hotels vacant or undesirable.

Boone disagreed, noting the great lengths to which the owners had gone to design something that would draw conferences. Plunkett confirmed that she would like the requirements spelled out, but she had fewer problems with this use because it did not abut residential property and did not empty onto Wisdom Road. However, she shared Aguayo's concern that the elevation was higher and felt the landscaping might also need to be higher.

Plunkett and Rast noted that the Wyndham and Holiday Inn were higher than 35 feet. Boone agreed that the wording for the conditions should be more specific, and Logsdon said he would support it when it came back. Plunkett made a motion to send the request back to the Planning Commission for more detail on the requirements for the site plan. Boone seconded. The motion carried unanimously.

Rast said he would like to bring these back at the next meeting if the issues could be addressed at the next Planning Commission meeting.

**03-08-09      Public Hearing – Consider Variance to Sign Ordinance, 315 Highway 74 North (Delta Community Credit Union)**

Gina Hughes of ELRO Signs spoke on behalf of Delta Community Credit Union. She said the OI zoning currently allowed for 30 square feet of signage. Delta Community Credit Union had reimaged their logo and wanted new signage to reflect that. The proposed was 142 square feet when fully enveloped, but was closer to 100 square feet when the elements were boxed individually. The building faced a busy highway and was very hard to see. They were looking to increase the size and to add the back halo lighting permitted by code.

No one spoke in favor of the variance. Aguayo addressed Council saying she vehemently opposed this variance because the City's sign ordinance prevented the City from looking like other communities. The building itself was very visible, and approving this would set a precedent for all other commercial uses. Juan Matute addressed Council, saying he was a retired Delta employee, and said Council needed to consider what approving this would imply to the other major businesses. Matute echoed that people in town knew where the credit union was, and felt the signage size should be kept the way it was.

Logsdon closed the public hearing.

Rast addressed council, saying this was the first variance application to the sign ordinance in his memory. Rast said when the property was rezoned from AR to OI, staff had worked very carefully with the owners and architects to address issues on the site. The building had three entrances and was allowed to have two wall signs. The signs submitted as part of the original

sign program complied with the signage requirements in the ordinance. The two existing wall signs had been in place for a year, and two monument signs, one on Highway 74 and one on Wisdom Road, were also allowed and in place.

Rast said the sign ordinance was restrictive in all zoning districts, but was more restrictive in OI than in Commercial. The proposed sign was 450% larger than the ordinance permitted. Rast expressed concern about a domino effect in area signage, noting that the ordinance had been modified over the years to keep it consistent with case law, and that granting variances could chip away at its effectiveness. Staff recommended denial of the variance.

Haddix expressed concern about the numerous requests for changes, exceptions, and variances that the City was receiving, saying they eroded the City's ability to enforce requirements. Haddix opposed the variance. Boone asked if the new logo could be added in compliance with the existing requirements, agreeing that he had a problem with granting a variance.

Rast confirmed that they could add the logo and backlight the sign within the current size requirements. Rast said staff had some suggestions for the applicant that might work.

Plunkett asked if there were two tenants, could they both have 30 square-foot signs. Meeker said that there could be one large sign, and each tenant could have up to 10 square feet immediately above their entrance.

Logsdon said he was proud to have Delta Community Credit Union here, but the sign ordinance was very important to the City, and giving in on it would put the whole ordinance at risk.

Haddix made a motion to deny the variance. Sturbaum seconded. The motion carried unanimously.

**03-08-10      Public Hearing – Consider Variance to the Fence Ordinance, 233 Smokerise Trace**

Elaine Lariviere, the applicant, requested Council grant her request for a variance to the fence ordinance for a gate they had installed on their property in October. She said they were unaware they needed a separate permit from the fence permit they had obtained. There were several other gates of this nature in town, and it was installed for the security of their home. They submitted the paperwork to the Homeowners Association (HOA) with no objections, so they installed the gate.

David Cree, former president of the Smokerise HOA, said the request was approved several years ago. He was also a neighbor and felt the gate was gorgeous and enhanced the neighborhood. The HOA's Architectural Review Board (ARB) had been unaware of the height limitation on gates.

Bill Hughes, president of Medallion Security, addressed Council, saying they started on the project in 2004. They prided themselves on quality work. The homeowners had done a wonderful job on the landscaping, and the lion elements in the gate echoed a statue in the yard.

Most of the gates in the City were right by the street, and this was not even visible from the street.

John Covall, current chairman of the ARB, said the committee noticed deliveries of materials last October. The committee requested work to stop and the paperwork be submitted, but had not received it. Past architectural chairs had not mentioned the approval, and the records did not reflect any previous approval. Covall said the gate violated the covenants, but the ARB was just asking for an opportunity to see the plans.

Scott Bradshaw, 251 Smokerise Trace, said he opposed the variance because the owners did not go through the Architectural Review process. Bradshaw said City staff usually made sure that approval had been gained prior to acting on a request. The process was circumvented. Bradshaw estimated the gate was actually 30-35 feet from the City right-of-way, which might violate setback requirements, and the 110-foot distance noted in the application was measured by the driveway. There was no permit for the gate. One of the other gates cited was also opposed by the HOA, but had been approved by Council due to some personal issues with the homeowners. Bradshaw said he hoped Council would consider the future requests this could generate if the variance were approved.

Cree addressed Council and reiterated that he had received the plans when he was president and gave them to the ARB. The gate was approved, but it was a bit different and did not include the lions. Cree said the current board had never requested the paperwork from the HOA during his tenure.

Wade King, immediate neighbor to the property, addressed Council, saying the resident had a history of failure to abide by the zoning and building code or to observe the property lines. The owner had encroached onto his property because they refused to get a survey. Their pool pump was on the property line, and the drain lines encroached onto his property, originally to drain into the street and currently onto his property. King argued that a gate unconnected to any fence provided any type of security.

Hughes said they started with the gate to keep people from going up the drive by the side of the garage to where the pool was.

Logsdon closed the public hearing.

Rast addressed Council, noting that there had been a number of improvements to the property. Rast said staff became aware of the gate in October when the code enforcement officer put a stop work order on the property and found there was no permit for the gate. The officer advised them to apply, but that it would be denied and they would ultimately have to go through the variance process to keep this design due to the height of the gate.

Rast said that the department staff would not accept permit applications from residents of neighborhoods with an HOA unless there was correspondence from the HOA on the request.

Rast said the application packet included the April 25, 2005, approval letter signed by David Cree.

Rast said the gate crossed a 50-foot building setback line, but fences in the front yard were permitted to do that. However, fences in the front yard, which this technically was based on the orientation of the lot, could not exceed four feet in height. The gate was considered a fence and reached a height of over six feet in the center.

Rast said that Council had recently passed an ordinance on the variance procedure listing criteria for fence variance, and noted that the request met two of the four criteria. Staff had initially recommended approval under the special exception variance, but based on the current ARB's assertion that they had not had an opportunity to review the gate, Rast said he did not know if staff could support the request. Ultimately, without the approval of the current ARB, staff would not even have accepted the application for the permit.

Logsdon confirmed that the letter Rast received was the letter the current board had not seen. Plunkett asked if the covenants would allow a four-foot gate, and the current HOA representatives confirmed this. Rast clarified that the letter from Cree was not an approval, but an acknowledgement of receipt of the plans. Plunkett said she did not feel this represented a hardship, and even if it had been approved by the HOA, it still would have required a variance. Rast said he felt it met some of the criteria in the special exception variance language. However, the language required that it meet all four.

The homeowner said they thought they had approval from the ARB because they did not hear anything after 30 days.

Haddix said that his HOA requirement was to have a drawing, to get the neighbors' comments, to get approval from the association, and then to obtain the permit. He felt the applicant should go back to the HOA. Boone agreed that the request needed to go back to the HOA first. Hughes asked if the fence would be acceptable if the height was changed to four feet. Meeker said a variance would not be needed, but the homeowner would still need HOA approval to get the permit.

Haddix made a motion to deny the variance. Plunkett seconded. The motion carried unanimously.

**03-08-11      Public Hearing – Consider Variance to Rear Building Setback, 516  
Clearwater Cove**

Bob Barnard addressed Council representing the homeowner, Betty Vaughn. Barnard said she was looking at adding onto her home in Brookfield, which had homes very close together precluding additions to the side. She would like to expand the kitchen and breakfast area by 10 feet toward the rear property line to provide for a real dining room and extend the patio. The roofing and siding colors would be maintained. The extension encroached by 10 feet into the setback, which abutted City-owned greenbelt. Barnard said this was the test case on the

amendments Council recently made to the ordinance on variances to make some allowances for people looking to improve their homes.

No one spoke in favor of the request. Aguayo said she was commenting on the request, noting that there had been concerns voiced about buffers, setbacks, and appearance when homes were originally permitted on these smaller lots. She said her heart went out to someone who loves their home and wanted to improve it, but they were asking to move into the setbacks and closer to the greenbelts. Her concern was that, the more variances that were granted, the more that would be requested.

Juan Matute echoed his agreement with Aguayo's concerns and suggested Council postpone the issue to consider it further.

Logsdon closed the public hearing.

Rast said this request was the first test of the amended variance procedures, explaining that staff had researched variance procedures from several jurisdictions, picking the best of the best, and holding meetings with the Planning Commission before bringing it to Council.

One of the issues addressed was homes abutting greenbelts because the encroachment would not negatively impact a neighbor on that side. Council had not wanted to have blanket variances for this, and wanted to evaluate these requests.

Rast said there were a number of criteria adopted by Council for these types of variance, and this request merited consideration because there was no other room on the property to expand the home and enhance the property. Rast noted that the adjacent property built a sunroom several years previously after receiving a variance to encroach five feet into the setback. At that time, Council felt it had no impact and granted the variance. Staff recommended approving the variance with conditions on the amount of the encroachment, the appearance of the structure, and the requirement to add buffering landscaping to the yard.

Boone said he felt that some of the areas needed redevelopment and improvement, and the greenbelt in the back meant a neighbor was not being impacted.

Plunkett asked what the maximum encroachment into the greenbelt would be for the next level down of variance. Rast said five feet, but the variance would still have to come to Council. Plunkett and Logsdon said that was not what they remembered. Rast said staff had recommended going to Planning Commission, but there had been concern about Planning Commission approving variances.

Barnard said this plan had not yet been to the Brookfield HOA. The owner said she had spoken to the HOA, who indicated they usually accepted the City's decision. Logsdon and Council felt it should go to the HOA first.

Plunkett made a motion to table the issue until the HOA portion of the process had been met. Boone seconded. The motion carried unanimously.

**03-08-12 Consider FY08 Police ATV Purchase and Path Patrol**

Plunkett made a motion to approve the purchase of the Yamaha YFM-350 from City Cycle of Newnan for a price not to exceed \$5,602.71 and approve overtime funding of \$10,000 for patrols in 2008. Haddix seconded. The motion carried unanimously.

**Council/Staff Topics**

Plunkett asked System Administrator Matt Robinson to look at ways to increase the number of events on the City's web page events calendar.

Plunkett moved to go into executive session for a personnel matter and for threatened or pending litigation. Boone seconded. The motion carried unanimously.

Boon moved to reconvene into regular session at 9:34 p.m. Sturbaum seconded. The motion carried unanimously.

There being no further business to discuss, Boon moved to adjourn the meeting. Haddix seconded. The motion carried unanimously. The meeting adjourned at 9:35 p.m.

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Betsy Tyler, Acting City Clerk

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Harold K. Logsdon, Mayor

## 2008 City Event Calendar

| <u>April</u>                                                                                                                                                                                                                                                          | <u>May</u>                                                                                                                                                                                                                                                                                                  | <u>June</u>                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4/3 – City Council Meeting, 7 pm<br>4/7 – City Council Workshop (Tentative), 6:30 pm<br>4/15 – PTC 101 Begins (6 weeks)<br>4/17 – City Council Meeting, 7 pm<br>4/19 – Spring Yard & Garden Show, 10 am – 6 pm<br>4/26 & 27 – WWII Heritage Days, 9-4 at Falcon Field | 5/1 – City Council Meeting, 7 pm<br><b>5/3 &amp; 4 – Spring Cleanup and Great American Cleanup</b><br>5/5 – City Council Workshop (Tentative), 6:30 pm<br>5/10 – Touch A Truck<br>5/15 – City Council Meeting, 7 pm<br>5/26 – Memorial Day, City Offices Closed<br>-- Memorial Day Celebration, 8:30 – noon | 6/2 – City Council Workshop (Tentative), 6:30 pm<br>6/5 – City Council Meeting, 7 pm<br>6/19 – City Council Meeting, 7 pm                                                                                       |
| <u>July</u>                                                                                                                                                                                                                                                           | <u>August</u>                                                                                                                                                                                                                                                                                               | <u>September</u>                                                                                                                                                                                                |
| 7/3 – City Council Meeting, 7 pm<br>7/4 – Independence Day, City Offices Closed<br>7/7 – City Council Workshop (Tentative), 6:30 pm<br>7/17 – City Council Meeting, 7 pm                                                                                              | 8/4 – City Council Workshop (Tentative), 6:30 pm<br>8/7 – City Council Meeting, 7 pm<br>8/21 – City Council Meeting, 7 pm                                                                                                                                                                                   | 9/1 – Labor Day, City Offices Closed<br>9/1 – City Council Workshop (Tentative), 6:30 pm<br>9/4 – City Council Meeting, 7 pm<br>9/18 – City Council Meeting, 7 pm<br>9/27 – Dragon Boat Racing & Int'l Festival |
| <u>October</u>                                                                                                                                                                                                                                                        | <u>November</u>                                                                                                                                                                                                                                                                                             | <u>December</u>                                                                                                                                                                                                 |
| 10/2 – City Council Meeting, 7 pm<br>10/6 – City Council Workshop (Tentative), 6:30 pm<br>10/11-12 – Great Georgia Air Show<br>10/16 – City Council Meeting, 7 pm                                                                                                     | 11/3 – City Council Workshop (Tentative), 6:30 pm<br>11/6 – City Council Meeting, 7 pm<br>11/11 – Veteran's Day Ceremony, 9:30 a.m.<br>11/20 – City Council Meeting, 7 pm                                                                                                                                   | 12/1 – City Council Workshop (Tentative), 6:30 pm<br>12/4 – City Council Meeting, 7 pm<br>12/6 – Hometown Holiday<br>12/18 – City Council Meeting, 7 pm<br>12/24 & 25 – Christmas Holiday, City offices closed  |

## 2009 City Event Calendar

| <u>January</u>                                                                                                                                                                         | <u>February</u>                                                                                                           | <u>March</u>                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1/1 – New Years Day, City offices closed<br>– <b>City Council Meeting, 7 pm (reschedule?)</b><br>1/5 – City Council Workshop (Tentative), 6:30 pm<br>1/15 – City Council Meeting, 7 pm | 2/2 – City Council Workshop (Tentative), 6:30 pm<br>2/5 – City Council Meeting, 7 pm<br>2/19 – City Council Meeting, 7 pm | 3/2 – City Council Workshop (Tentative), 6:30 pm<br>3/5 – City Council Meeting, 7 pm<br>3/19 – City Council Meeting, 7 pm |

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

Updated 3/25/08

# ADMINISTRATIVE SERVICES MONTHLY REPORT

**For Month of:** February 2007

|                                    | <u>January-08</u> | <u>February-08</u> | <u>FY 2008 YTD</u> | <u>FY 2007 YTD</u> |
|------------------------------------|-------------------|--------------------|--------------------|--------------------|
| <b><u>Human Resources</u></b>      |                   |                    |                    |                    |
| Workers Compensation Claims Filed  | 2                 | 0                  | 9                  | 10                 |
| City Vehicle / Equipment Accidents | 0                 | 0                  | 5                  | 10                 |
| Lawsuit Legal Fees                 | \$1,962.15        | \$4,758.08         | \$22,564.88        | \$29,095.06        |

## **Municipal Court**

|                     |              |              |              |              |
|---------------------|--------------|--------------|--------------|--------------|
| Fines Collected     | \$149,171.00 | \$148,204.10 | \$598,470.58 | \$538,176.30 |
| Online Transactions | 225          | 189          | 824          | 716          |
| Citations Closed    | 754          | 596          | 2,718        | 2,626        |
| Jail Fund Balance   | -\$218.30    | -\$603.99    | \$127,596.45 | \$95,374.96  |

*\* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.*

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

## **Public Information**

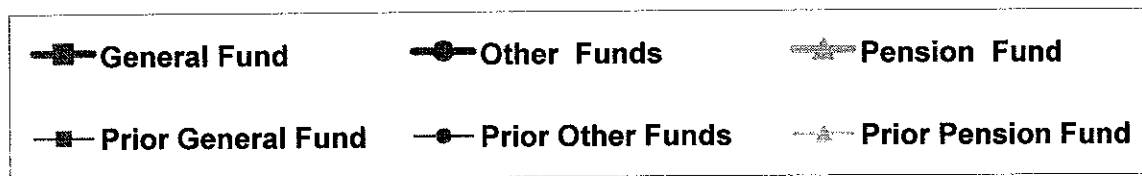
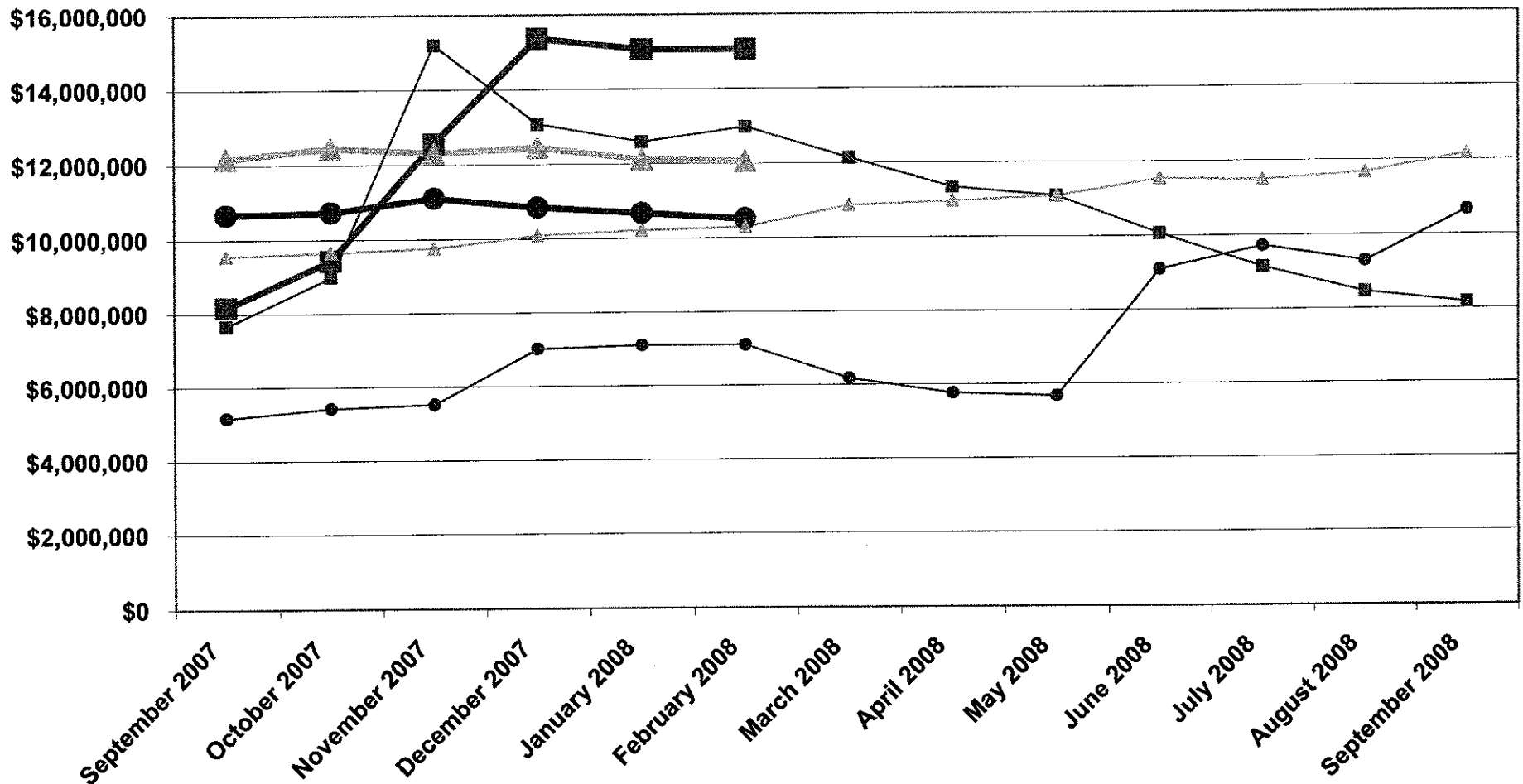
|                                         |    |    |     |     |
|-----------------------------------------|----|----|-----|-----|
| New Businesses Registered               | 27 | 18 | 85  | 148 |
| Public Contacts, Questions & Complaints | 59 | 77 | 314 | 342 |

*This includes 0 complaints against Comcast Cable Company, 0 sanitation company complaint, and 14 Open Records/Discovery Requests.*

**PEACHTREE CITY BUILDING DEPARTMENT**  
**FY 2008**

|                                                        | <b>Dec-07</b> | <b>Jan-08</b> | <b>Fiscal<br/>Y-T-D<br/>2008</b> | <b>Fiscal<br/>Y-T-D<br/>2007</b> |
|--------------------------------------------------------|---------------|---------------|----------------------------------|----------------------------------|
| <b>DEVELOPMENT PERMITS:</b>                            | 5             | 8             | 17                               | 22                               |
| <b>BUILDING PERMITS:</b>                               |               |               |                                  |                                  |
| Single Family Residential                              | 13            | 5             | 20                               | 42                               |
| Multi-Family Residential                               | 0             | 0             | 0                                | 0                                |
| Misc.-Pools/fences/additions                           | 23            | 45            | 161                              | 162                              |
| Commercial/Industrial                                  | 14            | 12            | 57                               | 50                               |
| <b>TOTAL INSPECTIONS:</b>                              | 357           | 476           | 1,838                            | 2,114                            |
| <b>CERTIFICATE OF OCCUPANCY:</b>                       |               |               |                                  |                                  |
| Residential                                            | 7             | 7             | 25                               | 35                               |
| Commercial                                             | 6             | 8             | 19                               | 22                               |
| Multi-Family Residential                               | 0             | 0             | 0                                | 0                                |
| <b>CODE ENFORCEMENT:</b>                               |               |               |                                  |                                  |
| Sign Violations                                        | 76            | 88            | 399                              | 398                              |
| New Rehab                                              | 1             | 4             | 17                               | 15                               |
| Rehab Inspections                                      | 10            | 9             | 48                               | 50                               |
| Tree Removal Permits                                   | 35            | 53            | 246                              | 245                              |
| Notice of Violations - Construction                    | 5             | 0             | 19                               | 21                               |
| Notice of Violations-Non-Construction                  | 105           | 60            | 467                              | 470                              |
| Stop Work Orders                                       | 6             | 3             | 24                               | 28                               |
| Compliance Inspections                                 | 125           | 105           | 694                              | 705                              |
| Founded Complaints                                     | 10            | 8             | 34                               | 36                               |
| Unfounded Complaints                                   | 6             | 3             | 37                               | 32                               |
| Assessments                                            | 1             | 4             | 24                               | 13                               |
| Water Ban Violations                                   | 2             | 1             | 73                               | 73                               |
| Citations                                              | 5             | 2             | 15                               | 17                               |
| Architect Review Board Permit Approval                 | 33            | 41            | 157                              | 161                              |
| <b>PERMIT FEES COLLECTED:</b>                          | 25,998        | 29,440        | 105,543                          | 144,668                          |
| <b>POPULATION:</b>                                     | 36,291        | 36,306        | 36,306                           | 36,137                           |
| Based on 2.09 persons per new completed dwelling unit. |               |               |                                  |                                  |

**CITY OF PEACHTREE CITY**  
**FISCAL YEAR 2008 (with prior year comparison)**  
**MONTHLY ENDING CASH/INVESTMENT BALANCES**  
**(UNAUDITED)**



**CITY OF PEACHTREE CITY  
MONTHLY REPORT  
GENERAL FUND AND HOTEL/MOTEL TAX FUND  
BUDGET COMPARISON (UNAUDITED)  
FOR YEAR ENDED FEBRUARY 29, 2008**

**PERCENTAGE OF BUDGET YEAR COMPLETED 41.6%**

**GENERAL FUND REVENUES BY MAJOR CATEGORIES**

| Description                        | 2008<br>Budget       | YTD<br>Actual        | Dollar<br>Difference   | Percentage<br>To-Date |
|------------------------------------|----------------------|----------------------|------------------------|-----------------------|
| General Property Taxes             | \$ 9,492,743         | \$ 9,099,731         | \$ (393,012)           | 95.86%                |
| Franchise Taxes                    | 2,277,001            | 1,053,617            | (1,223,384)            | 46.27%                |
| Local Option Sales Tax             | 7,766,445            | 2,956,811            | (4,809,634)            | 38.07%                |
| Other Sales & Use Taxes            | 692,287              | 289,985              | (402,302)              | 41.89%                |
| Business Taxes                     | 2,200,323            | 2,075,375            | (124,948)              | 94.32%                |
| Licenses & Permits                 | 847,916              | 452,126              | (395,790)              | 53.32%                |
| Intergovernmental/Grants           | 204,000              | 92,752               | (111,248)              | 45.47%                |
| Charges for Services               | 1,042,452            | 403,953              | (638,499)              | 38.75%                |
| Fines & Forfeitures                | 1,068,259            | 399,569              | (668,690)              | 37.40%                |
| Investment Income                  | 561,449              | 230,343              | (331,106)              | 41.03%                |
| Other Revenue                      | 18,934               | 5,325                | (13,609)               | 28.12%                |
| Other Financing Sources            | 348,666              | 374,226              | 25,560                 | 107.33%               |
| <b>Total General Fund Revenues</b> | <b>\$ 26,520,475</b> | <b>\$ 17,433,813</b> | <b>\$ (9,086,662)</b>  | <b>65.74%</b>         |
| Surplus Carryover                  | 1,103,725            | -                    | (1,103,725)            | 0.00%                 |
| <b>Total General Fund</b>          | <b>\$ 27,624,200</b> | <b>\$ 17,433,813</b> | <b>\$ (10,190,387)</b> | <b>63.11%</b>         |

**GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE**

| Division and/or Type                    | 2008<br>Budget       | YTD<br>Actual        | Dollar<br>Difference | Percentage<br>To-Date |
|-----------------------------------------|----------------------|----------------------|----------------------|-----------------------|
| Executive Services                      | \$ 501,266           | \$ 217,062           | 284,204              | 43.30%                |
| Administrative Services                 | 1,087,900            | 416,682              | 671,218              | 38.30%                |
| Financial Services                      | 1,070,207            | 431,357              | 638,850              | 40.31%                |
| Police Services                         | 5,959,073            | 2,233,667            | 3,725,406            | 37.48%                |
| Fire/EMS Services                       | 5,818,780            | 2,273,284            | 3,545,496            | 39.07%                |
| Public Works                            | 3,982,982            | 1,544,403            | 2,438,579            | 38.78%                |
| Leisure Services                        | 5,081,895            | 1,762,599            | 3,319,296            | 34.68%                |
| Developmental Services                  | 1,371,991            | 514,396              | 857,595              | 37.49%                |
| Non-Divisional:                         |                      |                      |                      |                       |
| Council Contingency                     | 87,600               | -                    | 87,600               | 0.00%                 |
| Non-Profit Organizations                | 20,000               | -                    | 20,000               | 0.00%                 |
| Transfer to Development Authority       | 170,042              | 126,871              | 43,171               | 74.61%                |
| Transfers to Other Funds                | 2,936,231            | 707,371              | 2,228,860            | 24.09%                |
| Liability Insurance                     | 99,310               | 57,524               | 41,786               | 57.92%                |
| Legal Services                          | 153,024              | 27,398               | 125,626              | 17.90%                |
| General Administration/Bad Debt Expense | 73,750               | 3,950                | 69,800               | 5.36%                 |
| Other                                   | (789,851)            | -                    | (789,851)            | 0.00%                 |
| <b>Total General Fund</b>               | <b>\$ 27,624,200</b> | <b>\$ 10,316,564</b> | <b>\$ 17,307,636</b> | <b>37.35%</b>         |

**HOTEL/MOTEL FUND REVENUES**

| Description                    | 2008<br>Budget    | YTD<br>Actual     | Dollar<br>Difference | Percentage<br>To-Date |
|--------------------------------|-------------------|-------------------|----------------------|-----------------------|
| <b>Total Hotel/Motel Taxes</b> | <b>\$ 979,420</b> | <b>\$ 396,165</b> | <b>\$ (583,255)</b>  | <b>40.45%</b>         |

**HOTEL/MOTEL TRANSFERS OUT**

| Type                                   | 2008<br>Budget    | YTD<br>Actual     | Dollar<br>Difference | Percentage<br>To-Date |
|----------------------------------------|-------------------|-------------------|----------------------|-----------------------|
| Transfer to General Fund               | \$ 326,473        | \$ 132,055        | \$ 194,418           | 40.45%                |
| Transfer to Tourism Association        | 652,947           | 264,110           | 388,837              | 40.45%                |
| <b>Total Hotel/Motel Transfers Out</b> | <b>\$ 979,420</b> | <b>\$ 396,165</b> | <b>\$ 583,255</b>    | <b>40.45%</b>         |

**CITY OF PEACHTREE CITY  
FINANCIAL SERVICES  
MONTHLY REPORT  
(UNAUDITED)  
AS OF FEBRUARY 29, 2008**

| <b>SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER<br/>FEBRUARY 2008</b> |                   |              |             |
|------------------------------------------------------------------------|-------------------|--------------|-------------|
| <b>Description</b>                                                     | <b>Vendor</b>     | <b>Award</b> | <b>Date</b> |
| Impact Fee Analysis                                                    | Ross & Associates | \$ 12,400    | 02/11/2008  |
| Change Order to Strengthen Roof Trusses - Police Sta.                  | R.L.Ward          | 10,716       | 02/15/2008  |

| <b>PURCHASING REPORT<br/>FOR MONTH ENDED FEBRUARY 29, 2008 AND FEBRUARY 28, 2007</b> |                             |                             |
|--------------------------------------------------------------------------------------|-----------------------------|-----------------------------|
| <b>Activity</b>                                                                      | <b>Fiscal Year<br/>2008</b> | <b>Fiscal Year<br/>2007</b> |
| Purchase Orders / Requisitions Processed                                             | 297                         | 206                         |
| City Store Requisitions Processed                                                    | 11                          | 10                          |
| Sealed Bids Requested                                                                | 4                           | 7                           |
| Requests for Proposals                                                               | 2                           | 0                           |
| Bids Awarded                                                                         | 16                          | 2                           |
| Requests for Proposals Awarded                                                       | 0                           | 0                           |
| Contracts Prepared                                                                   | 16                          | 0                           |
| Fixed Assets Purchased                                                               | 22                          | 6                           |

| <b>INFORMATION TECHNOLOGY REPORT<br/>FEBRUARY 2008 AND YEAR-TO-DATE</b> |                          |                             |
|-------------------------------------------------------------------------|--------------------------|-----------------------------|
| <b>Activity</b>                                                         | <b>Current<br/>Month</b> | <b>Fiscal Year<br/>2008</b> |
| Work Orders Created                                                     | 107                      | 677                         |
| Work Orders Closed                                                      | 88                       | 606                         |
| Work Orders Open                                                        | 19                       | 71                          |
| Project Work Orders                                                     | 101                      | 473                         |
| Technical Support                                                       | 107                      | 671                         |
| Website Visits                                                          | 76,408                   | 382,172                     |

**PEACHTREE CITY FIRE/EMS DEPARTMENT  
2008 MONTHLY REPORT**

|                                               | <b>Jan. 08</b> | <b>Feb. 08</b> | <b>2008 FY-T-D</b> | <b>2007 FY-T-D</b> |
|-----------------------------------------------|----------------|----------------|--------------------|--------------------|
| <b>FIRE/ACCIDENT CALLS</b>                    |                |                |                    |                    |
| <b>Actual Residential Fires</b>               | 3              | 2              | 15                 | 10                 |
| <b>Actual Business/Industrial Fires</b>       | 1              | 1              | 4                  | 5                  |
| <b>Rescue/EMS Assist</b>                      | 157            | 153            | 733                | 724                |
| <b>Vehicle/Golfcart Accidents</b>             | 14             | 15             | 90                 | 97                 |
| <b>False Alarms</b>                           | 26             | 16             | 110                | 124                |
| <b><sup>1</sup>Other</b>                      | 22             | 24             | 121                | 131                |
| <b>Total Engine Response</b>                  | 223            | 211            | 1073               | 1091               |
| <br><b>Dispatched Fire Calls</b>              | <br>54         | <br>44         | <br>256            | <br>294            |
| <br><b>Response Time Fire</b>                 | <br>5:21       | <br>4:53       | <br>5:00           | <br>5:00           |
| <b>RESCUE/EMS</b>                             |                |                |                    |                    |
| <b>Trauma</b>                                 | 24             | 21             | 136                | 178                |
| <b>Medical</b>                                | 144            | 142            | 706                | 691                |
| <b>Total # Patients</b>                       | 168            | 163            | 842                | 869                |
| <br><b>Patients Transported</b>               | <br>84         | <br>82         | <br>395            | <br>447            |
| <br><b>Dispatched EMS Calls</b>               | <br>166        | <br>166        | <br>808            | <br>794            |
| <br><b><sup>2</sup>Total Medic Response</b>   | <br>223        | <br>210        | <br>1022           | <br>1069           |
| <br><b>Response Time EMS</b>                  | <br>4:38       | <br>4:38       | <br>4:40           | <br>4:40           |
| <br><b>Dispatched Fire/EMS Total</b>          | <br>220        | <br>210        | <br>1064           | <br>1088           |
| <b>EMS BILLING</b>                            |                |                |                    |                    |
| <b>Patients Billed</b>                        | 84             | 82             | 390                | 358                |
| <br><b>Revenue Generated</b>                  | <br>35,043     | <br>36,374     | <br>165,753        | <br>145,018        |
| <br><b><sup>3</sup>Total Revenue Received</b> | <br>29,912     | <br>22,634     | <br>125,978        | <br>106,749        |

<sup>1</sup>Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

<sup>2</sup>Includes Fire Assist Responses

<sup>3</sup>Revenue Received on All Outstanding Accounts

# LEISURE SERVICES MONTHLY REPORT

Feb-08

| <u>Activity Description</u> | <u>Unit</u> | <u>February 2008</u> | <u>FY 2008 YTD</u> | <u>FY 2007 YTD</u> |
|-----------------------------|-------------|----------------------|--------------------|--------------------|
| <b>Library</b>              |             |                      |                    |                    |
| Books Circulated            | number      | 36,100               | 171,977            | 151,782            |
| Internet Usage              | visits      | 3,570                | 18,364             | 15,508             |
| Computer Lab Use            | hours       | 51                   | 139                | 158                |

## **Recreation**

|                            |        |         |          |          |
|----------------------------|--------|---------|----------|----------|
| Class/Program Revenue      | \$     | \$4,246 | \$14,075 | \$13,221 |
| Playing Surface Mowing     | hours  | 0       | 905      | 912      |
| Playing Field Preparations | hours  | 870     | 2,519    | 2,523    |
| Building Maintenance       | hours  | 487     | 2,118    | 2,049    |
| Litter Removal             | hours  | 311     | 1,358    | 1,396    |
| Complaints answered        | number | 1       | 7        | 4        |

# PEACHTREE CITY POLICE DEPARTMENT

## 2008 MONTHLY REPORT

**JANUARY 2008    FEBRUARY 2008    2008 CYTD    2007 CYTD**

### **PART I CRIMES**

|                            |           |           |           |           |
|----------------------------|-----------|-----------|-----------|-----------|
| Criminal Homicide          | 0         | 0         | 0         | 0         |
| Rape                       | 0         | 0         | 0         | 0         |
| Robbery                    | 0         | 0         | 0         | 1         |
| Aggravated Assault         | 1         | 0         | 1         | 1         |
| Arson                      | 0         | 0         | 0         | 0         |
| Motor Vehicle Theft        | 3         | 15        | 18        | 7         |
| Theft                      | 29        | 28        | 57        | 37        |
| Burglary                   | 6         | 6         | 12        | 7         |
| <b>TOTAL PART I CRIMES</b> | <b>39</b> | <b>49</b> | <b>88</b> | <b>53</b> |

### **ALCOHOL/DRUG ARRESTS**

|                |    |    |    |    |
|----------------|----|----|----|----|
| DUI – TOTAL    | 12 | 16 | 28 | 35 |
| DUI – ADULT    | 11 | 15 | 26 | 32 |
| DUI – UNDERAGE | 1  | 1  | 2  | 3  |

|                                |    |   |    |   |
|--------------------------------|----|---|----|---|
| MINOR IN POSSESSION OF ALCOHOL | 10 | 5 | 15 | 9 |
|--------------------------------|----|---|----|---|

### **DRUG ARRESTS:**

|                    |   |    |    |   |
|--------------------|---|----|----|---|
| MARIJUANA          | 5 | 17 | 22 | 8 |
| METHAMPHEDIMINE    | 0 | 0  | 0  | 1 |
| COCAINE            | 2 | 2  | 4  | 0 |
| OTHER (opium, etc) | 0 | 0  | 0  | 0 |

### **ARRESTS**

|                  |    |    |     |     |
|------------------|----|----|-----|-----|
| PROPERTY CRIMES  | 15 | 24 | 29  | 28  |
| PERSON CRIMES    | 2  | 10 | 12  | 8   |
| CITY ORDINANCES  | 20 | 29 | 49  | 47  |
| TRAFFIC OFFENSES | 61 | 41 | 102 | 112 |
| OTHER            | 41 | 27 | 68  | 94  |

|                       |      |      |      |      |
|-----------------------|------|------|------|------|
| AVERAGE RESPONSE TIME | 5.41 | 5.56 | 5.48 | 5.49 |
|-----------------------|------|------|------|------|

|                       |              |              |               |               |
|-----------------------|--------------|--------------|---------------|---------------|
| <b>CALLS ANSWERED</b> | <b>5,887</b> | <b>5,272</b> | <b>11,159</b> | <b>10,418</b> |
|-----------------------|--------------|--------------|---------------|---------------|

**TRAFFIC**

|                  |     |     |      |      |
|------------------|-----|-----|------|------|
| CITATIONS ISSUED | 637 | 555 | 1192 | 1392 |
| WARNINGS         | 759 | 765 | 1522 | 1469 |
| ACCIDENTS        | 110 | 86  | 196  | 207  |

**TOP 5 ACCIDENT LOCATIONS – MONTH**

|                             |   |
|-----------------------------|---|
| HWY 54 / HWY 74             | 7 |
| HWY 54 / WALT BANKS ROAD    | 4 |
| HWY 54 / HUDDLESTON RD      | 3 |
| HWY 74 / HOLLY GROVE ROAD   | 3 |
| CROSSTOWN DR / CROSSTOWN CT | 3 |

**TOP 5 ACCIDENT LOCATIONS – Y T D**

|                             |    |
|-----------------------------|----|
| HWY 54 / HWY 74             | 17 |
| HWY 54 / WALT BANKS ROAD    | 4  |
| HWY 74 / CROSSTOWN DR       | 4  |
| HWY 74 / KELLY DRIVE        | 4  |
| CROSSTOWN DR / CROSSTOWN CT | 3  |

# PUBLIC SERVICES MONTHLY REPORT

## FEBRUARY 2008

| <u>Activity Description</u>      | <u>Unit</u> | <u>FEBRUARY- 08</u> | <u>FY 2008 YTD</u> | <u>FY 2007 YTD</u> |
|----------------------------------|-------------|---------------------|--------------------|--------------------|
| Street Patching                  | Hrs.        | 53                  | 591                | 471                |
| Street Crack Sealing             | Hrs.        | 0                   | 0                  | 420                |
| Street General Maintenance       | Hrs.        | 664                 | 1,934              | 668                |
| Storm Water Maintenance          | Hrs.        | 467                 | 2,755              | 1,850              |
| Cart Path Paving                 | Ft.         | 7,340               | 16,199             | 8,448              |
| Cart Path Prepped for Paving     | Ft.         | 785                 | 15,903             | 11,873             |
| Cart Path Litter Removal         | Hrs.        | 108                 | 810                | 721                |
| Cart Path Drainage Maintenance   | Hrs.        | 93                  | 250                | 739                |
| Cart Path General Maintenance    |             | 411                 | 2,153              | 925                |
| R.O.W. Mowing                    | Hrs.        | 0                   | 414                | 693                |
| R.O.W. Litter Removal            | Hrs.        | 570                 | 2,300              | 2,822              |
| R.O.W. General Maintenance       | Hrs.        | 678                 | 3,412              | 1,399              |
| Subdivision Entrance Maintenance | Hrs.        | 0                   | 686                | 548                |
| Landscape Maintenance            | Hrs.        | 620                 | 3,397              | 501                |
| Landscape Planting/Mulching      | Hrs.        | 503                 | 830                | 1,722              |
| Subdivision Sign Maintenance     | Hrs.        | 21                  | 147                | 350                |
| Traffic Sign Maintenance         | Hrs.        | 152                 | 529                | 517                |
| Vandalism Repairs                | Hrs.        | 45                  | 261                | 175                |
| Vandalism Repairs                | Dls.        | 1,230               | 6,430              | 2,878              |
| Citizen Complaints Answered      | Num.        | 55                  | 321                | 290                |
| Community Service                | Hrs.        | 24                  | 142                | 40                 |

### RECYCLING SITE

|          |      |     |     |     |
|----------|------|-----|-----|-----|
| Manhours | Hrs. | 145 | 642 | 214 |
|----------|------|-----|-----|-----|

Participants:

|               |      |     |       |       |
|---------------|------|-----|-------|-------|
| Recycling     | Num. | 254 | 1,358 | 864   |
| Composting    | Num. | 973 | 4,069 | 3,242 |
| Mulch Pick Up | Num. | 60  | 199   | 93    |

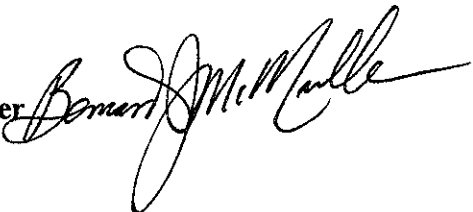
|                                      |       |       |  |  |
|--------------------------------------|-------|-------|--|--|
| Streets Adopted for Litter Pickup    | Miles | 7.35  |  |  |
| Cart Paths Adopted for Litter Pickup | Miles | 56.75 |  |  |

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council

**VIA:** Bernard McMullen, City Manager   
Dave Borkowski, City Engineer

**FROM:** Mike Dupree, Major 

**DATE:** March 28<sup>th</sup>, 2008

**SUBJECT:** Revised List of Roadways RADAR Permit Update, City Ordinance revision

Council Meeting: April 3<sup>rd</sup>, 2008

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### Recommendation:

The Police Department in conjunction with the City Engineer and Public Works has conducted engineering studies and research into revising the "List of Roadways RADAR Permit" for the City. It is staff's recommendation that these revisions be approved, the city ordinance amended, and the permit sent to the Georgia Department of Transportation for final review and approval.

### Discussion:

The Police Department's Traffic Safety Officer, the City Engineer, and Public Works Managers met regarding the RADAR Permit update several times. As a result, the following issues were noted:

1. Several of the multi-use path crossings, which were assigned a crossing guard, were not contained within the boundaries of the school zones speed zones listed on the RADAR permit.
2. The sign configuration(s) in the school zones need modified in so far as size, color, and location.
3. The range and distance of the school zones speed boundaries needed to be modified to ensure that the school zones extended at least 200 feet from the boundary of the school or covered the "common route" to school by school children.

The enclosed revisions to the List of Roadways RADAR permit include recommendations that will address these issues.

Because boundary modifications are relatively significant in some of the school zones, the police department has taken opportunities to begin warning motorists of the pending changes. Some of this has already been accomplished by utilizing the SMART Visual Message Trailer. After the ordinance is approved, the department will begin Phase 2 of our public information campaign. This will include press releases, distribution of letters to parents through each respective school, the posting of school zone information on the

schools' and city's web sites, and installing orange flags on each new sign that is added to the school zones. No significant traffic enforcement is expected until 30 days following the placement of the new signs.

**Budget Impact:**

Other than the work hours already expended in the engineering studies that preceded these recommendations, there is no further budget impact on the police department. However, there is expected to be a budget impact on Public Works in the purchasing, installation, and replacement of signs.

RMD/mnb



GENA L. ABRAHAM, PhD  
COMMISSIONER  
(404) 656-5206

GERALD M. ROSS, P.E.  
CHIEF ENGINEER  
(404) 656-5277

## Department of Transportation

State of Georgia  
#2 Capitol Square, S.W.  
Atlanta, Georgia 30334-1002

BUDDY GRATTON, P.E.  
DEPUTY COMMISSIONER  
(404) 656-5212

EARL L. MAHFUZ  
TREASURER  
(404) 656-5224

March 11, 2008

Sgt. Mark Brown  
Peachtree City P. D.  
350 South Highway 74  
Peachtree City, GA 30269

Re: Revised List of Roadways for Peachtree City

Sgt. Brown,

Attached is the revised 'List of Roadways' for Peachtree City.

Please have the proper officials sign the signature page and return the original to the *Thomaston District Office, Attention: Scott Parker, 115 Transportation Blvd., Thomaston, GA 30286.*

If you have questions, please contact Scott Parker at 706-646-6684.

Sincerely,  
Scott Parker  
Program Operations Manager

A handwritten signature of Scott Parker in black ink.

SP:sp  
Attachment

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO CODIFY ADOPTED SPEED ZONES; TO REDUCE THE SPEED LIMIT ON PLANTERRA WAY AND TERRANE RIDGE; AND FOR OTHER PURPOSES.**

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

**Section 1.** That Article II, Section 78-57 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

- (a) Pursuant to Sections O.C.G.A. 40-6-183 and 40-6-376, and based on an engineering and traffic investigation as prescribed by law, the following speed zones are established in the city:

(INSERT TABLES FOR ON-SYSTEM AND OFF-SYSTEM STREETS)

- (b) Any person convicted of a violation of this ordinance shall be punished as provided for by law.

**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 \_\_\_\_\_ 2008.

\_\_\_\_\_  
Harold K. Logsdon, Mayor

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

The City of Peachtree City is hereby requesting that the following roadways be approved for the use of speed detection devices:

**LIST OF ROADWAYS**  
for  
**THE CITY OF PEACHTREE CITY, FAYETTE COUNTY**  
**ON-SYSTEM**

| STATE ROUTE | WITHIN THE CITY / TOWN LIMITS OF and/or School Name | FROM                                                   | MILE POINT | TO                                                  | MILE POINT | LENGTH IN MILES | SPEED LIMIT |
|-------------|-----------------------------------------------------|--------------------------------------------------------|------------|-----------------------------------------------------|------------|-----------------|-------------|
| S.R. 54     | PEACHTREE CITY                                      | 1000 feet west of Wynnmeade Pkwy. (West City Limits)   | 0.00       | 100 feet west of Walt Banks Road                    | 3.52       | 3.52            | 45          |
| S.R. 54     | PEACHTREE CITY                                      | 100 feet west of Walt Banks Road                       | 3.52       | 265 feet east of Sumner Road (East City Limits)     | 3.95       | 0.43            | 50          |
| S.R. 74     | PEACHTREE CITY                                      | 1850 feet north of Peachtree Pkwy. (North City Limits) | 5.54       | 100 feet north of Aberdeen Pkwy.                    | 8.87       | 3.33            | 55          |
| S.R. 74     | PEACHTREE CITY                                      | 100 feet north of Aberdeen Pkwy.                       | 8.87       | 600 feet north of State Route 54                    | 9.29       | 0.42            | 50          |
| S.R. 74     | PEACHTREE CITY                                      | 600 feet north of State Route 54                       | 9.29       | 600 feet south of Paschal Road                      | 10.04      | 0.75            | 40          |
| S.R. 74     | PEACHTREE CITY                                      | 600 feet south of Paschal Road                         | 10.04      | 2100 feet north of Crosstown Drive                  | 11.15      | 1.11            | 45          |
| S.R. 74     | PEACHTREE CITY                                      | 2100 feet north of Crosstown Drive                     | 11.15      | 100 feet south of Rockaway Road (South City Limits) | 14.86      | 3.71            | 55          |

Signs to be erected by the State Department of Transportation.

**OFF-SYSTEM**

| ROAD NAME                                     | WITHIN THE<br>CITY / TOWN<br>LIMITS OF and/or<br><i>School Name</i>                                             | FROM                               | TO                                 | LENGTH<br>IN<br>MILES | SPEED<br>LIMIT |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|-----------------------|----------------|
| Aberdeen<br>Parkway                           | PEACHTREE CITY                                                                                                  | State Route 74                     | Northlake Drive                    | 0.60                  | 30             |
| Amelia Lane                                   | PEACHTREE CITY                                                                                                  | North Meade                        | Cul-de-sac                         | 0.60                  | 25             |
| Ardenlee Drive                                | PEACHTREE CITY                                                                                                  | Clifton Lane                       | Cul-de-sac                         | 0.40                  | 25             |
| Ardenlee<br>Parkway<br><b>SCHOOL<br/>ZONE</b> | PEACHTREE CITY<br><i>St. Paul's School</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b> | State Route 74                     | Ardenlee Drive                     | 0.20                  | 25             |
| Aster Ridge Trail                             | PEACHTREE CITY                                                                                                  | Holly Grove Road                   | Cu-de-sac                          | 0.55                  | 30             |
| Astoria Lane                                  | PEACHTREE CITY                                                                                                  | Loring Lane                        | Dead End                           | 0.80                  | 30             |
| Augusta Drive                                 | PEACHTREE CITY                                                                                                  | Braelinn Road                      | Braelinn Road                      | 0.30                  | 30             |
| Avalon Way                                    | PEACHTREE CITY                                                                                                  | Southern Shore Drive<br>South      | Southern Shore Drive<br>North      | 0.30                  | 30             |
| Aviation Way                                  | PEACHTREE CITY                                                                                                  | Dividend Drive                     | Cul-de-sac                         | 1.00                  | 30             |
| Azalea Drive                                  | PEACHTREE CITY                                                                                                  | Hip Pocket Drive                   | Cedar Drive                        | 0.40                  | 30             |
| Battery Way                                   | PEACHTREE CITY                                                                                                  | Peachtree Parkway South            | Fishers Luck                       | 0.50                  | 30             |
| Bedford Park                                  | PEACHTREE CITY                                                                                                  | Rubicon Road                       | Cul-de-sac                         | 0.40                  | 30             |
| Bellenden Drive                               | PEACHTREE CITY                                                                                                  | Kedron Drive                       | Blue Smoke Trail                   | 0.40                  | 30             |
| Biltmore Trace                                | PEACHTREE CITY                                                                                                  | Peachtree Parkway South            | Calloway Crossing                  | 0.30                  | 30             |
| Blue Smoke<br>Trail                           | PEACHTREE CITY                                                                                                  | Golfview Drive                     | End of street                      | 0.90                  | 30             |
| Bowfin Bay                                    | PEACHTREE CITY                                                                                                  | Skiff Trace                        | Cul-de-sac                         | 0.30                  | 30             |
| Bradford Way                                  | PEACHTREE CITY                                                                                                  | Robinson Road                      | Cul-de-sac                         | 0.40                  | 30             |
| Braelinn Road                                 | PEACHTREE CITY                                                                                                  | Peachtree Parkway South            | Robinson Road                      | 1.30                  | 40             |
| Briarliegh Drive                              | PEACHTREE CITY                                                                                                  | Abrell Woods Court                 | Brookgrove Lane                    | 0.25                  | 30             |
| Bridgewater<br>Drive                          | PEACHTREE CITY                                                                                                  | Kedron Drive                       | Cul-de-sac                         | 0.25                  | 30             |
| Bridlepath Lane                               | PEACHTREE CITY                                                                                                  | Doubletrace Lane                   | Windgate Road                      | 0.30                  | 30             |
| Brookgrove<br>Lane                            | PEACHTREE CITY                                                                                                  | Ardenlee Drive                     | Cul-de-sac                         | 0.30                  | 25             |
| Brookwood<br>Drive                            | PEACHTREE CITY                                                                                                  | Summer Brooke                      | Cul-de-sac                         | 0.25                  | 30             |
| Burnham Rise                                  | PEACHTREE CITY                                                                                                  | Dunsway Lane                       | Cul-de-sac                         | 0.35                  | 30             |
| Cabin Gate                                    | PEACHTREE CITY                                                                                                  | Log House Road                     | Rockspray Ridge                    | 0.35                  | 30             |
| Calgary Drive                                 | PEACHTREE CITY                                                                                                  | Braelinn Road                      | Cul-de-sac                         | 0.40                  | 30             |
| Calloway<br>Crossing                          | PEACHTREE CITY                                                                                                  | Robinson Road                      | Cul-de-sac                         | 0.40                  | 30             |
| Cameron Trail                                 | PEACHTREE CITY                                                                                                  | Robinson Road                      | Crosstown Road                     | 0.80                  | 30             |
| Carnelian Lane                                | PEACHTREE CITY                                                                                                  | Cul-de-sac                         | Cul-de-sac                         | 0.30                  | 30             |
| Carriage Lane                                 | PEACHTREE CITY                                                                                                  | State Route 54                     | Landaulet Ct.                      | 0.60                  | 30             |
| Cedar Drive                                   | PEACHTREE CITY                                                                                                  | Hip Pocket Drive                   | Hip Pocket Drive                   | 0.40                  | 30             |
| Centennial Drive                              | PEACHTREE CITY                                                                                                  | McDuff Parkway                     | McDuff Parkway                     | 0.50                  | 30             |
| Chadwick Drive                                | PEACHTREE CITY                                                                                                  | Braelinn Road                      | Kensington Drive                   | 0.40                  | 30             |
| Chambray Hill                                 | PEACHTREE CITY                                                                                                  | Loring Lane                        | Cul-de-sac                         | 0.25                  | 30             |
| Chestnut Field                                | PEACHTREE CITY                                                                                                  | Cameron Trail                      | Hamden Kells                       | 0.35                  | 30             |
| Cimmaron Park                                 | PEACHTREE CITY                                                                                                  | 0.10 miles south of<br>Crimson Way | 0.20 miles north of<br>Crimson Way | 0.30                  | 25             |

| ROAD NAME                                 | WITHIN THE<br>CITY / TOWN<br>LIMITS OF and/or<br>School Name                                                            | FROM                                    | TO                                                           | LENGTH<br>IN<br>MILES | SPEED<br>LIMIT |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------|-----------------------|----------------|
| Claridge Curve                            | PEACHTREE CITY                                                                                                          | 0.10 miles north of<br>Kennerly Way     | 0.20 miles south of<br>Kennerly Way                          | 0.30                  | 30             |
| Clifton Lane                              | PEACHTREE CITY                                                                                                          | Ardenlee Drive                          | Ardenlee Drive                                               | 0.40                  | 30             |
| Clydesdale Road                           | PEACHTREE CITY                                                                                                          | Bridlepath Lane                         | Cul-de-sac                                                   | 0.30                  | 30             |
| Collierstown<br>Way                       | PEACHTREE CITY                                                                                                          | State Route 54                          | Hancock Lane                                                 | 0.40                  | 25             |
| Colonnade Drive                           | PEACHTREE CITY                                                                                                          | Braelinn Road                           | Robinson Road                                                | 0.50                  | 30             |
| Columns Lane                              | PEACHTREE CITY                                                                                                          | Colonnade Drive                         | Colonnade Drive                                              | 0.40                  | 30             |
| Commerce Drive                            | PEACHTREE CITY                                                                                                          | State Route 54                          | Cul-de-sac                                                   | 0.60                  | 30             |
| Cottage Grove                             | PEACHTREE CITY                                                                                                          | Cul-de-sac                              | Cul-de-sac                                                   | 0.40                  | 30             |
| Crabapple Lane                            | PEACHTREE CITY                                                                                                          | State Route 74                          | 0.80 miles west of State<br>Route 74 (Tyrone City<br>Limits) | 0.80                  | 30             |
| Crabapple Lane<br><b>SCHOOL<br/>ZONE</b>  | PEACHTREE CITY<br><i>Crabapple Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b>      | 50 feet west of State Route<br>74       | 200 feet west of Leisure<br>Trail                            | 0.45                  | 25             |
| Creekstone Bend                           | PEACHTREE CITY                                                                                                          | McIntosh Trail                          | Highgreen Ridge                                              | 0.30                  | 30             |
| Crescent Oak                              | PEACHTREE CITY                                                                                                          | 0.20 miles south of Vardon<br>Way       | 0.10 miles north of Vardon<br>Way                            | 0.30                  | 30             |
| Crofts Corner                             | PEACHTREE CITY                                                                                                          | Hampton Green                           | Cul-de-sac                                                   | 0.30                  | 30             |
| Crosstown Drive                           | PEACHTREE CITY                                                                                                          | Robinson Road                           | State Route 74                                               | 2.00                  | 40             |
| Crosstown Drive<br><b>SCHOOL<br/>ZONE</b> | PEACHTREE CITY<br><i>Oak Grove Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b>      | 800 feet west of Log<br>House Road      | 50 feet east of Summit<br>Walk                               | 0.40                  | 25             |
| Dalston Way                               | PEACHTREE CITY                                                                                                          | Clifton Lane                            | Cul-de-sac                                                   | 0.25                  | 30             |
| Darmouth Place                            | PEACHTREE CITY                                                                                                          | 0.20 miles east of<br>Calloway Crossing | 0.10 miles west of<br>Calloway Crossing                      | 0.30                  | 30             |
| Dividend Drive                            | PEACHTREE CITY                                                                                                          | Paschall Road                           | State Route 74                                               | 2.60                  | 40             |
| Doubletace Lane                           | PEACHTREE CITY                                                                                                          | Bridlepath Lane                         | Windgate Road                                                | 0.90                  | 30             |
| Dunella Lane                              | PEACHTREE CITY                                                                                                          | Arden Lee                               | Cul-de-sac                                                   | 0.25                  | 30             |
| Ebenezer Road                             | PEACHTREE CITY                                                                                                          | Robinson Road                           | 0.50 miles east of<br>Robinson Road (East City<br>Limits)    | 0.50                  | 40             |
| Emerling Lane                             | PEACHTREE CITY                                                                                                          | Kedron Drive                            | Cul-de-sac                                                   | 0.30                  | 30             |
| Everhill                                  | PEACHTREE CITY                                                                                                          | Cul-de-sac                              | Cul-de-sac                                                   | 0.25                  | 30             |
| Evesham Ave.                              | PEACHTREE CITY                                                                                                          | Turnbridge Circle                       | McDuff Parkway                                               | 0.25                  | 25             |
| Evian Way                                 | PEACHTREE CITY                                                                                                          | Braelinn Road                           | Cul-de-sac                                                   | 0.25                  | 30             |
| Falcon Drive                              | PEACHTREE CITY                                                                                                          | Dividend Drive                          | Airport                                                      | 0.25                  | 30             |
| Farmington                                | PEACHTREE CITY                                                                                                          | Crabapple Lane                          | Cul-de-sac                                                   | 0.40                  | 25             |
| Felspar Ridge                             | PEACHTREE CITY                                                                                                          | Morallion Hills                         | Morallion Hills                                              | 0.30                  | 30             |
| Fielding Ridge                            | PEACHTREE CITY                                                                                                          | Kedron Drive                            | Cul-de-sac                                                   | 0.30                  | 30             |
| Fishers Luck                              | PEACHTREE CITY                                                                                                          | Peachtree Parkway South                 | McIntosh Trail                                               | 0.75                  | 30             |
| Fishers Luck<br><b>SCHOOL<br/>ZONE</b>    | PEACHTREE CITY<br><i>Huddleston<br/>Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b> | 50 feet north of McIntosh<br>Trail      | 0.30 miles north of<br>McIntosh Trail                        | 0.30                  | 25             |

**LIST NUMBER 208-113P**

| ROAD NAME                              | WITHIN THE<br>CITY / TOWN<br>LIMITS OF and/or<br><i>School Name</i>                                                 | FROM                                      | TO                                              | LENGTH<br>IN<br>MILES | SPEED<br>LIMIT |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------|-----------------------|----------------|
| Flat Creek                             | PEACHTREE CITY                                                                                                      | State Route 54                            | Peachtree Parkway North                         | 1.45                  | 35             |
| Garret Ridge                           | PEACHTREE CITY                                                                                                      | McIntosh Trail                            | Cul-de-sac                                      | 0.25                  | 30             |
| Georgian Park                          | PEACHTREE CITY                                                                                                      | State Route 74                            | Peachtree Parkway                               | 0.80                  | 30             |
| Glendale Drive                         | PEACHTREE CITY                                                                                                      | McIntosh Trail                            | Cul-de-sac                                      | 0.25                  | 30             |
| Golfview Drive                         | PEACHTREE CITY                                                                                                      | Flat Creek Drive                          | Pinemount                                       | 1.00                  | 30             |
| Grecken Green                          | PEACHTREE CITY                                                                                                      | Morallion Hills                           | Cul-de-sac                                      | 0.60                  | 30             |
| Greensway                              | PEACHTREE CITY                                                                                                      | Cul-de-sac                                | Cul-de-sac                                      | 0.25                  | 30             |
| Greenwood Lane                         | PEACHTREE CITY                                                                                                      | Loring Lane                               | Cul-de-sac                                      | 0.30                  | 30             |
| Groveland Drive                        | PEACHTREE CITY                                                                                                      | McIntosh Trail                            | Cul-de-sac                                      | 0.30                  | 30             |
| Groveswood Lane                        | PEACHTREE CITY                                                                                                      | Crabapple Lane                            | Briarleigh                                      | 0.25                  | 25             |
| Hamden Kells                           | PEACHTREE CITY                                                                                                      | Wheatleigh Lane                           | Cul-de-sac                                      | 0.35                  | 30             |
| Hampton Green                          | PEACHTREE CITY                                                                                                      | Braelinn Road                             | Cul-de-sac                                      | 0.40                  | 30             |
| Harbor Loop                            | PEACHTREE CITY                                                                                                      | Fishers Luck                              | Fishers Luck                                    | 0.40                  | 30             |
| Haven Ridge                            | PEACHTREE CITY                                                                                                      | Heritage Way                              | Cul-de-sac                                      | 0.30                  | 30             |
| Hedgewood Court                        | PEACHTREE CITY                                                                                                      | Groveland Drive                           | Cul-de-sac                                      | 0.25                  | 30             |
| Heritage Way                           | PEACHTREE CITY                                                                                                      | Log House                                 | Haven Ridge                                     | 0.30                  | 30             |
| High Green Ridge                       | PEACHTREE CITY                                                                                                      | Creekstone Bend                           | Cul-de-sac                                      | 0.40                  | 30             |
| Hilltop Drive                          | PEACHTREE CITY                                                                                                      | Hip Pocket Drive                          | Willow Road                                     | 0.50                  | 30             |
| Hip Pocket Road                        | PEACHTREE CITY                                                                                                      | Willowbend Road                           | Kelly Road                                      | 1.20                  | 30             |
| Holly Grove Road                       | PEACHTREE CITY                                                                                                      | State Route 74                            | Robinson Road                                   | 1.10                  | 30             |
| Holly Grove Church Road                | PEACHTREE CITY                                                                                                      | Robinson Road                             | Redwine Road                                    | 0.50                  | 30             |
| Holly Springs Road                     | PEACHTREE CITY                                                                                                      | Holly Grove Road                          | Cul-de-sac                                      | 0.40                  | 30             |
| Huddleston Road                        | PEACHTREE CITY                                                                                                      | State Route 54                            | Paschall Road                                   | 0.75                  | 30             |
| Huntington Place                       | PEACHTREE CITY                                                                                                      | Robinson Road                             | Yarborough Drive                                | 0.25                  | 30             |
| Independence Ln                        | PEACHTREE CITY                                                                                                      | Centennial Drive                          | Centennial Drive                                | 0.50                  | 25             |
| Interlochen Drive                      | PEACHTREE CITY                                                                                                      | Peachtree Parkway North                   | Peachtree Parkway North                         | 0.50                  | 30             |
| Kedron Drive                           | PEACHTREE CITY                                                                                                      | State Route 74                            | State Route 74                                  | 1.50                  | 30             |
| Kedron Drive<br><b>SCHOOL<br/>ZONE</b> | PEACHTREE CITY<br><i>Kedron Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b>     | 100 feet east of State Route 74           | 50 feet east of Stoneacre Curve                 | 0.40                  | 25             |
| Kelly Drive                            | PEACHTREE CITY                                                                                                      | State Route 74                            | McIntosh Trail                                  | 0.50                  | 30             |
| Kelly Drive<br><b>SCHOOL<br/>ZONE</b>  | PEACHTREE CITY<br><i>Huddleston Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b> | Lake Peachtree Bridge<br>(McIntosh Trail) | 400 feet east of Sweetgum                       | 0.10                  | 25             |
| Kelly Green                            | PEACHTREE CITY                                                                                                      | Terrane Ridge                             | Dividend Drive                                  | 0.40                  | 30             |
| Kenton Place                           | PEACHTREE CITY                                                                                                      | Holly Grove Road                          | Welton Way                                      | 0.50                  | 30             |
| Kensington Drive                       | PEACHTREE CITY                                                                                                      | Chadwick Drive                            | 0.40 miles west of<br>Chadwick Drive (dead end) | 0.40                  | 30             |

| ROAD NAME                                | WITHIN THE<br>CITY / TOWN<br>LIMITS OF and/or<br><i>School Name</i>                                                     | FROM                                   | TO                                                | LENGTH<br>IN<br>MILES | SPEED<br>LIMIT |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------|-----------------------|----------------|
| Kimmer Road                              | PEACHTREE CITY                                                                                                          | Robinson Road                          | Legacy Lane                                       | 0.40                  | 30             |
| Kings Ridge                              | PEACHTREE CITY                                                                                                          | Wynnmeade Parkway                      | Wynnmeade Parkway                                 | 0.25                  | 30             |
| Larkspur Turn                            | PEACHTREE CITY                                                                                                          | Windgate Road                          | Martingale Drive                                  | 0.40                  | 30             |
| Legacy Lane                              | PEACHTREE CITY                                                                                                          | Kimmer Road                            | 0.15 miles south of Sugar<br>Mill Ride (dead end) | 0.40                  | 30             |
| Lexington Pass                           | PEACHTREE CITY                                                                                                          | State Route 74                         | Cul-de-sac                                        | 0.30                  | 30             |
| Log House Road                           | PEACHTREE CITY                                                                                                          | Crosstown Road                         | Peachtree Parkway                                 | 0.90                  | 30             |
| Log House Road<br><b>SCHOOL<br/>ZONE</b> | PEACHTREE CITY<br><i>Oak Grove Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b>      | Crosstown Drive                        | 200 feet west of Summer<br>Brooke                 | 0.50                  | 25             |
| Longer Drive                             | PEACHTREE CITY                                                                                                          | Blue Smoke Trail                       | Cul-de-sac                                        | 0.70                  | 30             |
| Loring Lane                              | PEACHTREE CITY                                                                                                          | Peachtree Parkway                      | Cul-de-sac                                        | 1.15                  | 30             |
| Loyd Road                                | PEACHTREE CITY                                                                                                          | Smoke Rise Trace                       | Ashley Way                                        | 0.40                  | 30             |
| Maple Grove Ter                          | PEACHTREE CITY                                                                                                          | State Route 54                         | Collierstown Way                                  | 0.30                  | 25             |
| Mark Style Drive                         | PEACHTREE CITY                                                                                                          | Peachtree Parkway                      | Claridge Curve                                    | 0.40                  | 25             |
| Mattan Point                             | PEACHTREE CITY                                                                                                          | Morallion Hills                        | 0.30 miles west of<br>Morallion Hills (dead end)  | 0.30                  | 30             |
| McIntosh Trail                           | PEACHTREE CITY                                                                                                          | Robinson Road                          | Peachtree Parkway                                 | 1.00                  | 35             |
| McIntosh Trail                           | PEACHTREE CITY                                                                                                          | Peachtree Parkway                      | Kelly Drive                                       | 0.50                  | 30             |
| McIntosh Trail<br><b>SCHOOL<br/>ZONE</b> | PEACHTREE CITY<br><i>Huddleston<br/>Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b> | Lake Peachtree Bridge<br>(Kelly Drive) | 200 feet east of Peachtree<br>Parkway             | 0.65                  | 25             |
| McDuff Parkway                           | PEACHTREE CITY                                                                                                          | State Route 54                         | End of Street                                     | 1.40                  | 35             |
| Meadowlark<br>Trail                      | PEACHTREE CITY                                                                                                          | Ebenezer Road                          | Cul-de-sac                                        | 0.30                  | 30             |
| Mellington Lane                          | PEACHTREE CITY                                                                                                          | Kedron Drive                           | Cul-de-sac                                        | 0.30                  | 30             |
| Melrah Hill                              | PEACHTREE CITY                                                                                                          | Walnut Grove                           | Walnut Grove                                      | 0.50                  | 30             |
| Morallion Hills                          | PEACHTREE CITY                                                                                                          | Braelinn Road                          | Grecken Green                                     | 0.70                  | 30             |
| Muirfield Way                            | PEACHTREE CITY                                                                                                          | Andrean Way                            | Cul-de-sac                                        | 0.30                  | 30             |
| Newport Drive                            | PEACHTREE CITY                                                                                                          | Regents Park                           | Cul-de-sac                                        | 0.30                  | 30             |
| North Fairfield<br>Drive                 | PEACHTREE CITY                                                                                                          | Fairfield Drive                        | West Manor                                        | 0.40                  | 30             |
| North Lake<br>Drive                      | PEACHTREE CITY                                                                                                          | State Route 54                         | Flat Creek Road                                   | 0.40                  | 30             |
| North Meade                              | PEACHTREE CITY                                                                                                          | Wynnmeade Parkway                      | Amelia Lane                                       | 0.50                  | 30             |
| Oakdale Avenue                           | PEACHTREE CITY                                                                                                          | Robinson Road                          | Cul-de-sac                                        | 0.25                  | 30             |
| Oakmount Drive                           | PEACHTREE CITY                                                                                                          | Golfview Drive                         | Golfview Drive                                    | 0.30                  | 30             |
| Palette Lane                             | PEACHTREE CITY                                                                                                          | Planterra Way                          | Terra Verte                                       | 0.30                  | 25             |
| Parkgate Lane                            | PEACHTREE CITY                                                                                                          | Blue Smoke Trace                       | Cul-de-sac                                        | 0.25                  | 30             |
| Parkway Drive                            | PEACHTREE CITY                                                                                                          | Peachtree Parkway                      | Hidden Creek Lane                                 | 0.30                  | 30             |
| Paschall Road                            | PEACHTREE CITY                                                                                                          | State Route 74                         | Dead End                                          | 0.30                  | 30             |
| Patina Point                             | PEACHTREE CITY                                                                                                          | Terrane Ridge                          | Cul-de-sac                                        | 0.30                  | 25             |
| Peachtree<br>Parkway North               | PEACHTREE CITY                                                                                                          | State Route 54                         | 150 feet north of Flat<br>Creek Road              | 0.40                  | 30             |

| ROAD NAME                                     | WITHIN THE CITY / TOWN LIMITS OF and/or School Name                                                             | FROM                              | TO                                                    | LENGTH IN MILES | SPEED LIMIT |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------|-----------------|-------------|
| Peachtree Parkway North                       | PEACHTREE CITY                                                                                                  | 150 feet north of Flat Creek Road | State Route 74                                        | 2.90            | 35          |
| Peachtree Parkway North<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>McIntosh High</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>         | 200 feet north of Walt Banks      | 200 feet south of Stevens Entry                       | 0.30            | 25          |
| Peachtree Parkway South                       | PEACHTREE CITY                                                                                                  | State Route 54                    | 4.30 miles south of State Route 54 (East City Limits) | 4.30            | 40          |
| Peachtree Parkway South<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>Booth Middle</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>          | 950 feet south of State Route 54  | 600 feet north of Wingate                             | 0.50            | 25          |
| Peachtree Parkway South<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>Huddleston Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b> | 450 feet south of McIntosh Trail  | 870 feet north of McIntosh Trail                      | 0.25            | 25          |
| Peachtree Parkway South<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>Braelinn Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b>   | 600 feet west of Robinson Road    | 600 feet east of Robinson Road                        | 0.22            | 25          |
| Pebblestrump                                  | PEACHTREE CITY                                                                                                  | Willow Road                       | Dead End                                              | 0.45            | 30          |
| Perthshire                                    | PEACHTREE CITY                                                                                                  | Flat Creek                        | Flat Creek                                            | 0.45            | 30          |
| Pheasant Ridge                                | PEACHTREE CITY                                                                                                  | Cameron Trail                     | Cul-de-sac                                            | 0.25            | 30          |
| Pinegate Road                                 | PEACHTREE CITY                                                                                                  | Riley Parkway                     | Melrah Hill                                           | 1.10            | 30          |
| Pinegate Road<br><b>SCHOOL ZONE</b>           | PEACHTREE CITY<br><i>Peachtree Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b>  | 600 feet north of Riley Parkway   | Riley Parkway                                         | 0.10            | 25          |
| Pinehurst Drive                               | PEACHTREE CITY                                                                                                  | Cul-de-sac                        | Cul-de-sac                                            | 0.40            | 30          |
| Pinemount                                     | PEACHTREE CITY                                                                                                  | Golf View                         | Golf View                                             | 0.40            | 30          |
| Planceer Place                                | PEACHTREE CITY                                                                                                  | Garrett Ridge                     | Sandown Drive                                         | 0.50            | 30          |
| Plantain Terrace                              | PEACHTREE CITY                                                                                                  | Terrane Ridge                     | 0.70 miles west of Terrane Ridge (dead end)           | 0.70            | 25          |
| Plantera Way                                  | PEACHTREE CITY                                                                                                  | State Route 54                    | Terrane Ridge                                         | 0.70            | 25          |
| Pleasance Grove                               | PEACHTREE CITY                                                                                                  | Braelinn Road                     | Cul-de-sac                                            | 0.25            | 30          |
| Presidio Park                                 | PEACHTREE CITY                                                                                                  | Battery Way                       | Van Ness                                              | 0.25            | 30          |
| Prime Point                                   | PEACHTREE CITY                                                                                                  | Stevens Entry                     | State Route 54                                        | 0.40            | 30          |
| Prime Point<br><b>SCHOOL ZONE</b>             | PEACHTREE CITY<br><i>McIntosh High</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>         | 50 feet east of Stevens Entry     | 50 feet north of State Route 54                       | 0.38            | 25          |

| ROAD NAME                           | WITHIN THE CITY / TOWN LIMITS OF and/or School Name                                                                                          | FROM                              | TO                                                     | LENGTH IN MILES | SPEED LIMIT |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|-----------------|-------------|
| Raintree Bend                       | PEACHTREE CITY                                                                                                                               | Windgate Road                     | Southwind Reach                                        | 0.50            | 30          |
| Redwine Road                        | PEACHTREE CITY                                                                                                                               | City Limits                       | City Limits                                            | 0.30            | 45          |
| Redwood Park                        | PEACHTREE CITY                                                                                                                               | Sumner Place                      | Cul-de-sac                                             | 0.30            | 30          |
| Regents Park                        | PEACHTREE CITY                                                                                                                               | Georgian Park                     | Regents Square                                         | 0.40            | 30          |
| Revolution Drive                    | PEACHTREE CITY                                                                                                                               | Independence Lane                 | Cul-de-sac                                             | 0.30            | 25          |
| Riley Parkway                       | PEACHTREE CITY                                                                                                                               | Aberdeen Parkway                  | Flat Creek Road                                        | 0.50            | 30          |
| Riley Parkway<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>Peachtree Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b>                               | Flat Creek                        | Aberdeen Parkway                                       | 0.50            | 25          |
| Robinson Road                       | PEACHTREE CITY                                                                                                                               | State Route 54                    | Redwine Road                                           | 4.80            | 40          |
| Robinson Road<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>Braelinn Elementary</i><br><i>Oak Grove Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b> | 2150 feet south of Crosstown Road | 250 feet south of Braelinn Road                        | 1.30            | 25          |
| Robinson Bend Trail                 | PEACHTREE CITY                                                                                                                               | Ebenezer Road                     | Cul-de-sac                                             | 0.30            | 30          |
| Rockaway Road                       | PEACHTREE CITY                                                                                                                               | State Route 74                    | 0.60 miles west of State Route 74 (City Limits)        | 0.60            | 30          |
| Rockspray Ridge                     | PEACHTREE CITY                                                                                                                               | Log House Road                    | Cabin Gate                                             | 1.00            | 30          |
| Rubicon Road                        | PEACHTREE CITY                                                                                                                               | Holly Grove Road                  | Welton Way                                             | 0.30            | 30          |
| Saltlick Trace                      | PEACHTREE CITY                                                                                                                               | Doubletrace Lane                  | Doubletrace Lane                                       | 0.50            | 30          |
| Sagamore Lane                       | PEACHTREE CITY                                                                                                                               | Kedron Drive West                 | Cul-de-sac                                             | 0.25            | 30          |
| Sandown Drive                       | PEACHTREE CITY                                                                                                                               | McIntosh Trail                    | Planceer Place                                         | 0.60            | 30          |
| Santolina Park                      | PEACHTREE CITY                                                                                                                               | Kedron Drive                      | Cul-de-sac                                             | 0.30            | 30          |
| Sautern Way                         | PEACHTREE CITY                                                                                                                               | Chardonay Courts                  | Cul-de-sac                                             | 0.25            | 30          |
| Sawmill Trace                       | PEACHTREE CITY                                                                                                                               | McIntosh Trail                    | Cul-de-sac                                             | 0.25            | 30          |
| Senoia Road                         | PEACHTREE CITY                                                                                                                               | State Route 74                    | 0.90 miles west of State Route 74 (Tyrone City Limits) | 0.90            | 45          |
| Shadowood Lane                      | PEACHTREE CITY                                                                                                                               | McIntosh Trail                    | Cul-de-sac                                             | 0.50            | 30          |
| Skiff Trace                         | PEACHTREE CITY                                                                                                                               | McIntosh Trail                    | Cul-de-sac                                             | 0.30            | 30          |
| Smokerise Point                     | PEACHTREE CITY                                                                                                                               | City Limits                       | Dead end                                               | 1.00            | 30          |
| Smokerise Trace                     | PEACHTREE CITY                                                                                                                               | Peachtree Parkway                 | Smokerise Point                                        | 1.50            | 30          |
| Southern Shore Drive                | PEACHTREE CITY                                                                                                                               | Kedron Drive                      | Windalier Ridge                                        | 0.95            | 30          |
| Southpark Drive                     | PEACHTREE CITY                                                                                                                               | TDK Boulevard                     | Planterra Ridge                                        | 0.60            | 30          |
| Speer Road                          | PEACHTREE CITY                                                                                                                               | Robinson Road                     | City Limits                                            | 0.25            | 30          |
| Spooner Ridge                       | PEACHTREE CITY                                                                                                                               | Kedron Drive                      | Longer Drive                                           | 0.30            | 30          |
| St. Albans Way                      | PEACHTREE CITY                                                                                                                               | McDuff Parkway                    | Cul-de-sac                                             | 0.25            | 25          |
| Stevens Entry                       | PEACHTREE CITY                                                                                                                               | State Route 54                    | Peachtree Parkway                                      | 0.50            | 30          |
| Stevens Entry                       | PEACHTREE CITY                                                                                                                               | State Route 54                    | Bridlepath Lane                                        | 0.60            | 30          |
| Stevens Entry<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>McIntosh High</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>                                      | State Route 54                    | Peachtree Parkway North                                | 0.45            | 25          |
| Summer Brooke                       | PEACHTREE CITY                                                                                                                               | Log House Road                    | Brookwood Drive                                        | 0.30            | 30          |

| ROAD NAME                             | WITHIN THE CITY / TOWN LIMITS OF and/or School Name                                                            | FROM                                                      | TO                                                        | LENGTH IN MILES | SPEED LIMIT |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|-----------------|-------------|
| Summer Place                          | PEACHTREE CITY                                                                                                 | Redwine Road                                              | 0.60 miles west of Redwine Road                           | 0.60            | 30          |
| Summit Walk                           | PEACHTREE CITY                                                                                                 | Crosstown Drive                                           | Cul-de-sac                                                | 0.50            | 30          |
| Summit Walk<br><b>SCHOOL ZONE</b>     | PEACHTREE CITY<br><i>Oak Grove Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS ONLY</b> | Crown Point                                               | 500 feet north of Crestwood                               | 0.10            | 25          |
| Sumner Road                           | PEACHTREE CITY                                                                                                 | State Route 54                                            | Brown Road                                                | 0.50            | 30          |
| Sweetgum Road                         | PEACHTREE CITY                                                                                                 | Kelly Drive                                               | Cul-de-sac                                                | 0.50            | 25          |
| Tamerlane                             | PEACHTREE CITY                                                                                                 | Braelinn Road                                             | Cul-de-sac                                                | 0.40            | 30          |
| Tapestry Trail                        | PEACHTREE CITY                                                                                                 | Cameron Trail                                             | Cul-de-sac                                                | 0.40            | 30          |
| TDK Boulevard                         | PEACHTREE CITY                                                                                                 | State Route 74                                            | Dividend Drive                                            | 0.40            | 30          |
| Tempest Drive                         | PEACHTREE CITY                                                                                                 | Regents Park                                              | Cul-de-sac                                                | 0.25            | 30          |
| Terrane Ridge                         | PEACHTREE CITY                                                                                                 | Palette Lane                                              | 0.25 miles south Crimson Way                              | 1.60            | 25          |
| Treillage Lane                        | PEACHTREE CITY                                                                                                 | Cameron Trail                                             | Cul-de-sac                                                | 0.25            | 30          |
| Turnbridge Circle                     | PEACHTREE CITY                                                                                                 | St. Albans Way                                            | St. Albans Way                                            | 0.50            | 25          |
| Twin Bridge                           | PEACHTREE CITY                                                                                                 | Aster Ridge                                               | Cul-de-sac                                                | 0.30            | 30          |
| Van Ness                              | PEACHTREE CITY                                                                                                 | Battery Way                                               | Cul-de-sac                                                | 0.25            | 30          |
| Walnut Grove                          | PEACHTREE CITY                                                                                                 | Pinegate Road                                             | Kedron Drive                                              | 1.00            | 30          |
| Walt Banks Road                       | PEACHTREE CITY                                                                                                 | State Route 54                                            | Cul-de-sac                                                | 1.05            | 30          |
| Walt Banks Road<br><b>SCHOOL ZONE</b> | PEACHTREE CITY<br><i>McIntosh High</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>        | 250 feet west of Peachtree Parkway                        | 100 feet west of State Route 54                           | 0.50            | 25          |
| Waterwood Bend                        | PEACHTREE CITY                                                                                                 | Peachtree Parkway                                         | Peachtree Parkway                                         | 0.90            | 30          |
| Waterwood Bend<br><b>SCHOOL ZONE</b>  | PEACHTREE CITY<br><i>Booth Middle</i><br>7:30 to 9:00 am<br>2:30 to 4:30 pm<br><b>SCHOOL DAYS ONLY</b>         | 50 feet west of Peachtree Parkway (southern intersection) | 50 feet west of Peachtree Parkway (northern intersection) | 0.88            | 25          |
| Welton Way                            | PEACHTREE CITY                                                                                                 | Kenton Place                                              | Cul-de-sac                                                | 0.40            | 30          |
| Wensley Corner                        | PEACHTREE CITY                                                                                                 | Hampton Green                                             | Cul-de-sac                                                | 0.25            | 30          |
| West Park Drive                       | PEACHTREE CITY                                                                                                 | State Route 74                                            | Commerce Drive                                            | 0.50            | 30          |
| Wheatleigh Lane                       | PEACHTREE CITY                                                                                                 | Crosstown Drive                                           | Chestnut Field                                            | 0.30            | 30          |
| Wheatleigh Curve                      | PEACHTREE CITY                                                                                                 | Chestnut Field                                            | Chestnut Field                                            | 0.30            | 30          |
| White Oak Trail                       | PEACHTREE CITY                                                                                                 | Parkway Drive                                             | Cul-de-sac                                                | 0.25            | 30          |
| Willow Road                           | PEACHTREE CITY                                                                                                 | Willowbend Road                                           | State Route 74                                            | 0.50            | 30          |
| Willowbend Road                       | PEACHTREE CITY                                                                                                 | State Route 54                                            | State Route 54                                            | 0.40            | 30          |
| Windgate Road                         | PEACHTREE CITY                                                                                                 | Robinson Road                                             | Peachtree Parkway                                         | 0.90            | 30          |
| Winalier Ridge                        | PEACHTREE CITY                                                                                                 | Blue Smoke Trace                                          | Trillium Reach                                            | 0.40            | 30          |
| Wisdom Road                           | PEACHTREE CITY                                                                                                 | State Route 74                                            | Riley Parkway                                             | 0.70            | 30          |

**LIST NUMBER 208-113P**

| <b>ROAD NAME</b>                      | <b>WITHIN THE<br/>CITY / TOWN<br/>LIMITS OF and/or<br/><i>School Name</i></b>                                             | <b>FROM</b>    | <b>TO</b>                         | <b>LENGTH<br/>IN<br/>MILES</b> | <b>SPEED<br/>LIMIT</b> |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------|--------------------------------|------------------------|
| Wisdom Road<br><b>SCHOOL<br/>ZONE</b> | <b>PEACHTREE CITY</b><br><i>Peachtree Elementary</i><br>7:15 to 8:15 am<br>2:00 to 4:00 pm<br><b>SCHOOL DAYS<br/>ONLY</b> | Riley Parkway  | 200 feet east of Preston<br>Chase | 0.40                           | 25                     |
| Woodruff Way                          | <b>PEACHTREE CITY</b>                                                                                                     | Robinson Road  | Rose Down Trace                   | 0.40                           | 30                     |
| Wynnmeade<br>Parkway                  | <b>PEACHTREE CITY</b>                                                                                                     | State Route 54 | McDuff Parkway                    | 1.80                           | 30                     |
| Yarborough<br>Drive                   | <b>PEACHTREE CITY</b>                                                                                                     | Dumbarton Lane | Cul-de-sac                        | 0.55                           | 30                     |

Be it resolved that any person convicted of a violation of this ordinance shall be punished as provided for by law.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall become effective when appropriate signs are erected.

***ATTESTED:***

\_\_\_\_\_  
*Clerk*

\_\_\_\_\_  
*Date*

***APPROVED:***

\_\_\_\_\_  
*Mayor*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Councilman*

\_\_\_\_\_  
*Councilman*

\_\_\_\_\_  
*Councilman*

\_\_\_\_\_  
*Councilman*

\_\_\_\_\_  
*Councilman*

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council

**VIA:** City Manager

**FROM:** Acting City Clerk

**DATE:** March 25, 2008

**SUBJECT:** Alcohol License – Change in Licensee and License Representative –  
Peachtree BP, LLC  
April 3, 2008, Regular Council Meeting

---

**Recommendation:**

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

**Discussion:**

Peachtree BP, LLC, a convenience store located at 2597 Highway 54 West, has submitted an application for change in the alcoholic beverage license. Mr. Yong Om has requested he be appointed as the Licensee and as the License Representative. He will attend the meeting on Thursday, April 3<sup>rd</sup>, to answer any questions you may have.

**Budgetary Impact:**

The change will have no impact on the budget.

BT:nv

Attachments



**CITY HALL**  
 151 WILLOWBEND ROAD  
 PEACHTREE CITY, GA 30269  
 PHONE: 770-487-7657  
 FAX: 770-631-2505  
 WWW.PEACHTREE-CITY.ORG

## Application For Alcoholic Beverage License

|                                                                   |                                            |                                        |
|-------------------------------------------------------------------|--------------------------------------------|----------------------------------------|
| Business Name: <u>DBA Peachtree City Rockman Investment, Inc.</u> | Business Location: <u>2597 Hwy 54 West</u> |                                        |
| Nature of Business: <u>Convenience Store</u>                      | Mailing Address: <u>Same</u>               | Business Phone Number:                 |
| Name of Licensee: <u>Yong Om</u>                                  | Home Address: <u>Newnan, GA 30665</u>      | Home Phone Number: <u>404-483-6121</u> |
| Name of License Representative: <u>Same</u>                       | Home Address: <u>Same</u>                  | Home Phone Number: <u>Same</u>         |

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

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

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

| NAME                                                                                                                                           | ADDRESS                                                   | PHONE NUMBERS                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------|
| 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: |
| <u>Yong Om</u>                                                                                                                                 | <u>30 Gable Way Newnan</u>                                | <u>404-483-6121</u>                                                    |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |
|                                                                                                                                                |                                                           |                                                                        |

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

If YES, Please Provide Name of Employee: \_\_\_\_\_

State of Georgia

City of Peachtree City:

I, R. M. DuPree, Major of Police for the City of Peachtree City, do hereby certify that:

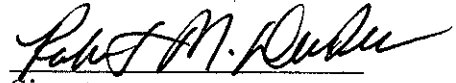
Mr. Yong Song Om

Name

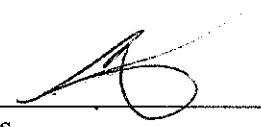
30 Gable Way Newnan, GA 30265

Address

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

  
Signature

3/24/08  
Date

  
Witness

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council

**FROM:** City Manager 

**DATE:** March 28, 2008

**SUBJECT:** Police Department and Recycling Center Options  
April 3, 2008, City Council Agenda

---

Staff's recommendations will be uploaded to the website for review on Monday, March 31<sup>st</sup>.

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor & Council Members

**VIA:** City Manager   
Financial Services Director *P.S.*  
Assistant Finance Director *gc*

**FROM:** Acting Administrative Services Director / City Clerk 

**DATE:** March 27, 2008

**SUBJECT:** Consider modifications to Non-Profit Funding Policy  
*April 3, 2008, City Council Meeting*

---

### **Recommendation:**

That Council adopt the policy changes to CAR 8-3, attached.

### **Discussion:**

At the March 6, 2008, City Council Meeting, staff presented some proposed changes to the wording of CAR 8-3 governing City Council funding for non-profit organizations in Fayette County. The policy was adopted in 2000 to ensure the City's compliance with the Anti-Gratuities Laws, which prohibit the giving away of tax dollars without some tangible return. A copy of the July 1999 minutes at which Council provided guidance in formulating the policy is attached.

At that time, Council requested that the funding levels remain the same, but that Council be given the latitude to address emergency requests through the Council Contingency Fund. That wording is included, and the City Attorney has reviewed it.

For procedural clarification, wording was added about requests coming to Council for approval prior to inclusion in the budget.

### **Budget Impact:**

This item will only impact future budgets to the extent approved by Council in granting emergency requests.

**CAR 8-3 City Council Funding for Non-Profit  
Organizations in Fayette County**

**CAR 8-3**

**OPR: City Hall  
4/00 (Amended 04/08)**

|         |         |    |
|---------|---------|----|
| Purpose | Section | I  |
| Policy  |         | II |

**I. Purpose**

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

**II. Policy**

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

Deleted: and

- A. Council will budget no more than \$25,000 annually for all non-profit funding.
- B. The City would assume no liability for any project for which the City provides funding and/or labor.
- C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.
- D. Non-Profit Organizations

**1. Basic Needs**

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or \$7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

## 2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or \$5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

## 3. Public Schools

- a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
- b. Council will evaluate each request and make a decision based on the merit of the request.
- c. No more than one request, per school, will be considered in any five consecutive year period.
- d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
- e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
- f. Should Council approve a funding request, a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.

E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.

F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

G. In emergency situations, the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:

Mayor and Councilmembers



**Funding Request  
For Non-Profit Organizations**

**Organization Information:**

Organization Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

**Financial Information:**

Total Annual Budget: \_\_\_\_\_

Total Clients Served Annually: \_\_\_\_\_

Peachtree City Residents Served Annually: \_\_\_\_\_

**Funding Request Information:**

Funding Amount Requested: \_\_\_\_\_

Funding Use(s): \_\_\_\_\_

Additional Information on Organization/Services: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REQUIRED ATTACHMENTS:** 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

*Date*  
*Submitted:* \_\_\_\_\_

*Council*  
*Approval Date:* \_\_\_\_\_

*Amount*  
*Approved:* \_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF FAYETTE

AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between the CITY OF PEACHTREE CITY, GEORGIA [hereafter referred to as the "City"] and the FAYETTE COUNTY BOARD OF EDUCATION [hereafter referred to as the "Board"] is as follows:

WHEREAS, the City has been approached by parents, teachers, or others to contribute funds for the purchase of certain playground equipment at \_\_\_\_\_ (hereinafter "School") located in Peachtree City, Georgia;

WHEREAS, the Board is supportive of the school's efforts to obtain funds for the purchase of certain playground equipment;

WHEREAS, the Board recognizes the legal impediment to the City preventing it from simply donating the money to the School for the purchase of playground equipment;

WHEREAS, the Board and the City are ever mindful looking for ways to consolidate governmental efforts and hold down costs;

WHEREAS, the Board agrees to allow Peachtree City residents to use the playground equipment during non-school hours;

NOW THEREFORE BE IT RESOLVED:

1. In consideration of the donation of \$5,000 for the purchase of playground equipment for the School, the Board will allow use of the equipment by the general public during reasonable hours. For the purpose of this agreement, reasonable hours shall mean daylight hours after school and on weekends to the extent that such use by the general public does not interfere with school and school-related activities.
2. At all times relevant to this Agreement, the Board shall control and be responsible for maintaining the playground equipment.
3. This Agreement shall terminate absolutely and without further obligation on the part of the Board on December 31 of this current year and at the close of each succeeding calendar year unless renewed in accordance with paragraph four.
4. This Agreement shall automatically be renewed unless the Board gives written notice to the City of its decision not to renew the agreement at least thirty (30) days prior to the end of each calendar year.
5. The Board agrees to indemnify and hold the City harmless from any and all claims by students, faculty and staff of the School District resulting from their use of the playground equipment purchased with the funds contributed by the City.

IN WITNESS WHEREOF, the Board and the City have caused this agreement to be executed by their duly authorized officers.

FAYETTE COUNTY BOARD OF EDUCATION

CITY OF PEACHTREE CITY

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Superintendent

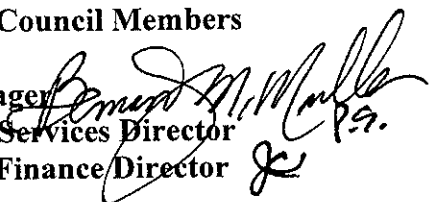
Attest: \_\_\_\_\_  
City Clerk

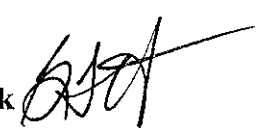
# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor & Council Members

**VIA:** City Manager   
Financial Services Director  
Assistant Finance Director 

**FROM:** Acting Administrative Services Director / City Clerk 

**DATE:** March 27, 2008

**SUBJECT:** Consider Non-Profit Funding Request – Fayette Arts Center  
*April 3, 2008, City Council Meeting*

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### Recommendation:

That Council determine if the request for the Fayette Arts Center for \$3,500 falls within general needs or emergency funding requirement of CAR 8-3, or as an emergency request, and provide staff with direction regarding inclusion in the FY 2009 budget.

### Discussion:

Ms. Kathleen Brewer has submitted a request for \$3,500 to help fund studio supplies and utilities for the Fayette Arts Center. Ms. Brewer's paperwork is attached.

She made a similar presentation to the Mayor and Council in 2007, at which time Council denied the funding request and directed staff to look at the possibility of partnering with the Center in the future. Earlier this evening, Council reviewed CAR 8-3, which outlines the requirements for non profit funding requests. In staff's interpretation the request is not a basic need (food, shelter, or protection). It may meet the definition of a general need under the CAR, but in this case it is difficult to tell if the request will have the required dollar-for-dollar matching for the requested amount because the request is for general expenses of the organization. Upon review of the request, the Financial Services staff also raised questions regarding the operational budget and whether any donation would go into payment of a salary to the director, Ms. Brewer, or to the repayment of loans made by Ms. Brewer to the organization, which would not be in compliance with the CAR.

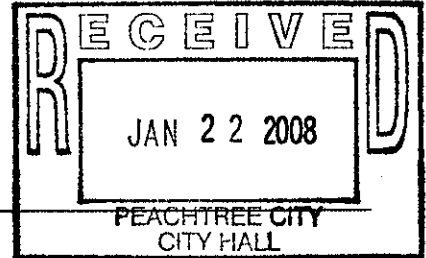
Ms. Brewer is planning to attend the meeting to provide additional information on the center's programs and her funding request.

### Budget Impact:

This item will have no budgetary impact on FY 2008, and will only impact future budgets to the extent approved by Council.



**Funding Request  
For Non-Profit Organizations**



**Organization Information:**

Organization Name: Fayette Art Center & Gallery

Address: 2011 West Hwy. 54, Fayetteville, GA 30214

Phone #: 770-631-2780 Fax #: \_\_\_\_\_

Contact Person: Kathaleen Brewer

Title: Director

**Financial Information:**

Total Annual Budget: 2006-07 \$66,000.00 2007-08 \$82,000.00 2008-09 \$110,000.00

Total Clients Served Annually: 2,000

Peachtree City Residents Served Annually: 668 (since March of 2007)

Includes students, lecture attendees, workshops, gallery receptions, visitors and membership

**Funding Request Information:**

Funding Amount Requested: \$3,500

Funding Use(s): Studio supplies for classes, utilities (kiln)

Additional Information on Organization/Services: We are the premier center for art education in the county and we offer an extensive art library to the public. The Gallery provides an opportunity for many local and neighboring artists to exhibit. We foster cultural art groups such as the Photography Club, Pottery Guild, Gallery Writer's Group, Free Thinkers and interdisciplinary socials. We collaborate with other organizations such as the Scout Troops, church groups, pre-K and home schoolers. We are also working with the Juvenile Justice Department in our At-Risk Youth program.

**REQUIRED ATTACHMENTS:** 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

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|                         |                             |                        |
|-------------------------|-----------------------------|------------------------|
| <i>Date</i>             | <i>Council</i>              | <i>Amount</i>          |
| <i>Submitted:</i> _____ | <i>Approval Date:</i> _____ | <i>Approved:</i> _____ |

January 18, 2008

Peachtree City Council  
151 Willowbend Road  
Peachtree City, GA 30269

Dear Council,

Last year, I came before you requesting funding for Fayette County's sole art center and gallery. The council was in favor of tabling our request in order to hold our place until Mr. Randy Gaddo and I had time to communicate further. Since that time Mr. Gaddo and I have had frequent discussions and he is very supportive of our program. Unfortunately, we were not able to receive funding since the records show a motion was never made on the issue by the council. Therefore we are coming before you, once again, to humbly request your support.

Activity at the art center has increased threefold since we moved closer to Peachtree City last March. The numbers prove over half the people using our services and programs are from Peachtree City.

Art, like music, crosses religious, ethnic and economic boundaries. This is the main reason an art center is an essential component of a community. Following our mission statement of "bringing people together through art", we instituted Fayette County's first Photography Club, Pottery Guild, Free Thinkers Forum, and a new Gallery Writer's Group. We offer numerous public lectures and demonstrations by prominent artists. We have sponsored studio visits and mentorship. We work with Scout troops, church groups, home schooled children and recently began a collaborative program with the Juvenile Justice Department for at-risk youth. We collaborate with other non-profits in fundraising efforts. There is no other place in the County where so many different types of people come together outside of church.

We are quickly becoming a central location for continuing education in the arts and supplemental art education for school aged children. We provide classes on every level to ensure no citizen is left out. Our goal is to provide the highest quality of instruction possible at minimal cost to the public. The following is a list of artist who have graciously agreed to teach for \$15-\$17/hr, of which the Art Center receives 25%.

- |                         |                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Namandi Okonow       | BFA Degree (Hawaii)<br>Masters Degree in sculpture (Utah)<br>(Featured in numerous art magazines and represented by galleries throughout the United States) |
| 2) Yun Liu              | Two BFAs (Bachelor in Fine Arts) (China)<br>Masters Degree (Georgia State) (All mediums)                                                                    |
| 3) Judy Huang           | BFA Degree US (Taiwan) (watercolor)                                                                                                                         |
| 4) Julie Li Woolbridge  | Three degrees in Flower Arranging<br>(China & Japan)                                                                                                        |
| 5) Megan Bigelis        | BFA Degree (Missouri) (drawing & acrylic)                                                                                                                   |
| 6) Georgette Liberatore | BFA Degree (New York) (oil painting)                                                                                                                        |
| 7) Randy Drake          | BFA Degree Photography (Florida)                                                                                                                            |
| 8) Charles Walls        | BFA & Masters Degree (oil painting)                                                                                                                         |
| 9) Chuck Marsh          | BFA Pottery (Georgia)                                                                                                                                       |
| 10) Dianna Snell        | BFA Literature & BFA in Art                                                                                                                                 |
| 11) Rachel Cold         | Nat'l Certified Portrait Sculptress & potter                                                                                                                |
| 12) Kathaleen Brewer    | BS Degree USC – (All mediums)                                                                                                                               |
| 13) Lydia Ellis         | 18 years teaching art in Fayette County                                                                                                                     |
| 14) Tatiana McCoy       | 25 years teaching art                                                                                                                                       |
| 15) Janet Dunn          | Professional ceramist                                                                                                                                       |
| 16) Melanie Bowen       | Pottery instructor at Pottery Wheel                                                                                                                         |
| 17) Donna Rosser        | Professional photographer                                                                                                                                   |
| 18) Marilyn Weigle      | 15 years as substitute art teacher in schools                                                                                                               |

The enrolled student demographics breaks down as follows:

|                       |           |                    |          |
|-----------------------|-----------|--------------------|----------|
| <b>Peachtree City</b> | <b>78</b> | <b>McDonough</b>   | <b>3</b> |
| <b>Fayetteville</b>   | <b>63</b> | <b>Fairburn</b>    | <b>2</b> |
| <b>Tyrone</b>         | <b>26</b> | <b>Atlanta</b>     | <b>2</b> |
| <b>Newnan</b>         | <b>8</b>  | <b>Jonesboro</b>   | <b>2</b> |
| <b>Sharpsburg</b>     | <b>5</b>  | <b>Locus Grove</b> | <b>2</b> |
| <b>Brooks</b>         | <b>3</b>  | <b>Gay</b>         | <b>1</b> |
| <b>Senoia</b>         | <b>3</b>  | <b>Morrow</b>      | <b>1</b> |
| <b>Hampton</b>        | <b>3</b>  |                    |          |

Not only do we offer art classes, but we provide a **public art gallery** where local artists can exhibit their work. The exhibits change on a regular basis, are open to all artists and free to the public. Recent exhibits included a photography show, portrait show, pottery show, Society of Fine Artists show, League of Fine Artists South show, watercolor show, Summer Art Show, Georgette Liberatore show (she just had a book published about her work), Southwest Art show and an Asian Art Show. We have represented over 420 artists.

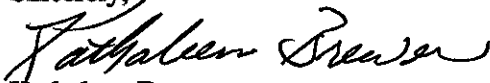
The Fayette Art Center also offers public access to an **extensive art library**. This library contains recent editions of books on art techniques as well as collections on the Masters and Museums. There are videos and DVD's on art techniques, biographies on artists, photographers and writers, plus art related movies.

Regarding tourism and economic dollars, **1,007 visitors** have signed our guest book, which is a small percentage of people who actually passed through the doors. These visitors come from all over the world and across the United States, plus surrounding counties. The most often heard remarks are "it is so nice to have a place to take guests without going into Atlanta" and "I just moved here and am so glad to have found you."

Another factor to consider in regard to public interest is **membership**. Since our move to the new site in March, 2007, **70 people from Peachtree City have become members**, 52 from Fayetteville, 7 from Sharpsburg, 4 from Tyrone, 4 from Brooks, 4 from Newnan, 3 from Fairburn, 3 from Senoia, 2 from Locust Grove, 2 from Marietta and one each from Stockbridge, Union City, College Park, Concord, Forest Park and Hampton. Our Board of Directors has swelled to thirteen people and our volunteer roster for gallery reception duties is now at 18 people, including high school youths earning their community service hour credits.

In order to help us continue to provide these services, we humbly request your contribution of **\$3,000.00** for the 2009 Fiscal year. We are a 501c3 non-profit corporation registered in the State of Georgia.

Sincerely,



Kathaleen Brewer  
Director

Fayette Art Center & Gallery  
770-631-2780  
[Fayetteartcenter@bellsouth.net](mailto:Fayetteartcenter@bellsouth.net)  
2011 West Hwy. 54  
Fayetteville, GA 30214

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 20 2006**

FAYETTE ART CENTER AND GALLERY INC  
C/O KATHALEEN M BREWER  
125 FISHER AVE  
FAYETTEVILLE, GA 30214

Employer Identification Number:  
20-3553487

DLN:

17053305009035

Contact Person:

KIM NGUYEN

ID# 31525

Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
August 31

Public Charity Status:  
509(a)(2)

Form 990 Required:

Yes

Effective Date of Exemption:  
September 9, 2005

Contribution Deductibility:  
Yes

Advance Ruling Ending Date:  
August 31, 2010

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

**Betsy Tyler**

**From:** Kathaleen [fayetteartcenter@bellsouth.net]  
**Sent:** Thursday, February 21, 2008 11:41 AM  
**To:** Betsy Tyler  
**Subject:** Emailing: Fayette Art Center and Gallery.htm  
**Attachments:** Kathaleen Brewer.vcf

Dear Betsy,

Would you mind terribly printing pg. 1 & 2 and adding to our package? Want to make sure PTC Council is aware of this additional cut-back in the Arts as well as the fact we are holding events at the PTC Library and Mucklow's Jewelry site. We are also linked with PTC Tourism per Tera Baines.

Thanks,

Kathaleen Brewer  
 Director

**FINE ART & POTTERY STUDIO****FAYETTE ART CENTER & GALLERY**

A Non-Profit Organization Dedicated to Bringing People Together Thru Art

Home Page  
 About Us  
 Classes  
 Special Workshops  
 Call For Art Info  
 Forms And Docs  
 Contact Us  
 Links  
 News  
 Photo Gallery  
 Art Gallery  
 Wish List  
 Photography Info

**Home Page****NEWS ALERT Dear Fayette Art Center Friends,**

I recently received this email from the Americans for the Arts Organization in Washington, DC. Hard to believe the President is going to completely cut funding for arts in the schools! What is he thinking? If you quell all creative thinking and don't mentor and foster new minds nothing new is designed, nothing new is created. And in this world of hate and war, art and music are the prominent healers since they know no boundaries, whether it be nationality, religion or economic status. If we all pull together to keep art, music, photography, dance, and literature alive and available in the Southside we can continue to provide this necessary element of society. If we fail, our society and especially our children will suffer greatly.

Sincerely,

Kathaleen Brewer, Director

February 4, 2008

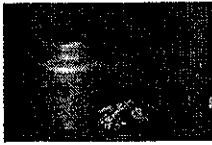


President Bush today sent his FY 2009 budget request to Congress, beginning the yearly appropriations process for, among many things, the nation's cultural agencies and programs, including the National Endowment for the Arts (NEA), National Endowment for the Humanities (NEH), Office of Museum Services (OMS), Corporation for Public Broadcasting (CPB), and the Department of Education's Arts in Education programs. Because drastic cuts are being proposed for some key arts programs, we urge you to write your Members of Congress and tell them to reject the President's budget cuts.

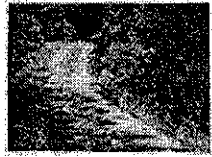
On the heels of signing the largest Congressionally-initiated funding increase for the arts in 28 years, President Bush has proposed a senseless \$16.3 million cut for FY 2009 for the NEA—from \$144.7 million to \$128.4 million. After three years of



Special Programs are supported in part by the Grass Roots Program of the Georgia Council for the Arts through appropriations of the Georgia General Assembly and in partnership with Arts Clayton.



minimal, but incremental, funding growth, we are surprised to see an attempt to erase this progress.



For the eighth consecutive year, the President's budget has eliminated funding for the Department of Education's Arts in Education programs, which include funding for model arts programs and collaborations with schools, teacher professional development, and arts programs for at-risk youth. Arts literacy is as central to an educated citizenry as are reading, math, and science. The Administration needs to understand the role of arts education in developing an innovative and creative society.

Also, the FY 2009 budget request calls for a rescission of \$200 million in already-approved funding for the Corporation for Public Broadcasting (CPB). As a trusted community resource, CPB uses the power of noncommercial television and radio to enrich the lives of all Americans through quality programs and education services.



| Federally Funded Arts Program         | FY08 Enacted Appropriations (in millions) | FY09 President's Budget Request (in millions) |
|---------------------------------------|-------------------------------------------|-----------------------------------------------|
| National Endowment for the Arts       | \$144.7                                   | \$128.4                                       |
| National Endowment for the Humanities | \$144.7                                   | \$143.0                                       |
| Office of Museum Services within IMLS | \$31.3                                    | \$39.9                                        |
| U.S. Dept. of Education's Arts in Ed  | \$35.3                                    | \$0                                           |
| Corporation for Public Broadcasting   | \$400.0                                   | \$200.0                                       |

**Next Steps** As you know, the President's budget is the first step in the appropriations process. While it serves as an important framework, Congress has the power to set its own priorities and change these funding levels. That's where you come in.

Arts advocates can make their voices heard by writing their Members of Congress and urging them to increase funding for arts and culture and restore funding for arts in education programs. We also encourage you to join us in Washington, DC for **Arts Advocacy Day 2008**, March 31 - April 1, 2008. You'll have the opportunity to visit your Members of Congress face-to-face and urge them to support the arts.

Act Now!! [info@artsusa.org](mailto:info@artsusa.org) [www.AmericansForTheArts.org](http://www.AmericansForTheArts.org) [www.ArtsActionFund.org](http://www.ArtsActionFund.org)

## SPECIAL EVENTS IN FEBRUARY

### Fayette Art Center & Gallery presents An Evening with Vision Bear and

**Ehecatl Art** *Ehecatl – meaning Spirit or that which moves but can not be seen* Thursday Evening, Feb. 21st,

6:30-8:30 pm, Peachtree City Library Vision Bear is Mexicatl and Mayan, belonging to the Amantecatli and Tlaccatecolotl clans, is a Tepatiani (visionary healer), artist and teacher. At age five, Vision Bear received the ancestral gifts from his great-grandfather, Don Gaitano Flores, which set his life on a journey of love and pain, of wonder and mystery. Everyone he has helped carries with them a renewed sense of self.

## MARCH CALENDAR OF EVENTS

Precious Metal Clay Workshop on Saturday, March 1st. 10-2:00  
See Special Workshops

Form **990-EZ**Department of the Treasury  
Internal Revenue Service**Short Form**  
**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code  
(except black lung benefit trust or private foundation)

Sponsoring organizations, and controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$100,000 and total assets less than \$250,000 at the end of the year may use this form.

The organization may have to use a copy of this return to satisfy state reporting requirements.

OMB No. 1545-1150

**2006****Open to Public  
Inspection**

|                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> For the 2006 calendar year, or tax year beginning <b>7/1/2006</b> and ending <b>6/30/2007</b>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                              |
| <b>B</b> Check if applicable:<br><input checked="" type="checkbox"/> Address change<br><input type="checkbox"/> Name change<br><input type="checkbox"/> Initial return<br><input type="checkbox"/> Final return<br><input type="checkbox"/> Amended return<br><input type="checkbox"/> Application pending | <b>C</b> Name of organization<br><b>Fayette Art Center &amp; Gallery, Inc.</b><br>Number and street (or P.O. box, if mail is not delivered to street address) Room/suite<br><b>2011 West Hwy. 54</b><br>City, town, or country State ZIP + 4<br><b>Fayetteville GA 30214</b> |
| <b>D</b> Employer identification number<br><b>20-3553487</b>                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                              |
| <b>E</b> Telephone number<br><b>770-631-2780</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                              |
| <b>F</b> Group Exemption Number <b>N/A</b>                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |
| <b>G</b> Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual<br>Other (specify) <b>►</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                              |
| <b>H</b> Check <input checked="" type="checkbox"/> if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |
| <b>I</b> Website: <b>► www.fayetteartcenter.com</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                              |
| <b>J</b> Organization type (check only one) <input checked="" type="checkbox"/> 501(c) ( 3 ) ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527                                                                                                                            |                                                                                                                                                                                                                                                                              |
| <b>K</b> Check <input type="checkbox"/> if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A return is not required, but if the organization chooses to file a return, be sure to file a complete return.                  |                                                                                                                                                                                                                                                                              |
| <b>L</b> Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts; if \$100,000 or more, file Form 990 instead of Form 990-EZ <b>► \$ 65,828</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                              |

| Part I     |    | Revenue, Expenses, and Changes in Net Assets or Fund Balances (See page 47 of the instructions.)                                                           |         |
|------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Revenue    | 1  | Contributions, gifts, grants, and similar amounts received . . . . .                                                                                       | 19,490  |
|            | 2  | Program service revenue including government fees and contracts . . . . .                                                                                  | 34,216  |
|            | 3  | Membership dues and assessments . . . . .                                                                                                                  |         |
|            | 4  | Investment income . . . . .                                                                                                                                |         |
|            | 5a | Gross amount from sale of assets other than inventory . . . . .                                                                                            |         |
|            | 5b | Less: cost or other basis and sales expenses . . . . .                                                                                                     |         |
|            | 5c | Gain or (loss) from sale of assets other than inventory (line 5a less line 5b) (attach schedule) . . . . .                                                 |         |
|            | 6  | Special events and activities (attach schedule). If any amount is from gaming, check here <input type="checkbox"/> <b>►</b>                                |         |
|            | 6a | Gross revenue (not including \$ of contributions reported on line 1) . . . . .                                                                             |         |
| Expenses   | 6b | Less: direct expenses other than fundraising expenses . . . . .                                                                                            |         |
|            | 6c | Net income or (loss) from special events and activities (line 6a less line 6b) . . . . .                                                                   |         |
|            | 7a | Gross sales of inventory, less returns and allowances . . . . .                                                                                            | 12,122  |
|            | 7b | Less: cost of goods sold . . . . .                                                                                                                         | 9,670   |
|            | 7c | Gross profit or (loss) from sales of inventory (line 7a less line 7b) . . . . .                                                                            | 2,452   |
|            | 8  | Other revenue (describe <b>►</b> ) . . . . .                                                                                                               |         |
|            | 9  | Total revenue (add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8) . . . . .                                                                                          | 56,158  |
|            | 10 | Grants and similar amounts paid (attach schedule) . . . . .                                                                                                |         |
|            | 11 | Benefits paid to or for members . . . . .                                                                                                                  |         |
| Expenses   | 12 | Salaries, other compensation, and employee benefits . . . . .                                                                                              |         |
|            | 13 | Professional fees and other payments to independent contractors . . . . .                                                                                  | 22,675  |
|            | 14 | Occupancy, rent, utilities, and maintenance . . . . .                                                                                                      | 28,270  |
|            | 15 | Printing, publications, postage, and shipping . . . . .                                                                                                    | 2,294   |
|            | 16 | Other expenses (describe <b>►</b> See attached statement ) . . . . .                                                                                       | 13,384  |
|            | 17 | Total expenses (add lines 10 through 16) . . . . .                                                                                                         | 66,623  |
|            | 18 | Excess or (deficit) for the year (line 9 less line 17) . . . . .                                                                                           | -10,465 |
| Net Assets | 19 | Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return) . . . . . | 795     |
|            | 20 | Other changes in net assets or fund balances (attach explanation) . . . . .                                                                                |         |
|            | 21 | Net assets or fund balances at end of year (combine lines 18 through 20) . . . . .                                                                         | -9,670  |

| Part II                            |                                                                                       | Balance Sheets—If Total assets on line 25, column (B) are \$250,000 or more, file Form 990 instead of Form 990-EZ. |                 |
|------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|
| (See page 51 of the instructions.) |                                                                                       | (A) Beginning of year                                                                                              | (B) End of year |
| 22                                 | Cash, savings, and investments . . . . .                                              | 396                                                                                                                | 2,216           |
| 23                                 | Land and buildings . . . . .                                                          |                                                                                                                    |                 |
| 24                                 | Other assets (describe <b>►</b> See attached statement ) . . . . .                    | 15,720                                                                                                             | 15,318          |
| 25                                 | Total assets . . . . .                                                                | 16,116                                                                                                             | 17,534          |
| 26                                 | Total liabilities (describe <b>►</b> See attached statement ) . . . . .               | 15,321                                                                                                             | 27,204          |
| 27                                 | Net assets or fund balances (line 27 of column (B) must agree with line 21) . . . . . | 795                                                                                                                | -9,670          |

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.  
(HTA)

Form **990-EZ** (2006)

| Part III Statement of Program Service Accomplishments (See page 51 of the instructions.)                                                                                                                                             |                                                                                          | Expenses                                                                                   |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------|
| What is the organization's primary exempt purpose? Advance interest in art and provide art education                                                                                                                                 |                                                                                          | (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts; optional for others.) |        |
| Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title. |                                                                                          |                                                                                            |        |
| 28                                                                                                                                                                                                                                   | Held various classes, workshops and summer art camps for over 200 individuals            |                                                                                            |        |
|                                                                                                                                                                                                                                      | (Grants \$ ) If this amount includes foreign grants, check here <input type="checkbox"/> | 28a                                                                                        | 32,882 |
| 29                                                                                                                                                                                                                                   | Provided gallery display of art and art shows based on various themes, format, or medium |                                                                                            |        |
|                                                                                                                                                                                                                                      | (Grants \$ ) If this amount includes foreign grants, check here <input type="checkbox"/> | 29a                                                                                        | 21,812 |
| 30                                                                                                                                                                                                                                   |                                                                                          |                                                                                            |        |
|                                                                                                                                                                                                                                      | (Grants \$ ) If this amount includes foreign grants, check here <input type="checkbox"/> | 30a                                                                                        |        |
| 31                                                                                                                                                                                                                                   | Other program services (attach schedule)                                                 |                                                                                            |        |
|                                                                                                                                                                                                                                      | (Grants \$ ) If this amount includes foreign grants, check here <input type="checkbox"/> | 31a                                                                                        |        |
| 32                                                                                                                                                                                                                                   | Total program service expenses (add lines 28a through 31a)                               | 32                                                                                         | 54,694 |

| Part IV List of Officers, Directors, Trustees, and Key Employees (List each one even if not compensated. See page 52 of the instructions.) |                                                          |                                           |                                                                     |                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------|------------------------------------------|
| (A) Name and address                                                                                                                       | (B) Title and average hours per week devoted to position | (C) Compensation (If not paid, enter -0-) | (D) Contributions to employee benefit plans & deferred compensation | (E) Expense account and other allowances |
| Name Kathaleen Brewer Str 305 Grady Ave<br>City Fayetteville ST GA ZIP 30214                                                               | Title President<br>Hr/WK 40                              |                                           |                                                                     |                                          |
| Name Vicki Turner Str 165 Carnegie Place<br>City Fayetteville ST GA ZIP 30214                                                              | Title Vice President<br>Hr/WK 1                          |                                           |                                                                     |                                          |
| Name Terrie Hart Str 130 Pamela Court<br>City Fayetteville ST GA ZIP 30214                                                                 | Title Treasurer<br>Hr/WK 5                               |                                           |                                                                     |                                          |
| Name Carol Buckler Str 1124 Weeping Willow<br>City Hampton ST GA ZIP 30228                                                                 | Title Secretary<br>Hr/WK 1                               |                                           |                                                                     |                                          |

| Part V Other Information (Note the statement requirement in General Instruction V.) |                                                                                                                                                                                                                                            | Yes | No     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|
| 33                                                                                  | Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity.                                                                                                  |     | X      |
| 34                                                                                  | Were any changes made to the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes.                                                                                              |     | X      |
| 35                                                                                  | If the organization had income from business activities, such as those reported on lines 2, 6, and 7 (among others), but not reported on Form 990-T, attach a statement explaining your reason for not reporting the income on Form 990-T. |     |        |
| a                                                                                   | Did the organization have unrelated business gross income of \$1,000 or more or 6033(e) notice, reporting, and proxy tax requirements?                                                                                                     | 35a | X      |
| b                                                                                   | If "Yes," has it filed a tax return on Form 990-T for this year?                                                                                                                                                                           | 35b | N/A    |
| 36                                                                                  | Was there a liquidation, dissolution, termination, or substantial contraction during the year? (If "Yes," attach a statement.)                                                                                                             | 36  | X      |
| 37 a                                                                                | Enter amount of political expenditures, direct or indirect, as described in the instructions <input type="checkbox"/> 37a                                                                                                                  |     |        |
| b                                                                                   | Did the organization file Form 1120-POL for this year?                                                                                                                                                                                     | 37b | X      |
| 38 a                                                                                | Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still unpaid at the start of the period covered by this return?                    | 38a | X      |
| b                                                                                   | If "Yes," attach the schedule specified in the line 38 instructions and enter the amount involved.                                                                                                                                         | 38b | 23,193 |
| 39                                                                                  | 501(c)(7) organizations. Enter:                                                                                                                                                                                                            |     |        |
| a                                                                                   | Initiation fees and capital contributions included on line 9.                                                                                                                                                                              | 39a | n/a    |
| b                                                                                   | Gross receipts, included on line 9, for public use of club facilities.                                                                                                                                                                     | 39b | n/a    |

**Part V Other Information** (Note the statement requirement in General Instruction V.) (Continued)**40 a** 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:  
section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶**b** 501(c)(3) and (4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach an explanation. . . . .

|            | Yes | No |
|------------|-----|----|
| <b>40b</b> |     | X  |
| <b>c</b>   |     |    |
| <b>d</b>   |     |    |
| <b>e</b>   |     |    |
| <b>40e</b> |     | X  |

**c** Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 . . . . . ▶**d** Enter amount of tax on line 40c reimbursed by the organization . . . . . ▶**e** All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? . . . . .**41** List the states with which a copy of this return is filed ▶ GA**42 a** The books are in care of ▶ Name Kathaleen Brewer Telephone no. ▶ 770-461-4494

Located at ▶ 125 Fisher Ave City Fayetteville ST GA ZIP + 4 ▶ 30214

**b** At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? . . . . .

|            | Yes | No |
|------------|-----|----|
| <b>42b</b> |     | X  |
| <b>c</b>   |     |    |
| <b>42c</b> |     | X  |

If "Yes," enter the name of the foreign country ▶

See the instructions for exceptions and filing requirements for Form TD F 90-22.1.

**c** At any time during the calendar year, did the organization maintain an office outside of the U.S.? . . . .

If "Yes," enter the name of the foreign country ▶

**43** Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here. . . . . ☐  
and enter the amount of tax-exempt interest received or accrued during the tax year . . . . . ▶ **43** N/A**Please  
Sign  
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of officer *Kathaleen Brewer*

Date

Type or print name and title. *KATHALEEN BREWER, DIRECTOR**10-11-07***Paid  
Preparer's  
Use Only**

Preparer's signature ▶ Terrie Hart

Date

10/11/2007

Check if self-employed ☒

Preparer's SSN or PTIN (See Gen. Inst. X)

P00584295

Firm's name (or yours if self-employed), address, and ZIP + 4 ▶

Terrie B Hart CPA

EIN ▶ 58-2428479

130 Pamela Court, Fayetteville, GA 30214

Phone no. ▶ 770-461-5218

**SCHEDULE A**  
**(Form 990 or 990-EZ)**

**Organization Exempt Under Section 501(c)(3)**

(Except Private Foundation) and Section 501(a), 501(f), 501(k), 501(n),  
or 4947(a)(1) Nonexempt Charitable Trust

**Supplementary Information—(See separate instructions.)**

OMB No. 1545-0047

**2006**

Department of the Treasury  
Internal Revenue Service

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ**

Name of the organization

Fayette Art Center & Gallery, Inc.

Employer identification number

20-3553487

**Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees**  
(See page 2 of the instructions. List each one. If there are none, enter "None.")

| (a) Name and address of each employee paid more than \$50,000 | (b) Title and average hours per week devoted to position | (c) Compensation | (d) Contributions to employee benefit plans & deferred compensation | (e) Expense account and other allowances |
|---------------------------------------------------------------|----------------------------------------------------------|------------------|---------------------------------------------------------------------|------------------------------------------|
| None                                                          |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |
|                                                               |                                                          |                  |                                                                     |                                          |

Total number of other employees paid over \$50,000 ▶

**Part II-A Compensation of the Five Highest Paid Independent Contractors for Professional Services**  
(See page 2 of the instructions. List each one (whether individuals or firms). If there are none, enter "None.")

| (a) Name and address of each independent contractor paid more than \$50,000 | (b) Type of service | (c) Compensation |
|-----------------------------------------------------------------------------|---------------------|------------------|
| None                                                                        |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |

Total number of others receiving over \$50,000 for professional services ▶

**Part II-B Compensation of the Five Highest Paid Independent Contractors for Other Services**  
(List each contractor who performed services other than professional services, whether individuals or firms. If there are none, enter "None." See page 2 of the instructions.)

| (a) Name and address of each independent contractor paid more than \$50,000 | (b) Type of service | (c) Compensation |
|-----------------------------------------------------------------------------|---------------------|------------------|
| None                                                                        |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |
|                                                                             |                     |                  |

Total number of other contractors receiving over \$50,000 for other services ▶

For Paperwork Reduction Act Notice, see the Instructions for Form 990 and Form 990-EZ.

Schedule A (Form 990 or 990-EZ) 2006

(HTA)

**Part III** Statements About Activities (See page 2 of the instructions.)

Yes No

- 1** During the year, has the organization attempted to influence national, state, or local legislation, including an attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activity: ▶ \$ \_\_\_\_\_ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B.) . . . . .

1 X

Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes" must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.

- 2** During the year, has the organization, either directly or indirectly, engaged in any of the following acts with substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, with any taxable organization with which any such person is affiliated as an officer, director, trustee, major owner, or principal beneficiary? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions.)

**a** Sale, exchange, or leasing of property? . . . . .

2a X

**b** Lending of money or other extension of credit? . . . . .

2b X

**c** Furnishing of goods, services, or facilities? . . . . .

2c X

**d** Payment of compensation (or payment or reimbursement of expenses if more than \$1,000)? . . . . .

2d X

**e** Transfer of any part of its income or assets? . . . . .

2e X

- 3 a** Did the organization make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how the organization determines that recipients qualify to receive payments.) . . . . .

3a X

**b** Did the organization have a section 403(b) annuity plan for its employees? . . . . .

3b X

**c** Did the organization receive or hold an easement for conservation purposes, including easements to preserve open space, the environment, historic land areas or historic structures? If "Yes," attach a detailed statement . . . . .

3c X

**d** Did the organization provide credit counseling, debt management, credit repair, or debt negotiation services? . . . . .

3d X

- 4 a** Did the organization maintain any donor advised funds? If "Yes," complete lines 4b through 4g. If "No," complete lines 4f and 4g . . . . .

4a X

**b** Did the organization make any taxable distributions under section 4966? . . . . .

4b X

**c** Did the organization make a distribution to a donor, donor advisor, or related person? . . . . .

4c X

**d** Enter the total number of donor advised funds owned at the end of the tax year . . . . . ▶ none

**e** Enter the aggregate value of assets held in all donor advised funds owned at the end of the tax year . . . . . ▶ n/a

**f** Enter the total number of separate funds or accounts owned at the end of the tax year (excluding donor advised funds included on line 4d) where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts . . . . . ▶ n/a

**g** Enter the aggregate value of assets held in all funds or accounts included on line 4f at the end of the tax year . . . . . ▶ n/a

**Part IV Reason for Non-Private Foundation Status** (See pages 4 through 7 of the instructions.)I certify that the organization is not a private foundation because it is: (Please check **ONE** applicable box.)

- 5 ☐ A church, convention of churches, or association of churches. Section 170(b)(1)(A)(i).
- 6 ☐ A school. Section 170(b)(1)(A)(ii). (Also complete Part V.)
- 7 ☐ A hospital or a cooperative hospital service organization. Section 170(b)(1)(A)(iii).
- 8 ☐ A Federal, state, or local government or governmental unit. Section 170(b)(1)(A)(v).
- 9 ☐ A medical research organization operated in conjunction with a hospital. Section 170(b)(1)(A)(ii). Enter the hospital's name, city, and state ☐ City ☐ ST ☐ Country
- 10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit. Section 170(b)(1)(A)(iv). (Also complete the **Support Schedule** in Part IV-A.)
- 11 a ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 11 b ☐ A community trust. Section 170(b)(1)(A)(vi). (Also complete the **Support Schedule** in Part IV-A.)
- 12 ☒ An organization that normally receives **(1) more than 33 1/3%** of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions—subject to certain exceptions, and **(2) no more than 33 1/3%** of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Also complete the **Support Schedule** in Part IV-A.)
- 13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and otherwise meets requirements of section 509(a)(3). Check the box that describes the type of supporting organization:  
☐ Type I ☐ Type II ☐ Type III-Functionally Integrated ☐ Type III-Other

**Provide the following information about the supported organizations.** (See page 7 of the instructions.)

| (a)<br>Name(s) of supported organization(s) | (b)<br>Employer identification number (EIN) | (c)<br>Type of organization (described in lines 5 through 12 above or IRC section) | (d)<br>Is the supported organization listed in the supporting organization's governing documents? |    | (e)<br>Amount of support |
|---------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----|--------------------------|
|                                             |                                             |                                                                                    | Yes                                                                                               | No |                          |
| n/a                                         |                                             |                                                                                    |                                                                                                   |    |                          |
|                                             |                                             |                                                                                    |                                                                                                   |    |                          |
|                                             |                                             |                                                                                    |                                                                                                   |    |                          |
|                                             |                                             |                                                                                    |                                                                                                   |    |                          |
|                                             |                                             |                                                                                    |                                                                                                   |    |                          |
| <b>Total</b>                                |                                             |                                                                                    |                                                                                                   |    |                          |

- 14 ☐ An organization organized and operated to test for public safety. Section 509(a)(4). (See page 7 of the instructions)

**Part IV-A Support Schedule** (Complete only if you checked a box on line 10, 11, or 12.) **Use cash method of accounting.****Note:** You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.

| Calendar year (or fiscal year beginning in) ▶                                                                                                                                                                                                                                        | (a) 2005 | (b) 2004 | (c) 2003 | (d) 2002 | (e) Total |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|-----------|
| <b>15</b> Gifts, grants, and contributions received. (Do not include unusual grants. See line 28.) . . . . .                                                                                                                                                                         | 30,279   |          |          |          | 30,279    |
| <b>16</b> Membership fees received . . . . .                                                                                                                                                                                                                                         |          |          |          |          |           |
| <b>17</b> Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose . . . . .                                                                              | 12,079   |          |          |          | 12,079    |
| <b>18</b> Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975 . . . . . |          |          |          |          |           |
| <b>19</b> Net income from unrelated business activities not included in line 18 . . . . .                                                                                                                                                                                            |          |          |          |          |           |
| <b>20</b> Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf . . . . .                                                                                                                                                               |          |          |          |          |           |
| <b>21</b> The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge . . . . .                                                     |          |          |          |          |           |
| <b>22</b> Other income. Attach a schedule. Do not include gain or (loss) from sale of capital assets . . . . .                                                                                                                                                                       |          |          |          |          |           |
| <b>23</b> Total of lines 15 through 22 . . . . .                                                                                                                                                                                                                                     | 42,358   |          |          |          | 42,358    |
| <b>24</b> Line 23 minus line 17 . . . . .                                                                                                                                                                                                                                            | 30,279   |          |          |          | 30,279    |
| <b>25</b> Enter 1% of line 23 . . . . .                                                                                                                                                                                                                                              | 424      |          |          |          |           |

|                                                                                                                                                                                                                                                                                                                                                     |                                                                |            |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------|--|
| <b>26 Organizations described on lines 10 or 11:</b>                                                                                                                                                                                                                                                                                                | <b>a</b> Enter 2% of amount in column (e), line 24 . . . . . ▶ | <b>26a</b> |  |
| <b>b</b> Prepare a list for your records to show the name of and amount contributed by each person (other than governmental unit or publicly supported organization) whose total gifts for 2002 through 2005 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts . . . . . ▶ |                                                                | <b>26b</b> |  |
| <b>c</b> Total support for section 509(a)(1) test: Enter line 24, column (e) . . . . . ▶                                                                                                                                                                                                                                                            |                                                                | <b>26c</b> |  |
| <b>d</b> Add: Amounts from column (e) for lines: 18 _____ 19 _____ 22 _____ 26b _____ . . . . . ▶                                                                                                                                                                                                                                                   |                                                                | <b>26d</b> |  |
| <b>e</b> Public support (line 26c minus line 26d total) . . . . . ▶                                                                                                                                                                                                                                                                                 |                                                                | <b>26e</b> |  |
| <b>f</b> Public support percentage (line 26e (numerator) divided by line 26c (denominator)) . . . . . ▶                                                                                                                                                                                                                                             |                                                                | <b>26f</b> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                              |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>27 Organizations described on line 12:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>a</b> For amounts included in lines 15, 16, and 17 that were received from a "disqualified person" prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person" not file this list with your return. Enter the sum of such amounts for each year:<br>(2005) _____ (2004) _____ (2003) _____ (2002) _____ |                   |
| <b>b</b> For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than <del>the</del> <b>larger of (1) the amount on line 25 for the year or (2) \$5,000.</b> (Include in the list organizations described in lines 5 through 11b, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described <del>(1) or (2)</del> , enter the sum of these differences (the excess amounts) for each year:<br>(2005) _____ (2004) _____ (2003) _____ (2002) _____ |                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>c</b> Add: Amounts from column (e) for lines: 15 _____ 30,279 16 _____ 17 _____ 12,079 20 _____ 21 _____ . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              | <b>27c</b> 42,358 |
| <b>d</b> Add: Line 27a total _____ and line 27b total _____ . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              | <b>27d</b> 20,000 |
| <b>e</b> Public support (line 27c total minus line 27d total) . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                              | <b>27e</b> 22,358 |
| <b>f</b> Total support for section 509(a)(2) test: Enter amount from line 23, column (e) . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>27f</b> 42,358                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>g</b> Public support percentage (line 27e (numerator) divided by line 27f (denominator)) . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                              | <b>27g</b> 52.78% |
| <b>h</b> Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator)) . . . . . ▶                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                              | <b>27h</b>        |

**28 Unusual Grants:** For an organization described in line 10, 11, or 12 that received any unusual grants during 2002 through 2005, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15.

**Part VI-A Lobbying Expenditures by Electing Public Charities** (See page 10 of the instructions.)  
(To be completed **ONLY** by an eligible organization that filed Form 5768)

Check ☐ a ☐ if the organization belongs to an affiliated group. Check ☐ b ☐ if you checked "a" and "limited control" provisions apply.

**Limits on Lobbying Expenditures**

(The term "expenditures" means amounts paid or incurred.)

|                                                                                            |                                                             | (a)<br>Affiliated group<br>totals | (b)<br>To be completed<br>for all electing<br>organizations |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------|
| 36 Total lobbying expenditures to influence public opinion (grassroots lobbying) . . . . . | 36                                                          |                                   |                                                             |
| 37 Total lobbying expenditures to influence a legislative body (direct lobbying) . . . . . | 37                                                          |                                   |                                                             |
| 38 Total lobbying expenditures (add lines 36 and 37) . . . . .                             | 38                                                          |                                   |                                                             |
| 39 Other exempt purpose expenditures . . . . .                                             | 39                                                          |                                   |                                                             |
| 40 Total exempt purpose expenditures (add lines 38 and 39) . . . . .                       | 40                                                          |                                   |                                                             |
| 41 Lobbying nontaxable amount. Enter the amount from the following table—                  |                                                             |                                   |                                                             |
| If the amount on line 40 is—                                                               |                                                             |                                   |                                                             |
| Not over \$500,000 . . . . .                                                               | 20% of the amount on line 40 . . . . .                      |                                   |                                                             |
| Over \$500,000 but not over \$1,000,000 . . . . .                                          | \$100,000 plus 15% of the excess over \$500,000 . . . . .   |                                   |                                                             |
| Over \$1,000,000 but not over \$1,500,000 . . . . .                                        | \$175,000 plus 10% of the excess over \$1,000,000 . . . . . | 41                                |                                                             |
| Over \$1,500,000 but not over \$17,000,000 . . . . .                                       | \$225,000 plus 5% of the excess over \$1,500,000 . . . . .  |                                   |                                                             |
| Over \$17,000,000 . . . . .                                                                | \$1,000,000 . . . . .                                       |                                   |                                                             |
| 42 Grassroots nontaxable amount (enter 25% of line 41) . . . . .                           | 42                                                          |                                   |                                                             |
| 43 Subtract line 42 from line 36. Enter -0- if line 42 is more than line 36 . . . . .      | 43                                                          |                                   |                                                             |
| 44 Subtract line 41 from line 38. Enter -0- if line 41 is more than line 38 . . . . .      | 44                                                          |                                   |                                                             |

Caution: If there is an amount on either line 43 or line 44, you must file Form 4720

**4-Year Averaging Period Under Section 501(h)**

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below.

See the instructions for lines 45 through 50 on page 13 of the instructions.)

| Calendar year (or<br>fiscal year beginning in) ►            | Lobbying Expenditures During 4-Year Averaging Period |             |             |             |              |
|-------------------------------------------------------------|------------------------------------------------------|-------------|-------------|-------------|--------------|
|                                                             | (a)<br>2006                                          | (b)<br>2005 | (c)<br>2004 | (d)<br>2003 | (e)<br>Total |
| 45 Lobbying nontaxable amount . . . . .                     |                                                      |             |             |             |              |
| 46 Lobbying ceiling amount (150% of line 45(e)) . . . . .   |                                                      |             |             |             |              |
| 47 Total lobbying expenditures . . . . .                    |                                                      |             |             |             |              |
| 48 Grassroots nontaxable amount . . . . .                   |                                                      |             |             |             |              |
| 49 Grassroots ceiling amount (150% of line 48(e)) . . . . . |                                                      |             |             |             |              |
| 50 Grassroots lobbying expenditures . . . . .               |                                                      |             |             |             |              |

**Part VI-B Lobbying Activity by Nonelecting Public Charities**

(For reporting only by organizations that did not complete Part VI-A) (See page 13 of the instructions.)

During the year, did the organization attempt to influence national, state or local legislation, including an attempt to influence public opinion on a legislative matter or referendum, through the use of:

|                                                                                                        | Yes | No | Amount |
|--------------------------------------------------------------------------------------------------------|-----|----|--------|
| a Volunteers . . . . .                                                                                 |     |    |        |
| b Paid staff or management (Include compensation in expenses reported on lines through h.) . . . . .   |     |    |        |
| c Media advertisements . . . . .                                                                       |     |    |        |
| d Mailings to members, legislators, or the public . . . . .                                            |     |    |        |
| e Publications, or published or broadcast statements . . . . .                                         |     |    |        |
| f Grants to other organizations for lobbying purposes . . . . .                                        |     |    |        |
| g Direct contact with legislators, their staffs, government officials, or a legislative body . . . . . |     |    |        |
| h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means . . . . .     |     |    |        |
| i Total lobbying expenditures (Add lines through h.) . . . . .                                         |     |    |        |

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities

**Part V****Private School Questionnaire (See page 9 of the instructions.)****(To be completed ONLY by schools that checked the box on line 6 in Part IV)**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes        | No |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| <b>29</b> Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaw other governing instrument, or in a resolution of its governing body? . . . . .                                                                                                                                                                                                                                            | <b>29</b>  |    |
| <b>30</b> Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions programs, and scholarships? . . . . .                                                                                                                                                                                  | <b>30</b>  |    |
| <b>31</b> Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves? . . . . .<br>If "Yes," please describe; if "No," please explain. (If you need more space, attach a separate statement) | <b>31</b>  |    |
| <b>32</b> Does the organization maintain the following:                                                                                                                                                                                                                                                                                                                                                                                                |            |    |
| <b>a</b> Records indicating the racial composition of the student body, faculty, and administrative staff? . . . . .                                                                                                                                                                                                                                                                                                                                   | <b>32a</b> |    |
| <b>b</b> Records documenting that scholarships and other financial assistance are awarded on a racially nondiscriminatory basis? . . . . .                                                                                                                                                                                                                                                                                                             | <b>32b</b> |    |
| <b>c</b> Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships? . . . . .                                                                                                                                                                                                                                                                     | <b>32c</b> |    |
| <b>d</b> Copies of all material used by the organization or on its behalf to solicit contributions? . . . . .<br>If you answered "No" to any of the above, please explain. (If you need more space, attach a separate statement)                                                                                                                                                                                                                       | <b>32d</b> |    |
| <b>33</b> Does the organization discriminate by race in any way with respect to:                                                                                                                                                                                                                                                                                                                                                                       |            |    |
| <b>a</b> Students' rights or privileges? . . . . .                                                                                                                                                                                                                                                                                                                                                                                                     | <b>33a</b> |    |
| <b>b</b> Admissions policies? . . . . .                                                                                                                                                                                                                                                                                                                                                                                                                | <b>33b</b> |    |
| <b>c</b> Employment of faculty or administrative staff? . . . . .                                                                                                                                                                                                                                                                                                                                                                                      | <b>33c</b> |    |
| <b>d</b> Scholarships or other financial assistance? . . . . .                                                                                                                                                                                                                                                                                                                                                                                         | <b>33d</b> |    |
| <b>e</b> Educational policies? . . . . .                                                                                                                                                                                                                                                                                                                                                                                                               | <b>33e</b> |    |
| <b>f</b> Use of facilities? . . . . .                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>33f</b> |    |
| <b>g</b> Athletic programs? . . . . .                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>33g</b> |    |
| <b>h</b> Other extracurricular activities? . . . . .<br>If you answered "Yes" to any of the above, please explain. (If you need more space, attach a separate statement)                                                                                                                                                                                                                                                                               | <b>33h</b> |    |
| <b>34 a</b> Does the organization receive any financial aid or assistance from a governmental agency? . . . . .                                                                                                                                                                                                                                                                                                                                        | <b>34a</b> |    |
| <b>b</b> Has the organization's right to such aid ever been revoked or suspended? . . . . .<br>If you answered "Yes" to either 34a or b, please explain using an attached statement                                                                                                                                                                                                                                                                    | <b>34b</b> |    |
| <b>35</b> Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev. Proc. 75-50, 1975-2 C.B. 587, covering racial nondiscrimination? If "No," attach an explanation . . . . .                                                                                                                                                                                                          | <b>35</b>  |    |



Supporting Schedule for Part V Line 38a & Schedule A Part III Line 2b

The Art Center has been loaned funds from Kathaleen Brewer to cover operating funds; the money is loaned with an interest rate of 5% to be paid with principal repayment after a period of 5 years. the original amount of \$14,000 was used for initial expenses in 2005. Ms. Brewer has loaned additional monies during the current fiscal year. Current balance of the loan is \$23,193.

**Line 1 (990-EZ) - Contributions, gifts, grants, and similar amounts received**

|    |                                                                           |    |        |
|----|---------------------------------------------------------------------------|----|--------|
| 1  | Contributions . . . . .                                                   | 1  | 15,450 |
| 2  | Non Cash Contributions . . . . .                                          | 2  |        |
| 3  | Membership dues and assessments (contributions from the public) . . . . . | 3  | 2,640  |
| 4  | Government contributions (grants) . . . . .                               | 4  | 1,400  |
| 5  | Commercial co-venture . . . . .                                           | 5  |        |
| 6  | Special events contributions (Line 6 - Special Events). . . . .           | 6  |        |
| 7  | -----                                                                     | 7  |        |
| 8  | -----                                                                     | 8  |        |
| 9  | -----                                                                     | 9  |        |
| 10 | Total . . . . .                                                           | 10 | 19,490 |

**Line 16 (990-EZ) - Other expenses**

|    |                                          |    |        |
|----|------------------------------------------|----|--------|
| 1  | Depreciation, depletion, etc. -----      | 1  | 1,688  |
| 2  | Art Supplies for Classes/Workshops ----- | 2  | 2,160  |
| 3  | Art Show Costs -----                     | 3  | 1,723  |
| 4  | Bank & Credit Card Fees -----            | 4  | 1,115  |
| 5  | Memberships & Subscriptions -----        | 5  | 294    |
| 6  | Insurance -----                          | 6  | 424    |
| 7  | Licenses & Fees -----                    | 7  | 720    |
| 8  | Web Site -----                           | 8  | 535    |
| 9  | Office Supplies -----                    | 9  | 2,011  |
| 10 | Miscellaneous -----                      | 10 | 375    |
| 11 | Prizes -----                             | 11 | 75     |
| 12 | Advertising/Promotion -----              | 12 | 2,264  |
| 13 | Total other expenses . . . . .           | 13 | 13,384 |

**Line 24 (990-EZ) - Other assets**

15,720

15,318

|           |                                         | Beginning | End    |
|-----------|-----------------------------------------|-----------|--------|
| <b>1</b>  | Office Equipment                        | 2,533     | 2,533  |
| <b>2</b>  | Furniture & Fixtures                    | 5,597     | 5,797  |
| <b>3</b>  | Leasehold Improvements                  | 6,012     | 6,669  |
| <b>4</b>  | Art Library                             | 1,800     | 1,996  |
| <b>5</b>  | Accumulated Depreciation & Amortization | -1,738    | -4,630 |
| <b>6</b>  | Deposits                                | 321       | 321    |
| <b>7</b>  | inventory                               | 1,195     | 1,232  |
| <b>8</b>  | Studio Equipment                        |           | 1,400  |
| <b>9</b>  |                                         |           |        |
| <b>10</b> |                                         |           |        |

Line 26 (990-EZ) - Liabilities

|    |                                                                                   | 15,321    | 27,204 |
|----|-----------------------------------------------------------------------------------|-----------|--------|
|    |                                                                                   | Beginning | End    |
| 1  | Accounts payable                                                                  | 1,260     | 3,939  |
| 2  | Sales Tax payable                                                                 | 61        | 72     |
| 3  | Note Payable - Organizer Kathaleen Brewer loaned the organization operating funds | 14,000    | 23,193 |
| 4  |                                                                                   |           |        |
| 5  |                                                                                   |           |        |
| 6  |                                                                                   |           |        |
| 7  |                                                                                   |           |        |
| 8  |                                                                                   |           |        |
| 9  |                                                                                   |           |        |
| 10 |                                                                                   |           |        |

**Part III, Line 3a (Sch A (990/990-EZ)) - Fellowships, Scholarships, and Student Loans**

Do you make grants for scholarships, fellowships, student loans, etc.?

☐ Yes

☒ No

If "Yes," attach an explanation of how you determine that recipients qualify to receive payments.

**Part III, Line 2b (Sch A 990EZ) -**

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 20 2006**

FAYETTE ART CENTER AND GALLERY INC  
C/O KATHALEEN M BREWER  
125 FISHER AVE  
FAYETTEVILLE, GA 30214

Employer Identification Number:  
20-3553487

DLN:

17053305009035

Contact Person:

KIM NGUYEN

ID# 31525

Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
August 31

Public Charity Status:  
509(a)(2)

Form 990 Required:

Yes

Effective Date of Exemption:  
September 9, 2005

Contribution Deductibility:

Yes

Advance Ruling Ending Date:  
August 31, 2010

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

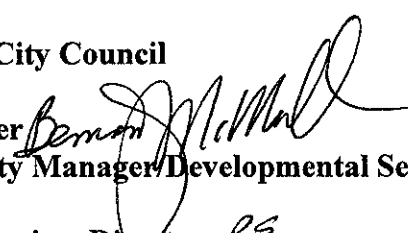
Letter 1045 (DO/CG)

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and City Council

**VIA:** City Manager   
Assistant City Manager/Developmental Services Director

**FROM:** Financial Services Director *P.S.*

**DATE:** March 27, 2008

**SUBJECT:** Consider Fees and Charges – Comprehensive Revenue Analysis  
*April 3, 2008 City Council Meeting*

---

**Recommendation:**

Consider changes to various fees and charges as presented and recommended by staff. Provide direction to staff as to how to proceed with recommended changes.

**Discussion:**

City staff has conducted a comprehensive analysis of all fees and charges for services provided by all departments of the city. As a result of the analysis, numerous revisions to the fee schedules were proposed by staff and presented at a public hearing on March 6. In developing the revised fee schedules, primary consideration was given to the city's cost of providing these services as well as how our fees and charges compare to similar fees charged by other Georgia cities in our population group and vicinity. Staff will review the proposed fee changes, by division, at the April 3 City Council meeting for Council to consider separately.

Additional information regarding proposed fee changes in the area of Developmental Services that were not previously presented is attached to this memo and will be presented by Developmental Services staff at the April 3 City Council meeting as well.

**Budgetary Impact:**

In most cases, implementation of the revised schedules will result in increased revenue for the city. Staff has provided some estimates of the budgetary impact in their presentations.

## **Summary of Proposed Changes to Fees and Charges**

### **Administrative Services Division**

#### ***Occupational Taxes***

- Maintain \$100 minimum for companies with 1 to 4 employees but raise maximum amount (500+ employees) from \$5,000 to \$8,000 in \$1,000 increments over a three-year period (additional \$10K annual revenue after the third year).
- Consider increasing per employee charge from \$17.50 to \$18.50 (additional \$22K annual revenue)
- Consider adding the \$20 administrative charge to entities that are exempt from the tax but still chose to be listed in our database and on our web site (additional \$1 - 2K annual revenue).

#### ***Alcohol Licenses***

(New Alcohol License Fee structure addressed at the November 1, 2007 City Council meeting)

### **Public Safety**

#### ***Police Department***

- Solicitor's Permits - \$25 for first day and \$10 for each additional day within same week.

#### ***Fire Marshal Fees***

- Building Permits Review – consider doing away with \$500 maximum at current rate of \$0.015 per square foot

The purpose of most of the proposed fees in the case of new construction is to have the developer or contractor pay for a service rendered and required already by the city. These fees are believed to be reasonable. However, previously, the plan review had a maximum amount of \$500.00. On larger projects, the fee under the new proposed schedule will be more expensive, but the larger projects require a correspondingly greater amount of time in the plan review process. Those processes actually include reviewing the plan and, due to the complexities of the plan, require a greater amount of research. Also for the larger projects (such as Cooper Lighting, Towne Club, Somerby and Sany), there will be ongoing telephone conferences, on-site inspections, consultations, and meetings that will take many more hours.

- Fire Sprinkler Plan Review – consider increasing from \$50 to \$100
- Fire Alarm Plan Review – consider increasing from \$50 to \$100
- Construction Site Follow-Up #2 – consider increasing from no fee to \$100
- Construction Site Follow-Up #3 – consider increasing from no fee to \$150

### **Leisure Services**

#### ***Recreation***

- Facility Rental Fees – a new fee category will be presented proposing reasonable fees to groups previously not charged, i.e. churches, schools and civic groups. Favor would be shown to PTC groups with three free reservations per year, after which space could be reserved by renting at the stated rates. Recommend this

become effective June 1, and that any group already scheduled to rent a facility under the existing rules be exempted on a one time basis.

- Gathering Place – consider access fees for people who use the facility at rate of \$10/person/year for county residents, \$20/year/person out of county. This does not include people taking instructional classes offered by the Recreation Department in the Gathering Place or who rent the space. Recommend this change become effective January 1, 2009.
- Kedron & Summer Pools: increase in-county daily pool passes \$1 per pass for ages 3 to 64; no fee increase from 0-2 and 65 & over (see chart). Anticipate approximately \$15,000 additional annual revenue. Increase family pool package rates by an average of about 9 percent (chart attached). Anticipate approximately \$4,000 additional revenue. New rates would remain double in all categories for out of county pool passes. This would become effective with the new summer pool season, starting May 24.
- Out of County Fees – consider reducing the out-of-county fees from 50% to 25% over that of in-county in an effort to increase participation. This would become effective immediately.

#### **Developmental Services**

##### ***Buildings Department***

***Consider fee changes and/or new fees for:***

- Application Fees
- Subdivision – Plan Review Fees
- Site Plan – Plan Review Fees
- Site Inspection Fees
- Building Permits (Residential & Commercial)

# CITY OF PEACHTREE CITY

## Interoffice Memo

**TO:** Mayor and City Council

**FROM:** Mr. Bernie McMullen, City Manager  
Mr. Paul Salvatore, Financial Director  
Ms. Betsy Tyler, City Clerk  
Ed Eiswerth, Fire Chief  
John Dailey, Fire Marshal

**DATE:** March 27, 2008

**SUBJECT:** Fire Marshal's Office Fees  
April 3, 2008, City Council Meeting

### Recommendation:

That Council consider adopting the attached ordinance amendment and fee schedule associated to the Fire Marshal's Office.

### Discussion:

The purpose of most of the proposed fees in the case of new construction is to have the developer or contractor pay for a service rendered and required already by the city. These fees are believed to be reasonable. However previously the plan review had a maximum amount of \$500.00. On larger projects, the fee under the new proposed schedule will be more expensive, but the larger projects require a correspondingly greater amount of time in the plan review process. Those processes actually include reviewing the plan and, due to the complexities of the plan, require a greater amount of research. Also for the larger projects (such as Cooper Lighting, Towne Club, Somerby and Sany), there will be ongoing telephone conferences, on-site inspections, consultations, and meetings that will take many more hours.

Also fees associated to reviews for fire sprinkler and fire alarm plans are equally complex and require time to review, consult, and inspect installation and test the systems. Fees since adoption were \$50.00. We request that they be increased to \$100.00.

All other fees shown in the schedule are existing and no changes are proposed at this time.

### Budget Impact:

Generation of monies is expected to continue with some increase. In 2007 the Fire Marshal's office was responsible for more than \$17,300.00 in fees.

ORDINANCE \_\_\_\_\_

AN ORDINANCE TO AMEND ARTICLE II OF THE FIRE PREVENTION CODE OF THE PEACHTREE CITY CODE OF ORDINANCES, AS AMENDED, TO PROVIDE FOR FEES; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

**Section 1.** Article II, Chapter 38, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended as follows:

**Sec. 38-38. Fee schedule.**

Fees for fire department services shall be levied as set forth in the schedule of fees and charges adopted by the City Council.

~~The fire department fee schedule for services provided shall be according to the following guidelines:~~

- ~~(a) New construction plan reviews: \$100.00, for plans less than 12,000 square feet, (gross). For plans of 12,000 square feet or greater (gross), \$0.015 per square foot. Maximum charge: \$500.00.~~
- ~~(b) Fire alarm and fire sprinkler plan reviews: New construction fire alarm and fire sprinkler systems/modifications, \$50.00.~~
- ~~(c) Construction site inspection at 80 percent, (required): Free.~~
- ~~(d) Construction site inspection at 100 percent completion, (required)(1st attempt): Free.~~
- ~~(e) Construction site follow-up, number 1: \$75.00.~~
- ~~(f) Construction site follow-up, number 2: \$75.00.~~
- ~~(g) Construction site follow-up, number 3: \$75.00.~~
- ~~Whenever a follow-up inspection fee is required the fee is be paid prior to the performance of the next inspection.~~
- ~~(h) Certificate of occupancy. Fire marshal's letter of compliance with life safety requirements: \$50.00.~~
- ~~(i) Routine annual fire safety inspections: Free.~~
- ~~(j) Routine annual inspection, follow-up 1: Free.~~
- ~~(k) Routine annual inspection, follow-up 2: \$50.00.~~
- ~~(l) Routine annual inspection, follow-up 3: \$75.00.~~

~~If a business fails to meet the requirements of the annual fire safety inspection at this point, the fire chief or fire marshal are authorized to revoke the business's certificate of~~

~~occupancy (C/O), or certificate of compliance with fire safety standards\*\*. The return of the C/O or certificate of compliance with fire safety standards will follow having received a letter from the occupant or owners representative stating that issues of non-compliance have been corrected and are prepared for inspection to verify correction. Reissuing the certificate of fire safety compliance will include a fee of \$50.00.~~

~~\*\*Removal of a C/O or certificate of compliance should only be exercised after careful consideration of the actual deficiencies and their importance to immediate life safety, and or building integrity.~~

~~(m) Burn permits for new development (commercial or residential) burning of trees, stumps, heavy brush on sites for new development is not allowed. Small residential yard debris fires, when authorized, remain at no charge. (See subsection 42-45(e).)~~

~~(n) Blasting: \$100.00 permit/fee to be good for up to 30 days (on the same site).~~

~~(o) Fireworks/pyrotechnics: \$500.00 except for city-sponsored fireworks events. Permit/fee to be good only for those days permitted and will be non-transferable.~~

~~When a pyrotechnics or fireworks display is permitted the fire department may require the producer or vendor to provide qualified off duty public safety personnel on site based on its determined safety needs of the show.~~

~~(p) All other permits: \$25.00 for administrative action only; \$50.00 if one on site inspection is required; \$100.00 if multiple on site inspections are required; \$250.00 for complex actions requiring substantial research, inspection, and coordination. The fire chief is authorized to issue regulations and procedures to implement the above actions; and the fire chief and fire marshal are authorized to exercise discretion in determining performance standards that are considered equivalent to specified standards.~~

**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 \_\_\_\_\_ 2008.

\_\_\_\_\_  
Harold K. Logsdon, Mayor

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

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

**Peachtree City Fire Department  
Fire Marshal Fees**

**Peachtree City Fire Department  
Fire Marshal's Fee Schedule**

|                                                                                |                                               |
|--------------------------------------------------------------------------------|-----------------------------------------------|
| Building Permits Review                                                        | \$0.015 Per Square Foot<br>* \$100.00 Minimum |
| Automatic Fire Extinguishment Review                                           | \$100.00                                      |
| Fire Alarm Review                                                              | \$50.00                                       |
| Construction Site 80% Inspection                                               | N/C                                           |
| Construction Site 100% Inspection                                              | N/C                                           |
| Construction Site 100% Inspection (Follow-Up)                                  | \$75.00                                       |
| Construction Site Follow Up, (#2)                                              | \$100.00                                      |
| Construction Site Follow Up, (#3)                                              | \$150.00                                      |
| Fire Marshal Letter of Compliance                                              | \$50.00                                       |
| Fire Marshal Letter of Compliance (Re-Issue)                                   | \$50.00                                       |
| Blasting, (for a period up to 30 days)                                         | \$100.00                                      |
| Pyrotechnics / Fireworks Event                                                 | \$500.00                                      |
|                                                                                |                                               |
| Annual Inspection                                                              | N/C                                           |
| Annual Inspection, Follow Up                                                   | N/C                                           |
| Annual Inspection, Follow Up #2                                                | \$50.00                                       |
| Annual Inspection, Follow Up #3                                                | \$75.00                                       |
|                                                                                |                                               |
| <b>Other Permits:</b>                                                          |                                               |
| Administrative Action Only                                                     | \$25.00                                       |
| Administrative Action, When On-Site Inspection is Required                     | \$50.00                                       |
| Administrative Action with Multiple On Site Inspections Required               | \$100.00                                      |
| Complex Action Requiring Substantial Research, Inspections, , and Coordination | \$250.00                                      |

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Financial Services Director *P.S.*

**VIA:** City Manager  
Developmental Services Director

**FROM:** City Planner/ Zoning Administrator

**DATE:** March 27, 2008

**SUBJECT:** Potential fee increases for Developmental Services Division  
*April 3, 2008 Council Agenda*

---

### Overview:

In response to your request, I asked the Developmental Services staff (Building Department, Code Enforcement, Engineering, Stormwater and Planning) to examine the fees currently being assessed by the city for various items. We also researched the fee structures from other communities and compiled a detailed spreadsheet comparing the fees assessed by Peachtree City in comparison with fees from these jurisdictions. In general, the fees assessed by the city are well below what is being charged in other communities for similar services.

In reviewing our current fee schedule, it appears the city has updated the overall fee schedule through the years, but the last major overhaul of the fees assessed by Developmental Services was in the mid 1990's. Since that time, we have continued to amend our ordinances to comply with local and state requirements which have caused an increase in review time for plans.

The proposed changes to the existing fee schedule are consistent with fees charged by similar-sized communities. The new fees are also consistent with these communities, but include plan submittal and review fees, resubmittals fees and re-inspection fees. We have found that we are spending a significant amount of time reviewing plans that are incomplete, when these plans should have been reviewed by the Architect or Engineer for quality assurance-quality control ("QAQC") prior to being submitted. We are also being asked to visit sites for field inspections or building inspections when the site or building is not yet ready to be inspected.

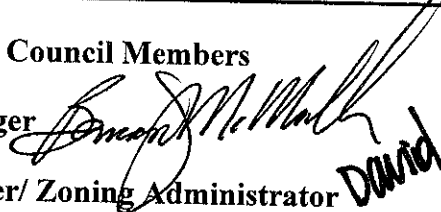
Please advise if additional information is necessary.

|                                        | PEACHTREE CITY                                |                                               | COMPARISON                                  |
|----------------------------------------|-----------------------------------------------|-----------------------------------------------|---------------------------------------------|
|                                        | CURRENT                                       | PROPOSED                                      |                                             |
| <b>APPLICATION FEE</b>                 |                                               |                                               |                                             |
| Administrative variance                | \$0                                           | \$25                                          | Fayetteville - \$75                         |
| Special exception variance             | \$0                                           | \$250                                         | Fairburn - \$500                            |
| Variance                               | \$250                                         | \$250                                         | Fayetteville - \$250                        |
| Appeal                                 | \$0                                           | \$250                                         | Gainsville - \$250                          |
| Annexation - Step 1                    | \$0                                           | \$250                                         | Alpharetta - \$275                          |
| Annexation - Step 2                    | \$600 + \$25 per acre                         | \$250/ acre                                   | Alpharetta - \$575                          |
| Rezoning                               | \$600 + \$25 per acre                         | \$250/ acre                                   | Fayetteville - \$750                        |
| Zoning determination letter            | \$0                                           | \$50                                          | Alpharetta - \$50                           |
| Street name change                     | \$0                                           | \$250                                         | Roswell - \$500                             |
| <b>SUBDIVISION - PLAN REVIEW FEE</b>   |                                               |                                               |                                             |
| Concept plat                           | \$0                                           | \$250 + \$4 per lot                           | Fairburn - \$440 + \$3/lot                  |
| Preliminary plat                       | \$0                                           | \$250 + \$4 per lot                           | Fairburn - \$480 + \$4/lot                  |
| Construction plans                     | \$0                                           | \$300                                         | Fairburn - \$600 + \$8/lot                  |
| Final plat                             | \$0                                           | \$250 + \$10 per lot                          | Fairburn - \$300 + \$3/lot                  |
| Plat amendment                         | \$0                                           | \$50                                          | Hinesville - \$50 + \$10/lot                |
| Resubmittal                            | \$0                                           | \$100 each                                    | Fairburn - \$200                            |
| Street numbering fee                   | \$10.50 per lot                               | \$10.50 per lot                               | No change                                   |
| <b>SITE PLAN - PLAN REVIEW FEE</b>     |                                               |                                               |                                             |
| Conceptual site plan                   | \$0                                           | \$250 + \$10 per acre                         | Fayetteville - \$400                        |
| Final site plan                        | \$0                                           | \$250 + \$10 per acre                         | Fairburn - \$500 + \$20/acre                |
| Landscape plan                         | \$0                                           | \$150                                         | Fairburn - \$300 + 20/acre                  |
| Resubmittal                            | \$0                                           | \$100 each review                             | Fairburn - \$100 each review                |
| <b>SITE INSPECTION FEE</b>             |                                               |                                               |                                             |
| Land Disturbance Fee                   | \$100 per acre of disturbed land (\$100 min.) | \$300 + \$100 per acre                        | Fairburn - \$2400 + \$100 acre              |
| Notice of Intent - State               | \$40 per disturbed acre                       | \$40 per acre of disturbed land               | Same for all GA counties                    |
| Notice of Intent - City                | \$40 per disturbed acre                       | \$40 per acre of disturbed land               | Same for all GA counties                    |
| Reinspection                           | \$0                                           | \$50 each occurrence                          | Hilton Head - \$200                         |
| <b>PERMIT - BUILDING (RESIDENTIAL)</b> |                                               |                                               |                                             |
| Building Permit fee                    | \$2.25 per heated SF (\$300 min.)             | \$2.25 per heated SF (\$300 min.)             | Fairburn - \$.25 x total SF (\$300 min.)    |
| Plan review fee                        | \$0                                           | \$0.05 per total heated SF (\$300 min.)       | Fairburn - \$.45 x bldg permit fee          |
| Resubmittal                            | \$0                                           | \$100 each                                    | Fairburn - \$100 each review                |
| Additions/ remodeling                  | \$2.25 per heated SF (\$50 min.)              | \$2.25 per total heated SF (\$50 min.)        | Fairburn - \$.3 per \$1000 est. const. cost |
| Demolition Permit                      | \$300                                         | \$300                                         | Alpharetta - \$300                          |
| Docks and porches                      | \$50                                          | \$30                                          | No change                                   |
| Fences                                 | \$20                                          | \$30                                          | Alpharetta - \$40                           |
| Accessory buildings                    | \$20                                          | \$100                                         | Fairburn - \$40                             |
| Swimming pools                         | \$50                                          | \$30                                          | Fayetteville - \$110                        |
| Swimming pool fence                    | \$20                                          | \$50 min.                                     | Alpharetta - \$40                           |
| Electrical trade permit                | \$50 min.                                     | \$50 min.                                     | No change                                   |
| Plumbing trade permit                  | \$50 min.                                     | \$50 min.                                     | No change                                   |
| HVAC trade permit                      | \$50 min.                                     | \$50 min.                                     | No change                                   |
| Fireplaces                             | \$50 for 1st unit, \$4 each add./ unit        | \$50 for 1st unit, \$4 each add./ unit        | No change                                   |
| Reinspection fee - 1st                 | \$25                                          | \$125                                         | Hilton Head - \$200                         |
| Reinspection fee - 2nd                 | \$50                                          | \$150                                         | Hilton Head - \$200                         |
| Reinspection - subsequent              | \$75                                          | \$175                                         | Hilton Head - \$200                         |
| Certificate of Occupancy (New)         | \$0                                           | \$50                                          | Snellville - \$50                           |
| Certificate of Completion (Add/Reno)   | \$0                                           | \$25                                          | Snellville - \$25                           |
| Duplicate Building Permit Card         | \$10                                          | \$10                                          | No change                                   |
| Duplicate Certificate of Occupancy     | \$10                                          | \$10                                          | No change                                   |
| Temporary Certificate of Occupancy     | \$0                                           | \$200                                         | Engineer/Planner/Bldg Official/Stormwater   |
| <b>PERMIT - BUILDING (COMMERCIAL)</b>  |                                               |                                               |                                             |
| Building Permit fee                    | \$5 per \$1,000 est. const. cost (\$300 min.) | \$5 per \$1,000 est. const. cost (\$300 min.) | Hilton Head - \$500 + \$20 per 1000 SF      |
| Plan review fee (New & Add/Reno)       | 50% of permit fee (\$500 max.)                | \$0.05 per total heated SF (\$300 min.)       | Fairburn - \$.45 x bldg permit fee          |
| Resubmittal                            | \$0                                           | \$100 each                                    | Fairburn - \$100 each review                |
| Additions/ remodeling                  | \$5 per \$1,000 est. const. cost (\$300 min.) | \$5 per \$1,000 est. const. cost (\$300 min.) | Fairburn - \$.3 per \$1000 est. const. cost |
| Demolition permit                      | \$50                                          | \$300                                         | Alpharetta - \$300                          |
| <b>Commercial sprinkler system</b>     |                                               |                                               |                                             |
| Electrical trade permit                | \$3 per 1,000 of est. cost (\$50 min.)        | \$3 per 1,000 of est. cost (\$50 min.)        | Delete - recommend Fire Dept increase fee   |
| Plumbing trade permit                  | \$50 min.                                     | \$50 min.                                     | No change                                   |
| HVAC trade permit                      | \$50 min.                                     | \$50 min.                                     | No change                                   |
| Reinspection fee - 1st                 | \$25                                          | \$50 min.                                     | No change                                   |
| Reinspection fee - 2nd                 | \$50                                          | \$125                                         | Hilton Head - \$200                         |
| Reinspection - subsequent              | \$75                                          | \$150                                         | Hilton Head - \$200                         |
| Certificate of Occupancy (New)         | \$0                                           | \$175                                         | Hilton Head - \$200                         |
| Certificate of Completion (Add/Reno)   | \$0                                           | \$50                                          | Snellville - \$50                           |
| Duplicate Building Permit Card         | \$10                                          | \$25                                          | Snellville - \$25                           |
| Duplicate Certificate of Occupancy     | \$10                                          | \$10                                          | No change                                   |
| Temporary Certificate of Occupancy     | \$0                                           | \$10                                          | No change                                   |
| <b>PERMIT - OTHER</b>                  |                                               |                                               |                                             |
| Tree removal                           | \$0                                           | \$200                                         | Engineer/Planner/Bldg Official/Stormwater   |
| Tree removal - specimen tree (each)    | \$0                                           | pending                                       | Looking at new ordinances & fees            |
| Sign                                   | \$25                                          | pending                                       | Looking at new ordinances & fees            |
| Temporary sign/ banner                 | \$25                                          | \$100 per sign                                | Alpharetta - \$300                          |
| Special event/Temporary Use            | \$25                                          | \$50                                          | Alpharetta - \$50                           |
|                                        |                                               | \$25                                          | N/A                                         |

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council Members  
**VIA:** City Manager   
**FROM:** City Planner/ Zoning Administrator   
**DATE:** March 27, 2008  
**SUBJECT:** Rezoning request – Fairfield Inn and Suites (Wisdom Road)  
*April 3, 2008 City Council agenda*

---

### **Recommendation:**

Staff continues to recommend that the proposed rezoning be approved subject to the understandings and conditions identified within our original Position Paper (dated March 12, 2008).

### **Discussion:**

At the March 20 City Council meeting, discussion of the proposed rezoning was continued in order to provide Staff time to work with the Planning Commission to determine specific language that should be included within the zoning ordinance pertaining to additional uses that would not be permitted, clarification of building materials that would be used on the building, and additional landscaping requirements that would be required on the subject tract.

Staff discussed these items with the Planning Commission in a workshop format this past Monday and met with the Planning Commission Representative to discuss the amended language. Based on these meetings, Staff is proposing several revisions to the LUC-21 zoning ordinance presented at the last City Council meeting:

### **Proposed revision – permitted uses:**

*(Section 1016B.21.1) Permitted uses.*

1. ~~Full service hotel.~~
2. ~~Ancillary uses, such as, but not limited to, a meeting room or dining facility located wholly within the building.~~
3. ~~Accessory uses, as identified in Section 908.~~

**In order to create a commercial district that is related to its surrounding area and in the best interest of public safety, welfare and convenience, the district shall be limited to the**

**Rezoning request – Hilton Garden Inn (Commerce Drive North)**

March 28, 2008

Page 2

**following specific uses: a full service hotel and commercial recreational facility located entirely within a building on the premises.**

**The following additional uses which relate to the primary activity of this development shall be permitted if located entirely within the building:**

1. **Retail business involving the sale of merchandise on the premises;**
2. **Business involving the rendering of a personal service on the premises;**
3. **Office for governmental, business, professional or general purpose;**
4. **Private or semiprivate club, lodge or social center;**
5. **Restaurant/ lounge; and**
6. **Accessory uses, as identified in Section 908.**

**Purpose of revision**

The purpose of this revision is to identify specific uses that would be permitted on the subject tract. While a full-service hotel can include a variety of uses, the intent of identifying specific uses is to gear this particular zoning designation to the uses that have been presented and would be provided in the proposed hotel complex.

**Proposed revision – uses not permitted:**

*(Section 1016B.21.2) Uses not permitted.*

1. **Extended stay lodging facility.**
2. **Residential use (apartments, condominiums, townhomes, flats, lofts, etc.).**

**Purpose of revision**

The purpose of this revision is to identify specific uses that would NOT be permitted on the subject tract. The limited use zoning designation allows the city to identify site-specific criteria for the subject tract. In this case, the zoning would permit a full service hotel as well as other supporting uses. What we do not want to see on this tract is the conversion of the proposed hotel into an extended stay lodging facility or any type of permanent residential use. Including these specific items within the zoning ordinance would prevent this from occurring.

**Proposed revision – other requirements:**

*(Section 1016B.21.4) Other requirements.*

8. **Architectural concept.**

The architectural design, color selection and exterior building materials shall be substantially the same or equal to the building elevations prepared by Architectural Design Workshop P.C. dated November 22, 2007 (Exhibit "C"). These drawings were reviewed in accordance with the city's Design Guidelines Ordinance and presented to and approved by the Planning Commission on March 10, 2008 as a part of the rezoning process.

**Prior to submittal of the building plans to the Building Department, the Applicant shall submit the exterior building materials and color selections to the City Planner and the Planning Commission Representative for approval. The purpose of this submittal is to ensure the exterior building materials and color selections are compatible with the exterior building materials and color selections of existing buildings within the Wisdom Pointe retail complex.**

**Purpose of revision**

The purpose of this revision is to identify specific review requirements for the proposed exterior building materials and color selections for the building. While these items have been reviewed and approved by the Planning Commission as a part of the conceptual site plan review process as well as the review of the rezoning application, this language will require the Applicant to once again submit these items to City Staff and the Planning Commission Representative for review and approval prior to submitting this information to the Building Department for permitting. This language is intended to be more of a "checks and balances" requirement.

**Proposed revision – landscape concept:**

10. Landscape concept.

~~As set forth within the city's Landscape Ordinance; provided, however, that since the proposed building would exceed the maximum building height (35') established within the GC zoning ordinance by 33%, the total number of canopy and understory trees required under the city's Landscape Ordinance shall be increased by not less than 33%.~~

**As set forth within the city's Landscape Ordinance; provided, however, that since the proposed building would exceed the maximum 35' building height established within the GC zoning ordinance by 33%, a minimum of 33% of the required canopy trees shall be increased to no less than 4" in caliper. Additionally, no less than 50% of the canopy and understory trees provided to meet tree replacement requirements shall be specified as evergreen plant material.**

**Purpose of revision**

Staff's initial proposal was to require an increase in the total number of canopy and understory trees based on the percentage the proposed building exceeded the minimum building height established within the GC zoning ordinance. Upon further analysis of this proposed requirement, it became aware it would have been virtually impossible to meet these additional planting requirements due to space limitations on the subject tract.

**Rezoning request – Hilton Garden Inn (Commerce Drive North)**

*March 28, 2008*

*Page 4*

We are now proposing specific planting requirements that would be applied to the total number of canopy and understory trees provided to meet tree replacement requirements. The city's Landscape Ordinance requires the provision of one canopy tree (minimum 2½" caliper) and one understory tree (minimum 2" caliper) for every 1,000 SF of impervious surface.

Because the Applicant is requesting a building that is 33% taller than what is permitted within the GC zoning district, Staff feels that a minimum of 33% of the required canopy trees should be no less than 4" in caliper. This would provide taller trees on the property that could be used to assist in reducing the scale of the taller building.

In addition, Staff is proposing that a minimum of 50% of the required canopy and understory trees be specified as evergreen plant material. This requirement would not only provide variety in the overall plant palette, but would also alleviate the possibility that all trees on the property would be without leaves in the fall and winter as discussed at both the Planning Commission and City Council meetings.

**Budget impact:**

There are no budgetary impacts associated with this request.

*Attachment*

## POSITION PAPER

Proposed Rezoning  
Fairfield Inn tract (2.846 acres), SR 74 North and Wisdom Road  
City Planner/ Zoning Administrator  
March 12, 2008



### Situation:

Kasandas Properties Peachtree LLC purchased a 2.846-acre tract of land within the Wisdom Pointe retail complex for the purpose of constructing a freestanding Fairfield Inn and Suites hotel. The subject tract is zoned GC General Commercial and designated as COM Commercial on the city's Land Use Map.

The proposed 84-room hotel would be three stories in height and encompass approximately 43,272 SF of total floor area. The overall building height as proposed would be 55' from finish grade to the ridge line of the roof. During the review of the conceptual site plan at the September 10, 2007 Planning Commission workshop, it was discovered the maximum building height within the GC zoning district was limited to no more than 35' from finish grade. This change had been incorporated with other amendments to the GC zoning ordinance on March 2, 2006. Up until that date, the maximum building height within the GC zoning ordinance was ten stories, but if over 35', they must be approved by the Fire Department.

The Applicant desired to continue through the site plan review process with the understanding that approval of the conceptual site plan would be contingent on both the Planning Commission and City Council approving an increase to the maximum building height within the GC zoning district to 60' from finish grade to the ridge line or tallest portion of the roof.

Rather than adopt new height restrictions, City Council amended the ordinance as follows:

*The maximum height of all buildings shall not exceed 35' in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*

The Applicant is requesting that the property be rezoned from GC General Commercial to LUC Limited Use Commercial to permit the construction of a building with a height not to exceed 55' from finish grade to the ridge line of the roof. A copy of the Request for Rezoning application is included as Attachment "A".

### Facts:

1. The property known to us as the Fairfield Inn tract is 2.846 acres in area and is currently zoned GC General Commercial. The property owner, Kasandas Properties Peachtree LLC, desires to construct an 84-room hotel on the property that would be three stories in height and 55' from finish grade to the tallest portion of the roof (Attachment "B").

**Fairfield Inn tract**

*March 12, 2008*

*Page 2*

2. For many years, the maximum building height for all buildings within the GC zoning district was limited to no more than ten stories, but if the building exceeded 35' in height, review and approval by the Fire Marshal was required.
3. On March 2, 2006, the GC zoning ordinance was amended to limit the maximum building height of all buildings to no more than 35' in height from finish grade. This amendment created numerous non-confirming structures that had been reviewed and permitted under the former height limitations.
4. On February 21, 2008, the GC zoning ordinance was amended to limit the maximum building height of all buildings to no more than 35' in height without first rezoning the property. This amendment further stated the maximum height of any building within the GC zoning district could not exceed 60' in height. As a part of the rezoning process, the Applicant would have to coordinate with the Fire Marshal and the Building Official to ensure their understanding of the design of the building as well as City Staff and the Planning Commission, who would review the design of the building in conformance with the city's Design Guidelines Ordinance.
5. On February 21, 2008, several amendments to the city's Design Guidelines Ordinance were adopted, all of which addressed building height and massing.
6. As a part of the conceptual site plan submittal package, the Applicant presented schematic building elevations to City Staff and the Planning Commission for review and approval. These elevations were approved subject to detailed drawings being submitted to City Staff and the Planning Commission Representative for review and approval prior to submittal of the building plans. The purpose of this review would be to make sure they were in compliance with the Design Guidelines Ordinance.
7. The existing Wisdom Pointe retail building on the adjoining parcel to the south is approximately 42' in height from finish grade to the top of the roof. This building was approved prior to the amendments to the zoning ordinance restricting the height to no more than 35' (Attachment "C").
8. At their meeting on March 10, 2008, the Planning Commission voted unanimously to recommend that City Council approve the rezoning request (Attachment "D").

**Recommendation:**

Through the years, the city has reviewed and approved numerous buildings within the GC zoning district that exceed 35' in height. The majority of these buildings were approved prior to the establishment of the city's Design Guidelines Ordinance. The intent of this ordinance was to establish minimum criteria each developer would have to abide by when developing retail, commercial and industrial property within the city.

**Fairfield Inn tract**

March 12, 2008

Page 3

In an effort to address building height and scale, the recent amendments to the Design Guidelines Ordinance address building height and massing. The proposed Fairfield Inn and Suites hotel incorporates many of the recommendations of this ordinance into the design of the building, including change in plane, creating a base/ middle/ top, and incorporating various building materials and colors into each elevation of the building (Attachment "E").

The Applicant has worked closely with City Staff and the Planning Commission to refine the prototypical franchise architecture into a building that complements the surrounding development. The building is similar in scale to the existing Wisdom Pointe retail building to the south and will serve as an "anchor" to the existing retail buildings within the overall development.

Staff recommends that the rezoning of the 2.846-acre Fairfield Inn tract from GC General Commercial to LUC Limited Use Commercial be approved and that the recommendation be subject to the following understandings and conditions:

1. *As shown on the schematic building elevations, the maximum height of the building shall not exceed 55' in height from finish grade to the ridge line or the tallest portion of the roof.*
2. *All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the final site plan submittal package.*
3. *The architectural design, exterior building materials and color selection of all buildings shall be similar to those used within the existing Wisdom Pointe retail center*

*Attachments*

# REQUEST FOR REZONING

## CITY OF PEACHTREE CITY, GEORGIA

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

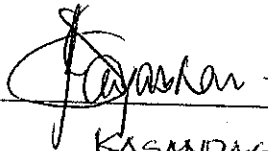
AS BEING IN LANDPLOT 158, DISTRICT 7, FAYETTE COUNTY, GEORGIA  
LOCATED AT WISDOM ROAD OF HIGHWAY 74, PEACHTREE CITY, GA.

This property is presently zoned: GC - GENERAL COMMERCIAL

The proposed zoning classification is: LUC - LIMITED USE COMMERCIAL

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

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



Owner: (print) KASANDAS PROPERTIES PEACHTREE LLC.

Agent: (print) ISHVAR DAYABHAI, ARCHITECTURAL DESIGN WORKSHOP P.C.

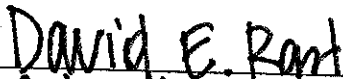
Address: 814 COVERED BRIDGE WAY, FAIRBURN, GA 30213

Phone: 770 306 7464 Date: 2-20-08

\*\*\*\*\*

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

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



Title: \_\_\_\_\_

City Planner / Zoning Administrator

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

02-22-08

Request Number: \_\_\_\_\_

2008-10

Date of Planning Commission Public Hearing: 03-10-08

adv. 02-27-08

Date of City Council Public Hearing: 03-10-08

adv. 03-05-08

## Reasons for Rezoning

Fairfield Inn & Suites

Wisdom Road at Highway 74, Peachtree City Ga.

This site has been marketed and sold as suitable for Hotel development. Typical hotel developments are dictated by Franchise Standards. These typically are 3 stories in height with a pitched roof. Given the width of the building the roof height would exceed the 35' height restriction. My client checked with the City and was assured that a development as envisaged was feasible and the fire department had accepted the prototypical 3 story building. Having been through Planning Commission Meetings it became apparent that the general commercial zoning limited the building height restriction to 35'. However, upon careful scrutiny of recent project developments with similar zoning it was found the city had accepted heights of up to 60'. The Planning Commission had approved our schematic proposal subject to certain conditions. This approval was granted on 10-8-07.

We are well into completing construction documents for this project. This together with the enormous cost of the project thus far has left my client no option but to apply the change in zoning. The limited use commercial zoning will enable us to continue to develop this property as intended.

### Impact on City Services:

The City will reap substantial tax revenues over the life of this development. The impact on city services, police, fire and emergency services is not expected to be disproportionate. Utilities usage will be commensurate with this type of commercial development and is not likely to adversely affect supply.

Access to the site is not likely to create any congestion to the level of traffic currently or expected in the future. The site will be landscaped and maintained as it is mandated by the Franchisor and good business sense. This development will be integrated to the adjacent Wisdom Point Retail Center and the materials such as the brick to be used will contribute to that end. There is sufficient area within the site that the implementation of the development would not create any public nuisance.

After recording, please return to:  
Kumar, Prabhu, Patel & Banerjee, LLC  
Samir C. Patel, Esq.  
1117 Perimeter Center West, W311  
Atlanta, Georgia 30338

STATE OF GEORGIA  
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

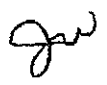
THIS INDENTURE is made this 21st day of June, 2007, by and between JAMIE A. WHITE WYATT (hereinafter called "Grantor"); and KASANDAS PROPERTIES PEACHTREE CITY, LLC, a Georgia limited liability company (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Fayette County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple, subject to the matters set forth on Exhibit "B", attached hereto and incorporated herein by reference; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;



IN WITNESS WHEREOF, Grantor has caused its duly authorized agent to execute this indenture, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

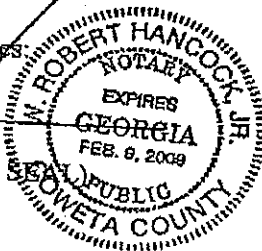
JOHN DAVIS

Notary Public

My Commission Expires:

By: Jamie A. White Wyatt  
Name: Jamie A. White Wyatt

(NOTARIAL SEAL)



*Jaw*

## EXHIBIT "A"

## Property Description

All that tract or parcel of land lying and being in Land Lot 158 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way of State Route 74 (R/W varies) and the Southerly right-of-way of Wisdom Road (80' R/W), thence along said southerly right-of-way 439.09 feet to a PK nail set in the centerline of a private asphalt driveway, said point being the TRUE POINT OF BEGINNING;

thence along said southerly right-of-way and a curve to the right an arc distance of 33.25 feet, said curve having a radius of 1754.50 feet and being subtended by a chord of 33.25 feet, at South 88 degrees 55 minutes 36 seconds East, to a 1/2" rebar found; thence leaving said southerly right-of-way South 26 degrees 39 minutes 37 seconds East, 515.04 feet to a 3/4" open top pipe found; thence South 63 degrees 39 minutes 54 seconds West, 300.17 feet to a PK nail set; thence North 23 degrees 50 minutes 45 seconds West, 399.93 feet to a PK nail found in the centerline of said private asphalt driveway; thence along said centerline the following courses and distances: North 71 degrees 06 minutes 03 seconds East, 86.84 feet to a point; along a curve to the left, an arc distance of 130.67 feet, said curve having a radius of 112.69 feet and being subtended by a chord of 123.47 feet, at North 37 degrees 52 minutes 56 seconds East, to a point; North 04 degrees 39 minutes 49 seconds East, 103.03 feet to a PK nail set, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 2.846 acres and is more accurately depicted on a plat of survey prepared by GeoSurvey, Ltd., dated November 14, 2006, job number 20063002.

Together with easement rights reserved in Warranty Deed from Jamie A. White Wyatt to John Barrow, dated September 1, 1999, filed September 14, 1999, recorded in Deed Book 1429, page 623, Fayette County, Georgia records.

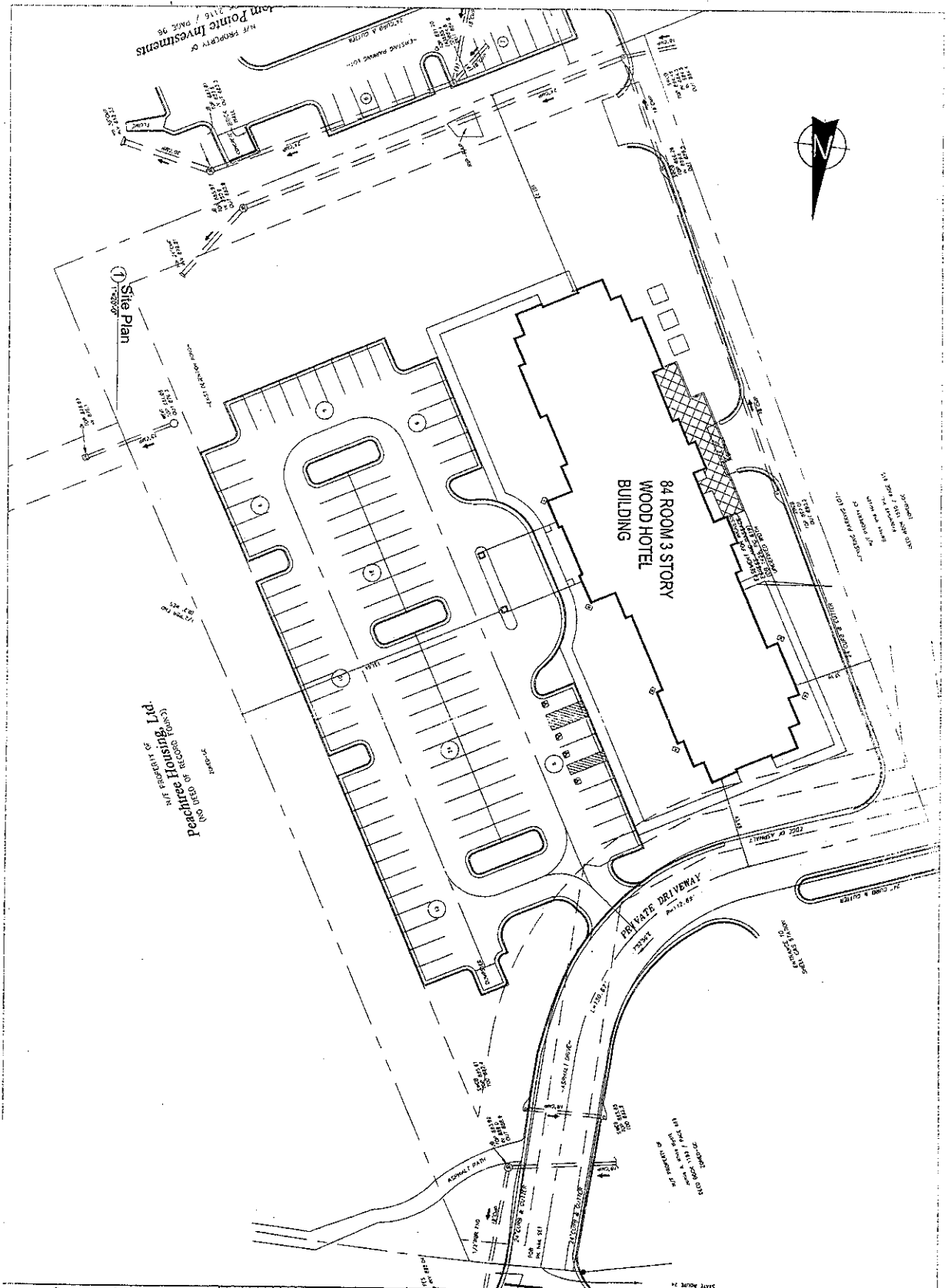
And together with easement rights contained in Storm Water Sewer Easement from Peachtree Housing, Ltd. to Jamie A. White Wyatt and Barrow and Hirsch Properties, Inc., dated April 26, 2002, filed August 7, 2002, recorded in Deed Book 1919, page 75, Fayette County, Georgia records.

*juw*

**EXHIBIT B****PERMITTED EXCEPTION**

1. Taxes for the year 2007 and subsequent years
2. Rights of access conveyed in Right of Way Deed in favor of Department of Transportation, dated July 10, 1986, recorded in Deed Book 396, Page 761 of the Fayette County, Georgia records.
3. Deed of Conveyance and Easement from Jamie A. White Wyatt to Peachtree City Water & Sewage Authority, dated and filed July 21, 1998, recorded in Deed Book 1271, page 752 of the Fayette County, Georgia records.
4. Reciprocal Easement and Restrictive Covenant Agreement by and between Jamie A. White Wyatt and Norma J. Hill, George J. Hill, and Peachtree National Bank, and Gary W. Fincher, Wayne P. Fincher, Dudley H. Fincher d/b/a Fincher Realty and Leasing, dated September 1, 1999, filed September 14, 1999, recorded in Deed Book 1429, Page 619, Fayette County, Georgia records.
5. Easements granted in Warranty Deed from Jamie A. White Wyatt to John Barrow, dated September 1, 1999, filed September 14, 1999, recorded in Deed Book 1429, page 623, Fayette County, Georgia records.
6. Reciprocal Easement, Restrictive Covenant and Operation Agreement by and between Jamie A. White Wyatt and Barrow and Hirsch Properties, Inc., dated June 20, 2007, filed \_\_\_\_\_, 2007, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Fayette County, Georgia records.
7. Detention Pond Agreement by and between Jamie A. White Wyatt and Barrow and Hirsch Properties, Inc., dated June 20, 2007, filed \_\_\_\_\_, 2007, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Fayette County, Georgia records.
8. Agreement and Restrictive Covenant by and between Jamie A. White Wyatt and Kasandas Properties Peachtree City, LLC, dated June 21, 2007, filed \_\_\_\_\_, 2007, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Fayette County, Georgia records.

*Jaw*



# Concept Site Plan

Project Number: 2007-49  
 Date: 8.17.07  
 Drawn by: DAYABHAI / ANILS  
 Checked by: DAYABHAI  
**A001**  
 Scale: 1"=20'

## ARCHITECTURAL DESIGN WORKSHOP P.C.

814 COVERED BRIDGE WAY, FAIRBURN, GA. 30213. TEL. 770 306 7464

CLIENT: Kasandas Properties Peachtree City LLC

PROJECT: Fairfield Inn & Suites  
 Wisdom Road @ Hwy 74, Peachtree City, Ga.





Attachment "C"

**UNAPPROVED EXCERPT OF MINUTES  
PLANNING COMMISSION MEETING  
March 10, 2008**

**PH-08-04**

**Proposed rezoning, Fairfield Inn and Suites, Wisdom Road, GC to LUC-21 (to allow a building taller than 35').**

The Vice Chairman opened the public hearing at 7:41 p.m.

Mr. Ishwar Dayabhai from the Architectural Design Workshop was in attendance to present Kasandas Properties' request to rezone a 2.846-acre tract of land within the Wisdom Pointe retail complex for the purpose of constructing a freestanding Fairfield Inn and Suites hotel. The proposed 84-room hotel would be three stories in height and would encompass approximately 43,272 SF of total floor area. He said this was a fairly typical Fairfield Inn and Suites that had been adapted to blend architecturally with the adjacent Wisdom Pointe development. Mr. Dayabhai noted that greater than 35 percent of the property was greenspace.

Mr. Bernard stated that the Applicant was requesting that the property be rezoned from GC General Commercial to LUC Limited Use Commercial to permit the construction of building with a height not to exceed 55' from finish grade to the ridge line of the roof.

During the review of the conceptual site plan for this project at the September 10, 2007 Planning Commission workshop, it was discovered that the maximum building height within the GC zoning district was limited to no more than 35' from finish grade, a change which had been incorporated with other amendments to the GC zoning ordinance on March 2, 2006. Up until that date, the maximum building height within the GC zoning ordinance was ten stories, but if over 35', approval by the Fire Department was required.

Mr. Bernard further explained that rather than adopt new height restrictions, City Council amended the ordinance as follows:

*The maximum height of all buildings shall not exceed 35' in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*

At the time the conceptual site plan was presented to the Planning Commission and the discrepancy in the ordinance was discovered, the Applicant indicated they desired to continue through the site plan review process. This was with the understanding that approval of the conceptual site plan would be contingent on both the Planning Commission and City Council approving an increase to the maximum building height

within the GC zoning district to 60' from finish grade to the ridge line or tallest portion of the roof.

Mr. Bernard had provided the Commissioners a picture of Wisdom Pointe, the property adjacent to this one, which showed a building height of 42'.

Mr. Staples reviewed the history of this project which had been reviewed in multiple workshops and noted that the conceptual site plan had previously been approved by the Planning Commission.

Mr. Bernard pointed out that the elevations had been approved subject to detailed drawings being submitted to City Staff and the Planning Commission. He added that the purpose of the review at this meeting was to ensure the Applicant was in compliance with the design guidelines.

Ms. Phyllis Aguayo of Stoneybrook subdivision said that she had more comments than opposition to the development. Those comments included the following:

- She thought commercial development in Peachtree City was supposed to be something special and different. She had stayed in Fairfield Inns throughout the country but other than a slight difference in the façade, she did not see anything different about this one. She hoped this building would be more architecturally distinct than what was seen everywhere else.
- She thought the building was awfully tall and big for Peachtree City and hoped there would be something to soften it.

Ms. Lynda Wojcik of Emerling Grove subdivision agreed with Ms. Aguayo. She also felt that since the Applicant wanted something from the City, a rezoning that included a taller building, they should provide a façade that would be more architecturally pleasing.

Mr. Bernard pointed out that because of the topography of the site, this building would sit lower on the land than the adjacent buildings.

In response to comments Ms. Wojcik made directly to him, Mr. Dayabhai stated that the zoning of this property initially allowed buildings up to 10 stories in height if approved by the Fire Marshal. When their plan was initially presented to the City, it received approval from the Fire Marshal. At that point, his client purchased the property thinking

this development was feasible for the tract. He said they had put forth extra effort relative to the landscaping and the veneer treatment of the façade and noted that the sketch that was displayed did not do justice to the plan.

Mr. Staples agreed with both Ms. Wojcik and Mr. Dayabhai. He agreed with Mr. Dayabhai's time line and expressed his appreciation for the Applicant's patience in this process. He added that everyone would continue to work to ensure the City got the best product both in architecture and landscaping.

Mr. Staples asked whether Mr. Dayabhai had made any progress with Wisdom Pointe relative to integrating the pedestrian traffic to facilitate walking to the restaurants. Mr. Dayabhai said they were going to make it more prominent and were working on landscaping as well as the connection through the shopping center.

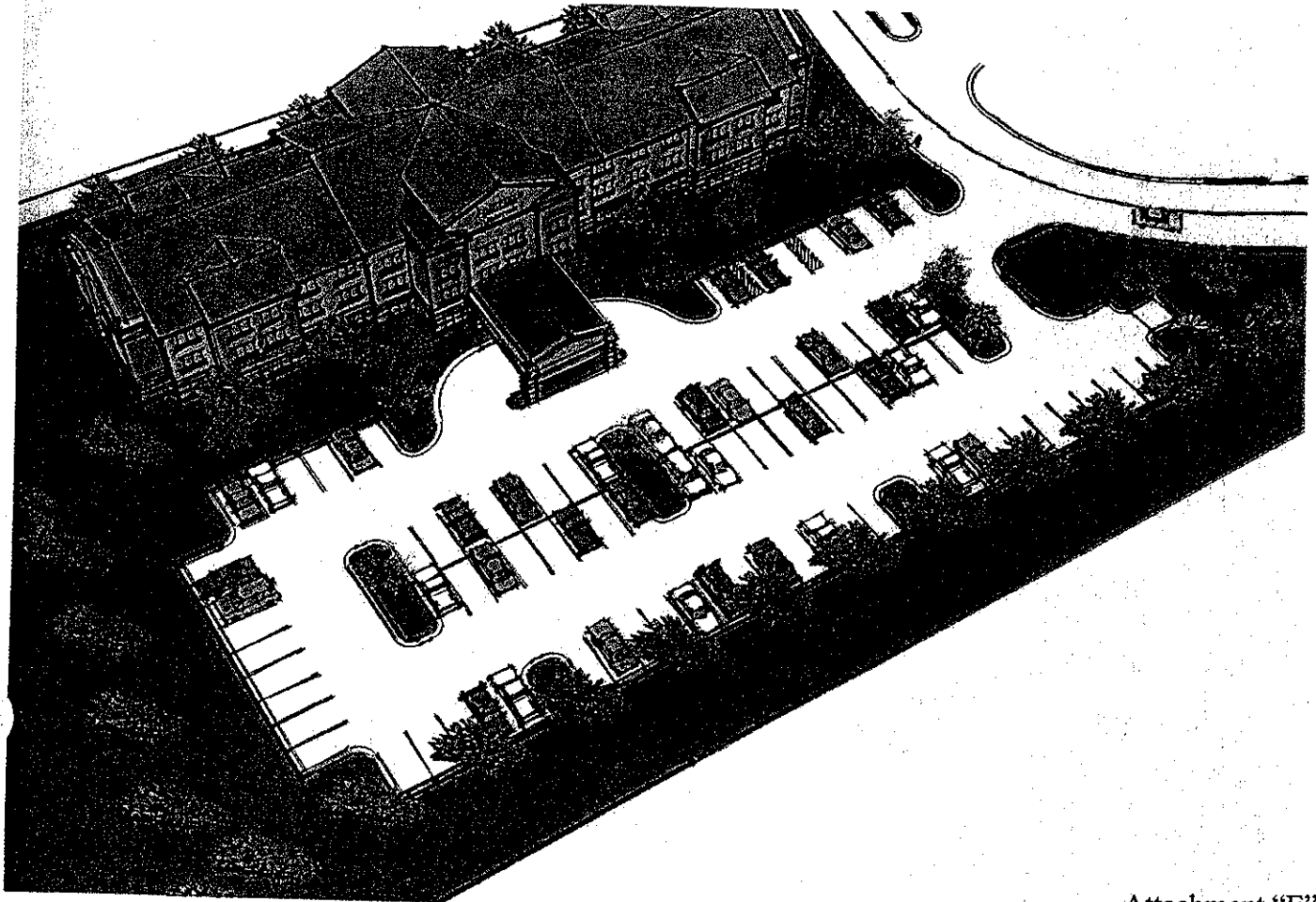
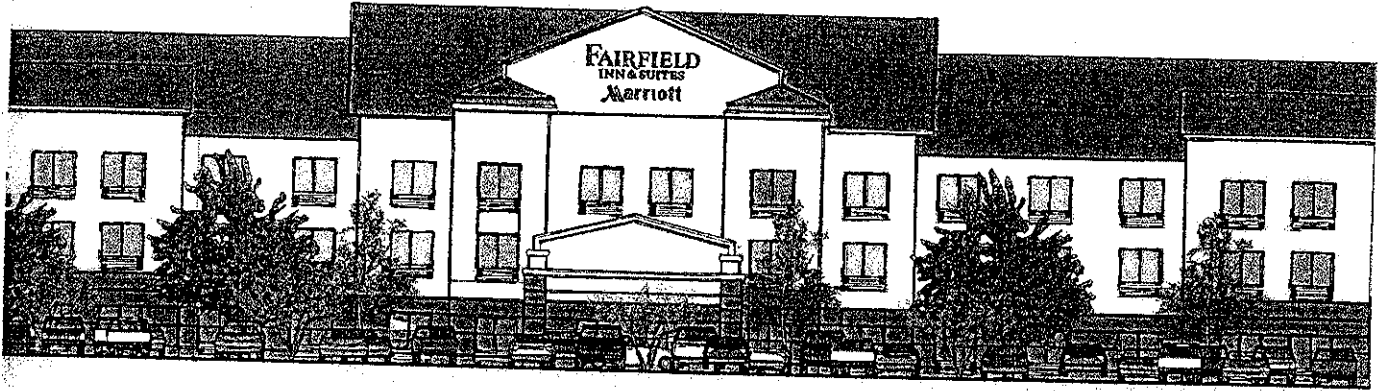
Mr. Scott closed the public hearing at 7:50 p.m.

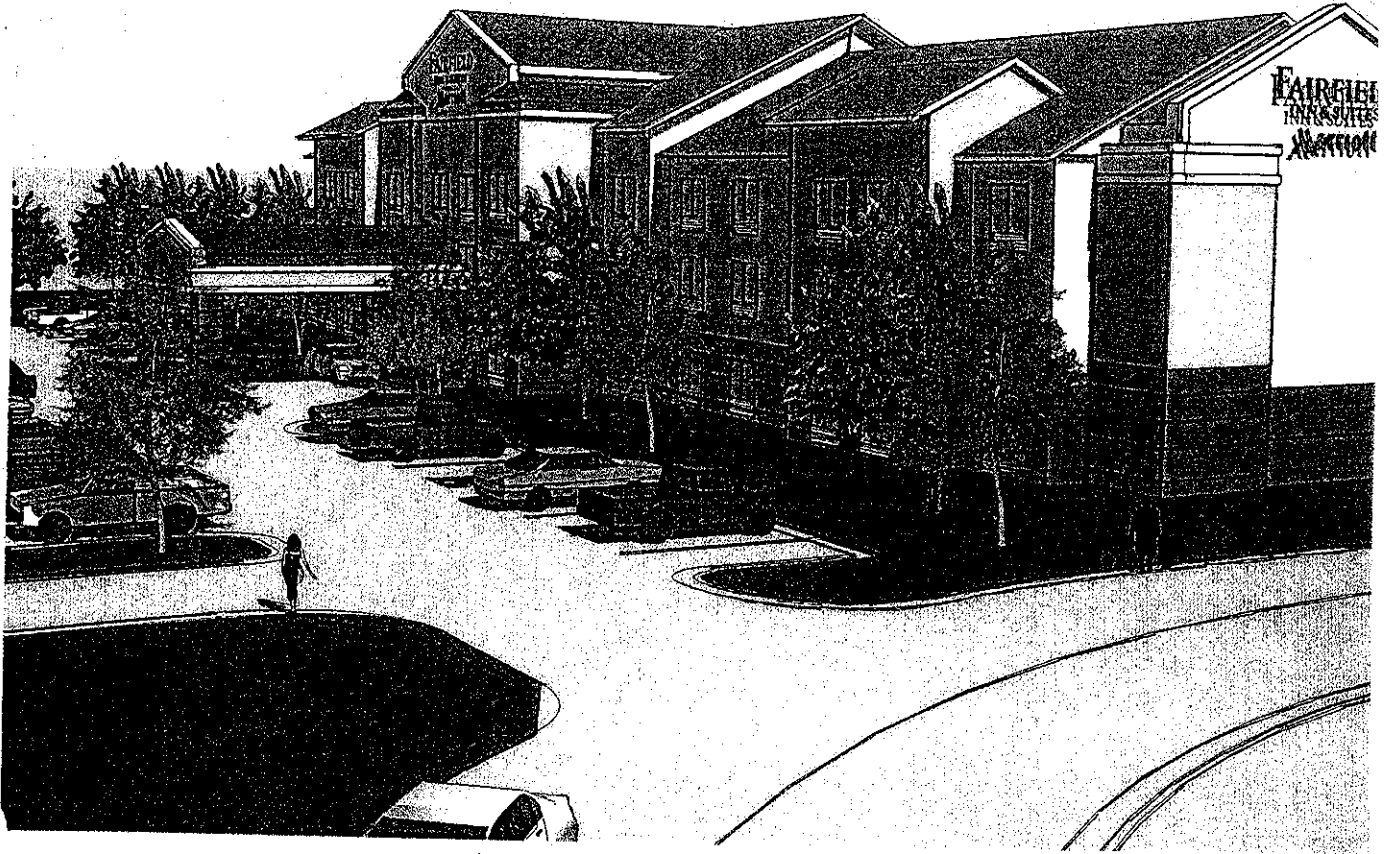
The Commissioners agreed that the rules were changed on the Applicant mid-stream. Mr. McCann had seen some of the other drawings, and he thought this would be nice when it was finished.

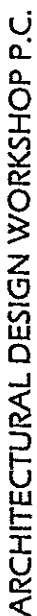
After discussion, a motion was made by Mr. Staples, seconded by Mr. McCann, and unanimously adopted to forward to City Council the proposed rezoning of the 2.846-acre Fairfield Inn tract from GC to LUC with a recommendation that it be approved and that the recommendation be subject to the following understandings and conditions:

- 1. As shown on the schematic building elevations, the maximum height of the building shall not exceed 55' in height from finish grade to the ridge line or the tallest portion of the roof.*
- 2. All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the final site plan submittal package.*
- 3. The architectural design, exterior building materials and color selection of all buildings shall be similar to those used within the existing Wisdom Pointe retail center.*

The Applicant agreed to the conditions.







1914 COVERED BRIDGE WAY, FAIRBURN, GA. 30213. TEL 770 306 7464.

**CLIENT:** Kasandas Properties Inc.

New Fairfield Inn & Suites #7329.

Wisdom Road @ Highway 74, Peachtree City, Ga.

- Building Elevations**

|                |              |            |                    |
|----------------|--------------|------------|--------------------|
| Project number | 2007-11      | Sheet      | Preliminary Design |
| Drawn by       | VP           | Checked by | ID                 |
| Scale          | 1/8" = 1'-0" | Date       | 11-22-07           |

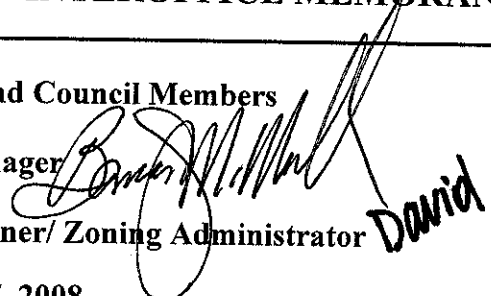
A200



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and Council Members  
**VIA:** City Manager   
**FROM:** City Planner/ Zoning Administrator **David**  
**DATE:** March 27, 2008  
**SUBJECT:** Rezoning request – Hilton Garden Inn (Commerce Drive North)  
April 3, 2008 City Council agenda

---

### Recommendation:

Staff continues to recommend that the proposed rezoning be approved subject to the understandings and conditions identified within our original Position Paper (dated March 12, 2008).

### Discussion:

At the March 20 City Council meeting, discussion of the proposed rezoning was continued in order to provide Staff time to work with the Planning Commission to determine specific language that should be included within the zoning ordinance pertaining to additional uses that would not be permitted, clarification of building materials that would be used on the building, and additional landscaping requirements that would be required on the subject tract.

Staff discussed these items with the Planning Commission in a workshop format this past Monday and met with the Planning Commission Representative to discuss the amended language. Based on these meetings, Staff is proposing several revisions to the LUC-22 zoning ordinance presented at the last City Council meeting:

### Proposed revision – permitted uses:

*(Section 1016B.22.1) Permitted uses.*

1. ~~Full service hotel.~~
2. ~~Ancillary uses, such as, but not limited to, a meeting room or dining facility located wholly within the building.~~
3. ~~Accessory uses, as identified in Section 908.~~

**In order to create a commercial district that is related to its surrounding area and in the best interest of public safety, welfare and convenience, the district shall be limited to the**

**Rezoning request – Hilton Garden Inn (Commerce Drive North)**

*March 28, 2008*

*Page 2*

**following specific uses: a full service hotel and commercial recreational facility located entirely within a building on the premises.**

**The following additional uses which relate to the primary activity of this development shall be permitted if located entirely within the building:**

- 1. Retail business involving the sale of merchandise on the premises;**
- 2. Business involving the rendering of a personal service on the premises;**
- 3. Office for governmental, business, professional or general purpose;**
- 4. Private or semiprivate club, lodge or social center;**
- 5. Restaurant/ lounge; and**
- 6. Accessory uses, as identified in Section 908.**

**Purpose of revision**

The purpose of this revision is to identify specific uses that would be permitted on the subject tract. While a full-service hotel can include a variety of uses, the intent of identifying specific uses is to gear this particular zoning designation to the uses that have been presented and would be provided in the proposed hotel complex.

**Proposed revision – uses not permitted:**

*(Section 1016B.22.2) Uses not permitted.*

- 1. Extended stay lodging facility.**
- 2. Residential use (apartments, condominiums, townhomes, flats, lofts, etc.).**

**Purpose of revision**

The purpose of this revision is to identify specific uses that would NOT be permitted on the subject tract. The limited use zoning designation allows the city to identify site-specific criteria for the subject tract. In this case, the zoning would permit a full service hotel as well as other supporting uses. What we do not want to see on this tract is the conversion of the proposed hotel into an extended stay lodging facility or any type of permanent residential use. Including these specific items within the zoning ordinance would prevent this from occurring.

**Proposed revision – other requirements:**

*(Section 1016B.22.4) Other requirements.*

- 8. Architectural concept.**

The architectural design, color selection and exterior building materials shall be substantially the same or equal to the building elevations prepared by Daniel Lemberg & Associates dated March 9, 2007 (Exhibit "C"). These drawings were reviewed in accordance with the city's Design Guidelines Ordinance and presented to and approved by the Planning Commission on March 10, 2008 as a part of the rezoning process.

**Prior to submittal of the building plans to the Building Department, the Applicant shall submit the exterior building materials and color selections to the City Planner and the Planning Commission Representative for approval. The purpose of this submittal is to ensure the exterior building materials and color selections are compatible with the exterior building materials and color selections of existing buildings on Commerce Drive North.**

#### **Purpose of revision**

The purpose of this revision is to identify specific review requirements for the proposed exterior building materials and color selections for the building. While these items have been reviewed and approved by the Planning Commission as a part of the conceptual site plan review process as well as the review of the rezoning application, this language will require the Applicant to once again submit these items to City Staff and the Planning Commission Representative for review and approval prior to submitting this information to the Building Department for permitting. This language is intended to be more of a "checks and balances" requirement.

#### **Proposed revision -- landscape concept:**

##### 10. Landscape concept.

~~As set forth within the city's Landscape Ordinance; provided, however, that since the proposed building would exceed the maximum building height (35') established within the GC zoning ordinance by 42%, the total number of canopy and understory trees required under the city's Landscape Ordinance shall be increased by not less than 42%.~~

**As set forth within the city's Landscape Ordinance; provided, however, that since the proposed building would exceed the maximum 35' building height established within the GC zoning ordinance by 42%, a minimum of 42% of the required canopy trees shall be increased to no less than 4" in caliper. Additionally, no less than 50% of the canopy and understory trees provided to meet tree replacement requirements shall be specified as evergreen plant material.**

#### **Purpose of revision**

Staff's initial proposal was to require an increase in the total number of canopy and understory trees based on the percentage the proposed building exceeded the minimum building height established within the GC zoning ordinance. Upon further analysis of this proposed requirement, it became aware it would have been virtually impossible to meet these additional planting requirements due to space limitations on the subject tract.

**Rezoning request – Hilton Garden Inn (Commerce Drive North)**

*March 28, 2008*

*Page 4*

We are now proposing specific planting requirements that would be applied to the total number of canopy and understory trees provided to meet tree replacement requirements. The city's Landscape Ordinance requires the provision of one canopy tree (minimum 2½" caliper) and one understory tree (minimum 2" caliper) for every 1,000 SF of impervious surface.

Because the Applicant is requesting a building that is 42% taller than what is permitted within the GC zoning district, Staff feels that a minimum of 42% of the required canopy trees should be no less than 4" in caliper. This would provide taller trees on the property that could be used to assist in reducing the scale of the taller building.

In addition, Staff is proposing that a minimum of 50% of the required canopy and understory trees be specified as evergreen plant material. This requirement would not only provide variety in the overall plant palette, but would also alleviate the possibility that all trees on the property would be without leaves in the fall and winter as discussed at both the Planning Commission and City Council meetings.

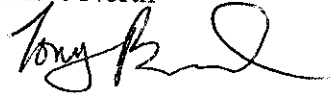
**Budget impact:**

There are no budgetary impacts associated with this request.

*Attachment*

## POSITION PAPER

Proposed Rezoning  
Hilton Garden Inn tract (2.480 acres), Commerce Drive North  
City Planner/ Zoning Administrator  
March 12, 2008



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### Situation:

Apsilon Management – Peachtree City, LLC purchased a 2.480-acre tract of land on Commerce Drive North within the Bridge Park commercial subdivision for the purpose of constructing a freestanding Hilton Garden Inn hotel. The subject tract is zoned GC General Commercial and designated as COM Commercial on the city's Land Use Map.

The proposed 93-room hotel would be four stories in height and encompass approximately 58,580 SF of total floor area. The overall building height as proposed would be 60' from finish grade to the ridge line of the roof. During the review of the conceptual site plan at the September 10, 2007 Planning Commission workshop, it was discovered the maximum building height within the GC zoning district was limited to no more than 35' from finish grade. This change had been incorporated with other amendments to the GC zoning ordinance on March 2, 2006. Up until that date, the maximum building height within the GC zoning ordinance was ten stories, but if over 35', the building must be approved by the Fire Department.

The Applicant desired to continue through the site plan review process with the understanding that approval of the conceptual site plan would be contingent on both the Planning Commission and City Council approving an increase to the maximum building height within the GC zoning district to 60' from finish grade to the ridge line or tallest portion of the roof.

Rather than adopt new height restrictions, City Council amended the ordinance as follows:

*The maximum height of all buildings shall not exceed 35' in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*

The Applicant is requesting that the property be rezoned from GC General Commercial to LUC Limited Use Commercial to permit the construction of a building with a height not to exceed 60' from finish grade to the ridge line of the roof. A copy of the Request for Rezoning application is included as Attachment "A".

### Facts:

1. The property known to us as the Hilton Garden Inn tract is 2.480 acres in area and is currently zoned GC General Commercial. The property owner, Apsilon Management –

**Hilton Garden Inn tract**

*March 12, 2008*

*Page 2*

Peachtree City, LLC, desires to construct a 93-room hotel on the property that would be four stories in height and 60' from finish grade to the tallest portion of the roof (Attachment "B").

2. For many years, the maximum building height for all buildings within the GC zoning district was limited to no more than ten stories, but if the building exceeded 35' in height, it was required to be reviewed and approved by the Fire Marshal.
3. On March 2, 2006, the GC zoning ordinance was amended to limit the maximum building height of all buildings to no more than 35' in height from finish grade. This amendment created numerous non-confirming structures that had been reviewed and permitted under the former height limitations.
4. On February 21, 2008, the GC zoning ordinance was amended to limit the maximum building height of all buildings to no more than 35' in height without first rezoning the property. This amendment further stated the maximum height of any building within the GC zoning district could not exceed 60' in height. As a part of the rezoning process, the Applicant would have to coordinate with the Fire Marshal and the Building Official to ensure their understanding of the design of the building as well as City Staff and the Planning Commission, who would review the design of the building in conformance with the city's Design Guidelines Ordinance.
5. On February 21, 2008, several amendments to the city's Design Guidelines Ordinance were adopted, all of which addressed building height and massing.
6. As a part of the conceptual site plan submittal package, the Applicant presented schematic building elevations to City Staff and the Planning Commission for review and approval. These elevations were approved subject to detailed drawings being submitted to City Staff and the Planning Commission Representative for review and approval prior to submittal of the building plans. The purpose of this review would be to make sure they were in compliance with the Design Guidelines Ordinance.
7. The proposed BB&T office building would be located on the property across Commerce Drive North. This building, including a tower corner element, would be 59'-60' in height from finish grade to the top of the roof. This building was approved prior to the amendments to the zoning ordinance restricting the height to no more than 35' (Attachment "C").
8. At their meeting on March 10, 2008, the Planning Commission voted unanimously to recommend that City Council approve the rezoning request (Attachment "D").

**Hilton Garden Inn tract**

March 12, 2008

Page 3

**Recommendation:**

Through the years, the city has reviewed and approved numerous buildings within the GC zoning district that exceed 35' in height. The majority of these buildings were approved prior to the establishment of the city's Design Guidelines Ordinance. The intent of this ordinance was to establish minimum criteria each developer would have to abide by when developing retail, commercial and industrial property within the city.

In an effort to address building height and scale, the recent amendments to the Design Guidelines Ordinance address building height and massing. The proposed Hilton Garden Inn hotel incorporates many of the recommendations of this ordinance into the design of the building, including change in plane, creating a base/ middle/ top, and incorporating various building materials and colors into each elevation of the building (Attachment "E").

The Applicant has worked closely with City Staff and the Planning Commission to refine the prototypical franchise architecture into a building that complements the existing development on the adjoining parcels. The building is similar in scale to the proposed BB&T office building across Commerce Drive North as well as existing retail and office buildings within the overall Westpark commercial subdivision.

Staff recommends that the rezoning of the 2.480-acre Hilton Garden Inn tract from GC to LUC be approved and that the recommendation be subject to the following understandings and conditions:

1. *As shown on the schematic building elevations, the maximum height of the building shall not exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*
2. *All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the final site plan submittal package.*

*Attachments*

# REQUEST FOR REZONING

## CITY OF PEACHTREE CITY, GEORGIA

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

LAND LOTS 130, 131, 158 & 155 OF THE 7<sup>TH</sup> DISTRICT AT THE  
INTERSECTION OF COMMERCE DRIVE & ABERDEEN PKWY.

This property is presently zoned: GC

The proposed zoning classification is: LVC

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

Signature: [Signature]

Owner: (print) RAJESH PATEL

Agent: (print) \_\_\_\_\_

Address: 3434 BROWNS MILL RD ATLANTA, GA 30354

Phone: 404-456-8483 Date: 2/18/08

\*\*\*\*\*

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

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date: 02-22-08

Request Number: 2008-11

Date of Planning Commission Public Hearing: 03-10-08 adv. 02-27-08

Date of City Council Public Hearing: 03-20-08 adv. 03-05-08

RECEIVED FEB 2 2008

11/01/06  
Attachment "A"

# REQUEST FOR REZONING

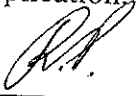
## IMPORTANT

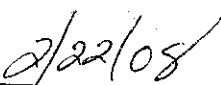
Please read the following information relative to campaign contributions to local government officials, initial where indicated, and submit as part of your application for rezoning.

O.C.G.A. 36-67A-3.

- 1) When any **applicant for rezoning action has made**, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - a) The name and official position of the local government official to whom the campaign contribution was made; and
  - b) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- 2) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- 3) When **any opponent of a rezoning action has made**, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
  - a) The name and official position of the local government official to whom the campaign contribution was made; and
  - b) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

  
Initial

  
Date

## Bridge Park Hotel Tract

All that tract or parcel of land lying and being in Land Lots 130, 131, 158 & 159 of the 7th District, City of Peachtree City, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way of Commerce Drive North (60' R/W) 650.96 feet northwesterly from the intersection of the westerly right-of-way of Commerce Drive and the northwesterly right-of-way of Aberdeen Parkway (R/W Varies); thence North 58°49'01" West, a distance of 50.00 feet to a point; thence North 32°25'57" West, a distance of 325.89 feet to a point; thence North 65°03'36" East, a distance of 102.51 feet to a 1/2 inch rebar found; thence 42.42 feet along a curve to the right, said curve having a chord of North 70°07'14" East 42.36 feet and a radius of 240.00 feet to a point; thence North 75°11'09" East, a distance of 218.96 feet to a 3/4 inch rebar found; thence South 31°46'43" East, a distance of 234.02 feet to a point; thence South 58°13'17" West, a distance of 139.83 feet to a point; thence South 24°47'56" West, a distance of 130.63 feet to a point on the westerly right-of-way of Commerce Drive North (60' R/W); thence along said right-of-way 87.57 feet along a curve to the left, said curve having a chord of South 72°59'37" West 80.00 feet and a radius of 60.00 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.480 acres or 108035 square feet of land.

4/13/2007

## Rezoning Report

### Hilton Garden Inn – Peachtree City

The project site is lot 4A of the Existing development of Bridgewater Commercial Subdivision. It is 2.48 acres in size with a current zoning of General Commercial. In it's current configuration, the lot is suited to handle the Hilton Garden Inn, as proposed.

Based on the current regulations, the building height is limited to thirty-five feet. Consequently, based on the city's recommendations, the developer intends to resolve the height requirement issue by rezoning the parcel to Limited Use Commercial designation. By rezoning, the developer understands that his development will more closely fit the city's requirements.

The proposed rezoning should not adversely impact the city's financial or political infrastructure. More specifically, the items that the city would mostly be concerned with include:

**Tax Base:** Property tax will increase due to the improvements of the property as well as provide additional jobs for residents of the city.

**Public Education:** Improvement of this project will not impact the public education of the city.

**Police and Fire Protection/emergency medical services:** The development will adhere to the city's codes with regard to the fire and emergency medical services, and will not propose additional hardship to the city's emergency response service.

**Transportation Facilities:** The transportation facilities for the site include direct access to Commerce Drive and Highway 74. There is currently a traffic study for the area on file with the city. It is the developer's contention that this development will not cause additional hardship to the current traffic/transportation facilities.

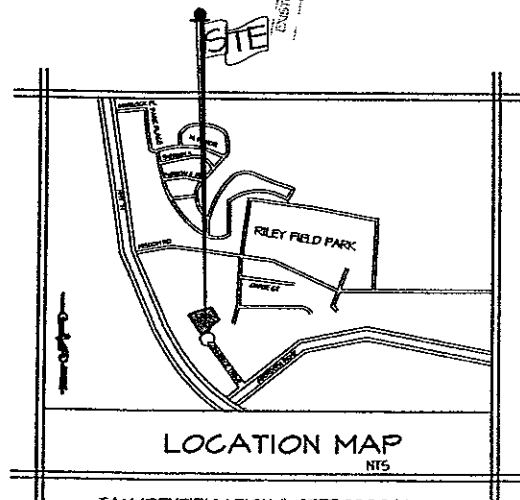
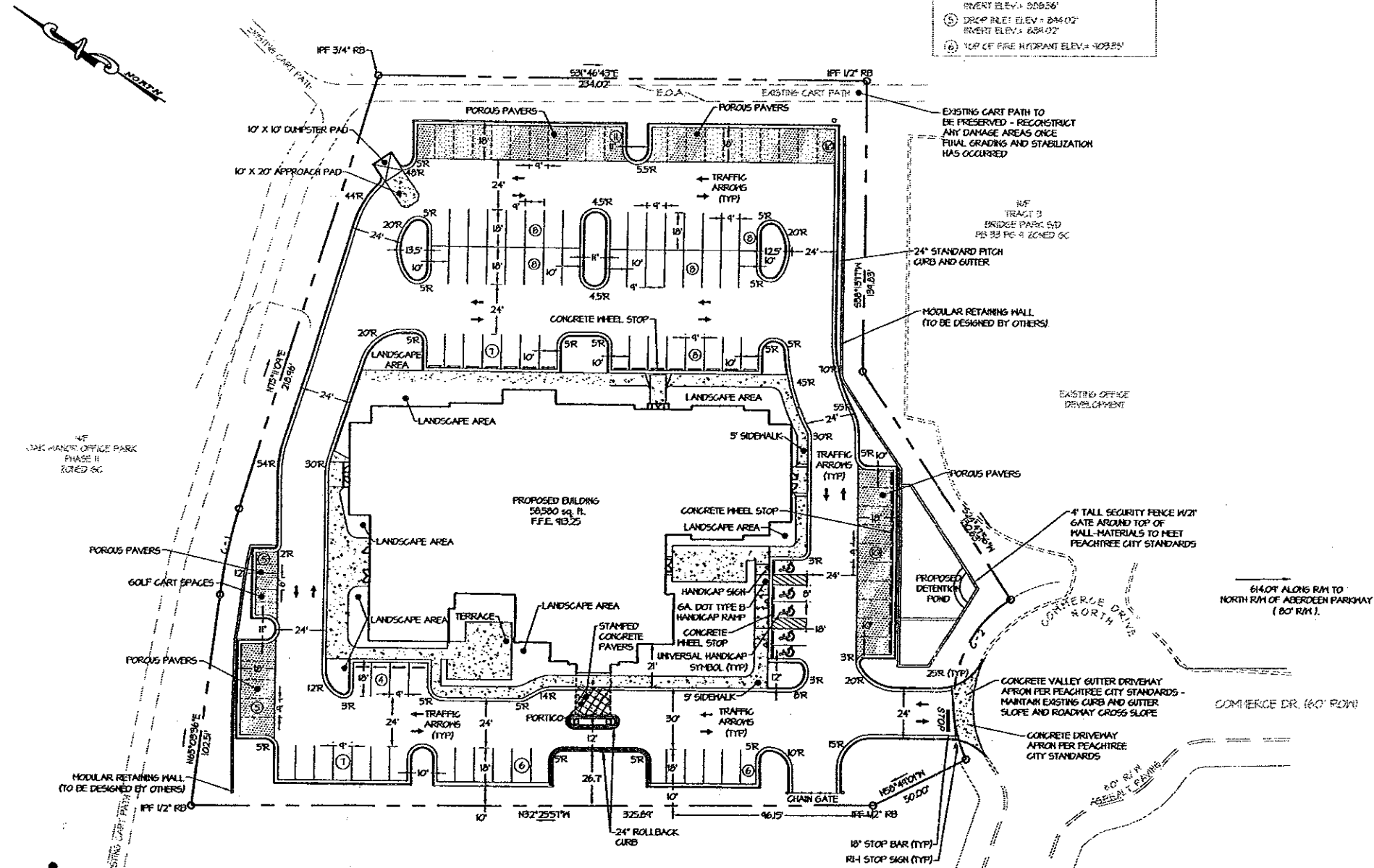
**Utilities:** Currently, there are numerous facilities near and similar in nature to this project that requires the same demand on the city's utility infrastructure. The developer believes that no special utility needs will be required with the rezoning of this parcel.

**Environmental Protection:** During design of the project, adherence to the city and state environmental design criteria will be strictly adhered to. As with its current configuration, the developer does not foresee any additional environmental impact to the site or surrounding areas.

**Recreation Program:** Improvement of this project will not impact the city's recreation programs. However, should the city sponsor any recreational or sporting events, the development of this project will benefit the city's commerce and eventual growth.

Based on the the city's review and subsequent rezoning, this project will not adversely impact the area. It is the developer's contention to provide a quality development that will hopefully enhance and improve the area.

| CURVE DATA |         |        |         |                |
|------------|---------|--------|---------|----------------|
| CURVE      | RADIUS  | LENGTH | CHORD   | CHORD BEARING  |
| 1          | 240.00' | 42.42' | 42.36'  | N 10° 01' 14"E |
| 2          | 60.00'  | 19.43' | 100.67' | S 51° 46' 54"W |



TAX IDENTIFICATION # 013309004A  
LAND LOTS 130, 131, 150, 151 - DISTRICT 1  
PEACHTREE CITY, GEORGIA 30269

#### REZONING NOTES

1. BASED ON PREVIOUS DEVELOPMENT THAT HAS OCCURRED IN THE AREA, THIS SITE DEVELOPMENT DOES NOT APPEAR TO IMPEDE OR ENCROACH INTO ANY HISTORICAL AREA, CEMETARY, OR OTHERWISE CULTURALLY SENSITIVE AREA.
2. CURRENTLY, PUBLIC SERVICES THAT ARE AVAILABLE TO THIS DEVELOPMENT INCLUDE:  
A. GOLF CART PATHS ALONG THE NORTHERN AND EASTERN PROPERTY LINES  
B. PUBLIC UTILITIES INCLUDING SEWER, GAS, WATER, ELECTRICAL, AND FIBER OPTIC.
3. THE PROJECT SITE IS CURRENTLY A LOT IN A COMMERCIAL SUBDIVISION AND HAS DEVELOPED PREVIOUSLY, THERE ARE NO SPECIFIC TREES LOCATED IN THE DEVELOPMENT AREA.

#### FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DETERMINED BY FEMA. COMMUNITY PANEL NUMBER: 15001800600 - MAP NUMBER: 1505000600, EFFECTIVE DATE: MARCH 18, 1996

#### STATE MATTERS

BASED ON FIELD OBSERVATIONS, THERE DOES NOT APPEAR TO BE STATE MATTERS LOCATED WITHIN 200' OF THIS SITE.

#### WETLANDS

BASED ON FIELD OBSERVATIONS AND THE NATIONAL WETLANDS INVENTORY, THERE DOES NOT APPEAR TO BE WETLANDS LOCATED ON-SITE.

#### PROJECT DIRECTORY

OWNER/DEVELOPER: APSILON MANAGEMENT PEACHTREE CITY, LLC.  
3434 BROWN HILL RD.  
ATLANTA, GA. 30354  
(404) 456-8483

ENGINEER: ACES ENGINEERING  
DON FELHAM  
770-463-3734

SURVEYOR: HURD - PRINCE & ASSOCIATES, INC.  
110 N. BERRY STREET  
STOCKBRIDGE, GA. 30281  
PHONE: (770) 474-1401

#### SITE NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, SPECIFICATIONS AND REQUIREMENTS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
2. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
3. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS.
4. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB EXCEPT WHERE NOTED.
5. PAVEMENT MARKINGS INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, SHALL BE PAINTED ON PAVEMENT AT LOCATIONS SHOWN.
6. SITE CONTRACTOR TO VERIFY EXISTING TOPOGRAPHIC AND UTILITY DATA PRIOR TO ANY CONSTRUCTION.
7. DEVELOPER:  
APSILON MANAGEMENT PEACHTREE CITY, LLC.  
3434 BROWN HILL RD.  
ATLANTA, GA. 30354  
(404) 456-8483
8. EXISTING INFORMATION ON THIS PLAN HAS TAKEN FROM A SURVEY PREPARED BY:  
HURD - PRINCE & ASSOCIATES, INC.  
110 N. BERRY STREET  
STOCKBRIDGE, GA. 30281  
PHONE: (770) 474-1401
9. ALL HANDICAPPED PARKING, STRIPING AND SIGNAGE SHALL BE INSTALLED AS PER THE AMERICAN DISABILITIES ACT, AND PEACHTREE CITY STANDARDS.
10. ALL SITE WORK, EARTHWORK, AND PAVING SHALL AT A MINIMUM ADHERE TO PEACHTREE CITY SPECIFICATIONS.

#### PEACHTREE CITY CONCEPTUAL SITE PLAN APPROVAL CONDITIONS:

1. APPROVAL OF THE CONCEPTUAL SITE PLAN IS CONTINGENT ON BOTH THE PLANNING COMMISSION AND CITY COUNCIL APPROVING THE AMENDMENTS TO THE MAXIMUM BUILDING HEIGHT AS CURRENTLY ADOPTED WITHIN THE GC GENERAL COMMERCIAL ZONING ORDINANCE. SHOULD THESE AMENDMENTS NOT BE ADOPTED, APPROVAL OF THE CONCEPTUAL SITE PLAN SHALL BE NULL AND VOID AND THE APPLICANT MUST RESUBMIT A SITE PLAN AND BUILDING ELEVATION THAT COMPLIES WITH CURRENT REQUIREMENTS.
2. THE APPLICANT SHALL MEET WITH CITY STAFF PRIOR TO PREPARING THE FINAL SITE PLAN TO DISCUSS PARKING, CALCULATION, STORMWATER, LANDSCAPING, FIRE SAFETY, AND BUILDING-RELATED ISSUES ARE ADDRESSED AND INCORPORATED INTO THE FINAL SITE PLAN.
3. THE APPLICANT SHALL CONTINUE TO COORDINATE WITH THE CITY ENGINEER TO ENSURE THE DEVELOPMENT CONFORMS TO THE CITY'S POST-CONSTRUCTION STORMWATER RUNOFF MANAGEMENT ORDINANCE.
4. A COMPLETE SET OF BUILDING ELEVATIONS, INCLUDING EXTERIOR BUILDING MATERIALS AND COLOR SELECTIONS, SHALL BE PRESENTED TO CITY STAFF AND THE PLANNING COMMISSION REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF THE BUILDING PLANS.
5. A COMPLETE SITE LIGHTING PLAN, INCLUDING ALL LIGHTING PROPOSED ON THE EXTERIOR OF THE BUILDING, SHALL BE PREPARED IN ACCORDANCE WITH THE LIGHTING ORDINANCE AND SUBMITTED TO CITY STAFF FOR APPROVAL PRIOR TO INSTALLATION. ALL MALL-PACK LIGHTING ON THE EXTERIOR OF THE BUILDING MUST BE SPECIFIED AS FULL-CUTOFF FIXTURES.
6. ALL EXTERIOR MECHANICAL UNITS (AIR HANDLERS, GAS METERS, ETC.) AND TRASH PICK UP AREAS MUST BE SCREENED BY A LOW MALL, WHICH IS CONSTRUCTED OF SIMILAR MATERIALS TO THOSE USED FOR THE BUILDING. LANDSCAPING SHOULD ALSO 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.
7. SHOULD THERE BE ANY SUBSTANTIAL DEVIATIONS FROM THE CONCEPTUAL SITE PLAN, A NEW PLAN MUST BE PRESENTED TO AND APPROVED BY THE FULL PLANNING COMMISSION.

#### REQUIRED PARKING:

1 SPACE/ROOM  
43 ROOMS = 43 SPACES

1 SPACE/2 EMPLOYEES  
30 EMPLOYEES = 15 SPACES

TOTAL REQUIRED = 108 SPACES

TOTAL PROVIDED = 111 SPACES

HANDICAP REQUIRED = 3 SPACES

TOTAL GIVEN = 5 SPACES

#### SITE LEGEND

|                        |                                |
|------------------------|--------------------------------|
| PROPOSED CURB & GUTTER | PROPOSED CONCRETE              |
| PROPOSED ROLLBACK CURB | PROPOSED GRAVEL PARKING AREA   |
| PROPERTY LINE          | PROPOSED STANDARD DUTY ASPHALT |
| ADJOINING LOT LINE     | TRAFFIC FLOW                   |
| PARKING BAY COUNT      | EXISTING FEATURES SCREENED     |
| HANDICAP PARKING       | STRIPING                       |
| BOLLARDS               | LIMITS OF DISTURBANCE          |



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770-623-4344  
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UTILITIES PROTECTION  
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| REVISIONS |             |
|-----------|-------------|
| DATE      | DESCRIPTION |
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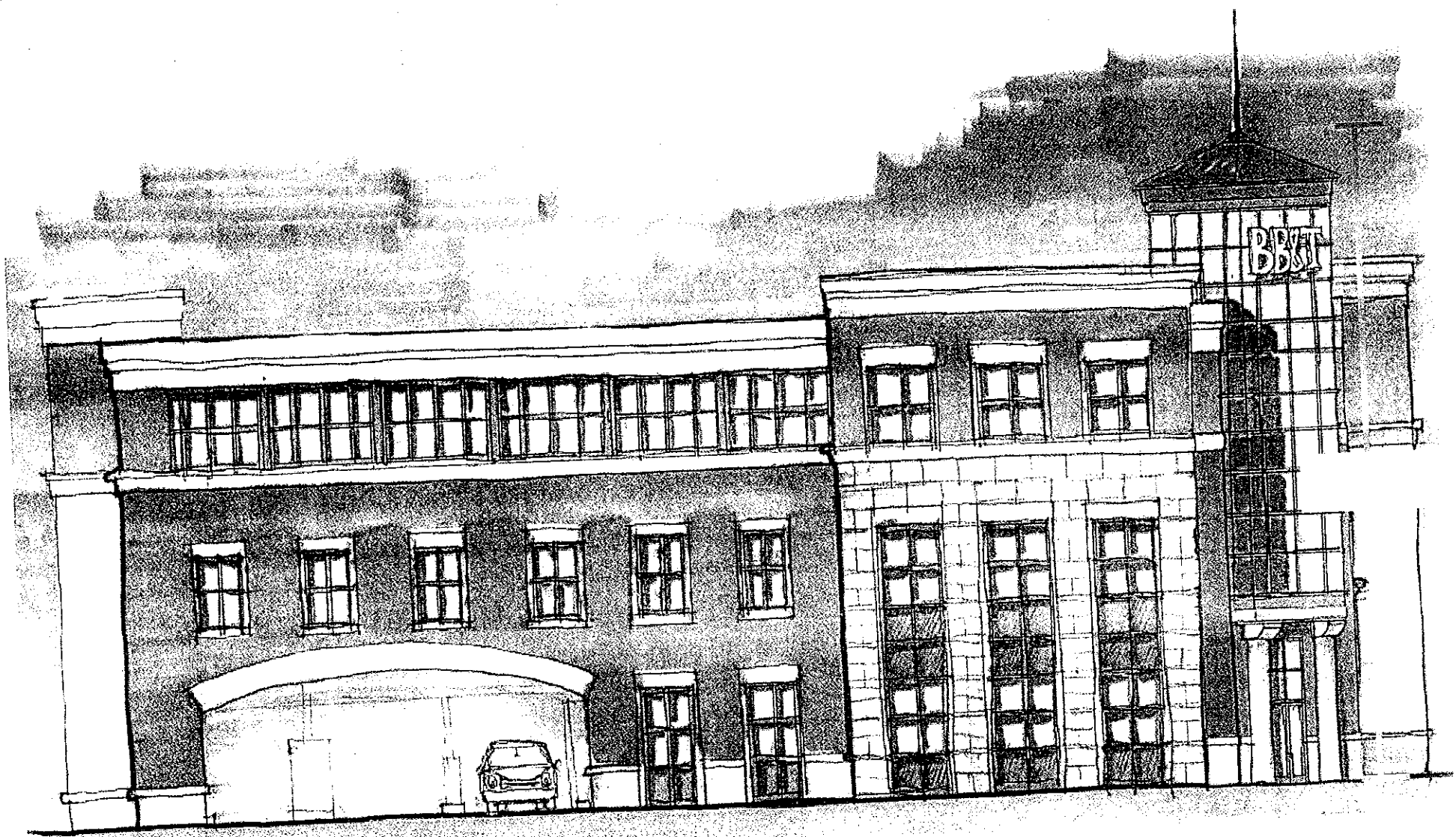
| OWNER/DEVELOPER                                                                                           |  |
|-----------------------------------------------------------------------------------------------------------|--|
| APSILON MANAGEMENT<br>PEACHTREE CITY, LLC.<br>3434 BROWN HILL RD.<br>ATLANTA, GA. 30354<br>(404) 456-8483 |  |
| 24 HOUR CONTACT:<br>RAJ PATEL<br>(404) 456-8483                                                           |  |

| TITLE                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------|--|
| REZONING PLAN                                                                                                |  |
| HILTON GARDEN INN<br>PEACHTREE CITY                                                                          |  |
| LOCATED IN<br>LAND LOTS 130,<br>131, 150, & 151<br>DISTRICT 1<br>PEACHTREE CITY<br>FAYETTE COUNTY<br>GEORGIA |  |

| COPYRIGHT                                                                                                                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| THIS DRAWING IS THE<br>SOLE PROPERTY OF<br>ACES, INC.<br>ANY ATTEMPT TO<br>REPRODUCE OR<br>RECEIPT WITHOUT<br>EXPRESSED WRITTEN<br>PERMISSION IS STRICTLY<br>PROHIBITED. |  |

|                  |
|------------------|
| DATE: 02/22/08   |
| DRAWN BY: HBU    |
| DESIGNED BY: DSP |
| CHECKED BY: DSP  |

|                   |
|-------------------|
| SEAL              |
| SHEET NO.         |
| 1 OF 1            |
| PROJECT NO: 07032 |



**UNAPPROVED EXCERPT OF MINUTES  
PLANNING COMMISSION MEETING  
March 10, 2008**

**PH-08-05                      Proposed rezoning, Hilton Garden Inn, Commerce Drive North,  
GC to LUC-22 (to allow a building taller than 35').**

The Vice Chairman opened the public hearing at 7:53 p.m.

Mr. Raj Patel of Apsilon Management – Peachtree City, LLC was in attendance to present their rezoning request for a 2.480-acre tract of land on Commerce Drive North within the Bridge Park commercial subdivision for the purpose of constructing a freestanding Hilton Garden Inn hotel. The proposed 93-room hotel would be four stories in height and would encompass approximately 58,580 SF of total floor area. The overall building height as proposed would be 60' from finish grade to the ridge line of the roof.

Mr. Patel stated that the Commissioners did not have the latest version of the plan so he described the differences in the two. He pointed out that the previous building had three stories and was 55' tall but this building had four stories and was only 59'. He said they had worked very hard to reduce the height. He added that, per suggestions received from Mr. Mullin, they had used stucco and brick to tone down the front elevation. He also noted that a lot of grading would be required to make everything on the site work.

In response to a question from Mr. Staples, Mr. Patel confirmed that the brick on this building would be complementary to the brick on the BB&T office building.

Ms. Wojcik commented but did not come to the microphone so her comments were inaudible. In response, Mr. Patel pointed out that this building would be 250' off of the road.

Mr. Staples thought the big issue with this building would be the vegetation around it and the cart path in particular.

Mr. Patel stated that the new site plan had a lot more landscaped islands, and the parking spaces and room count had been reduced.

Ms. Phyllis Aguayo of Stoneybrook subdivision stated that her comments on this item were similar to the ones she had about the Fairfield Inn which had just been discussed. She was concerned that there were more and more massive buildings that towered above the tree line. She did not think they were as architecturally charming as they should be if they were going to stand out as much as they would; and in some cases, they did not have landscaping that would soften the whole project. She added that in this particular situation, a building of the maximum height allowed would be located on a hill where it

would stand out no matter what the landscaping. She understood that this project was already pretty far in the process so she did not know what could be done at this point, but she hoped something could.

Mr. McCann said that the hotel would not look like the plan that was displayed. The plan he had seen was much nicer than this one.

The Vice Chairman closed the public hearing at 7:59 p.m.

Mr. Staples said that he empathized with everyone concerned. He hoped the same enthusiasm that was shown toward specific projects could be carried over to the overall ordinances and guidelines. He thought everyone could appreciate the situation the Applicant had been put in relative to the zoning of the property and the restrictions that were in place at the time the property was purchased. He hoped that the same time and energy could be put toward looking at what was currently on the books and advocating changes that could be enacted before another situation like the ones that occurred with the Fairfield and Hilton Garden Inns was confronted.

Mr. McCann thought that the lot was pretty much an unbuildable lot prior to the blasting and grading that had already occurred prior to the Applicant purchasing it. He was not sure it could be graded any further.

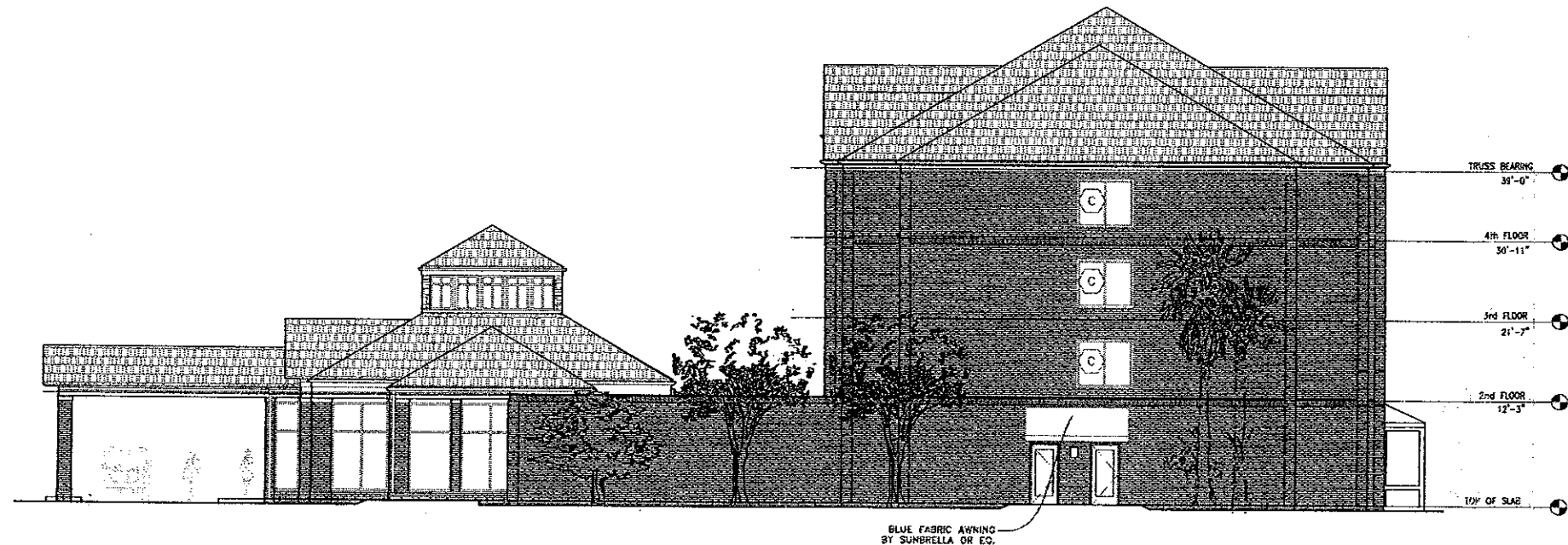
After discussion, a motion was made by Mr. Staples, seconded by Mr. McCann, and unanimously adopted to forward to City Council the proposed rezoning of the 2.480-acre Hilton Garden Inn tract from GC to LUC with a recommendation that it be approved, and that the recommendation be subject to the following understandings and conditions:

- 1. As shown on the schematic building elevations, the maximum height of the building shall not exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*
- 2. All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the final site plan submittal package.*

The Applicant agreed to the conditions.



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

PRELIMINARY

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

**Hilton**  
**Garden Inn**  
PEACHTREE CITY, GEORGIA

DANIEL LEMBERG - ARCHITECT & ASSOCIATES  
3445 CONCORD CORNER  
CONYERS, GA 30013  
(770) 922-8322

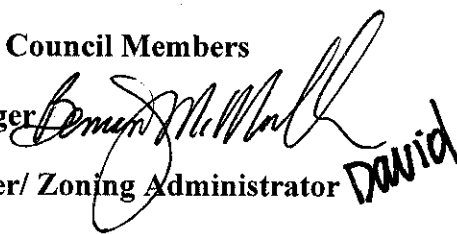
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DATE:  
5-3-2007  
JOB NO.  
2153  
SHEET  
**A201**

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and Council Members

**VIA:** City Manager 

**FROM:** City Planner/ Zoning Administrator **David**

**DATE:** March 27, 2008

**SUBJECT:** Variance request – Vaughn residence (516 Clearwater Cove)  
*April 3, 2008 City Council agenda*

---

**Recommendation:**

Staff continues to recommend that the proposed variance be approved subject to the understandings and conditions identified within our original Position Paper (dated March 18, 2008).

**Discussion:**

At the March 20 City Council meeting, Mr. Bob Barfield presented a variance request to allow an addition to the rear of an existing home within the Brookfield subdivision. The application was submitted without an approval letter from the Brookfield Homeowner's Association or letters of support from the surrounding property owners, and Staff failed to notify the Applicant these items were necessary in order to process the application.

The variance request was tabled in order to give the Applicant time to obtain these documents. The Brookfield Homeowner's Association submitted an approval letter (dated March 24, 2008). The Applicant is obtaining letters of support from her neighbors and will submit these to Staff next week. One of the adjoining homes is a rental property and the owner lives out-of-state, which is requiring additional time to secure this letter. We will provide these letters to you once they are received.

**Budget impact:**

There are no budgetary impacts associated with this request.

*Attachment*

*Mar. 24. 2008*

Peachtree City Planning Department  
153 Willowbend Rd.  
Peachtree City, GA

Dear Sirs,

We the undersigned are aware of the proposed variance V-2008-01 (adding a dining room) for 516 Clearwater Cove for Mrs. Betty Vaughn, ( agent Bob Barnard) for her residence. We have no objection to the variance.

Sincerely,

*Clyde R. Hansen*  
*Pres. Brookfield Homeowners Assn.*

## POSITION PAPER

Proposed Variance: 516 Clearwater Cove  
Lot 51, Brookfield subdivision

City Planner/ Zoning Administrator  
March 18, 2008

*David*

---

### Situation:

Ms. Betty Vaughn owns the property located at 516 Clearwater Cove within the Brookfield subdivision. She desires to construct an addition to the rear of her home that would extend 10' into the required rear building setback. The addition would encompass approximately 135 SF and provide a formal dining room off of the existing kitchen and breakfast nook.

Ms. Vaughn has been working with Mr. Bob Barnard of Barnard Associates Remodeling, Inc. to develop a schematic floor plan and elevation for the addition. Because the proposed addition would extend into the established rear building setback, the Applicant has submitted a request for variance to permit this encroachment (Attachment "A").

### Facts:

1. Lot 51 within the Brookfield subdivision is zoned GR-18 Residential, which requires a minimum rear building setback of 20'. The existing structure complies with this setback.
2. The rear of the existing home was constructed on the 20' rear building setback line.
3. The rear property line abuts a city-owned greenbelt and Luther Glass Park. Additionally, the majority of the area within the 20' building setback is wooded.
4. The proposed addition would encroach 10' into the established 20' rear building setback.
5. The exterior of the proposed addition would be similar in design, building materials and colors to the existing structure.
6. Even though the subject tracts adjoins a city-owned greenbelt and there is no other area where the addition could be located, the recently adopted Special Exception Variance criteria would not be applicable to this variance request, as the Applicant is requesting a decrease of more than 25 % (5') of the minimum building setback (20').

**Proposed Variance: 516 Clearwater Cove**

*March 18, 2008*

*Page 2*

**Review criteria:**

Based on the review criteria established within Article XII. Variances and Appeals of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- (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;
- (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;
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- (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,
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

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

**Discussion:**

The Applicant desires to increase the size of her home to add a formal dining room off of the existing kitchen and breakfast room. Based on the existing floor plan, roof line and building structure, the only area that would accommodate the addition is off of the rear of the home.

The existing home is located within an established cluster subdivision, where most of the homes extend from front building setback line to rear building setback line. There is no other location on the subject tract for the proposed addition without extensive renovations to the interior layout of the home.

**Proposed Variance: 516 Clearwater Cove**

March 18, 2008

Page 3

The rear property line abuts a city-owned greenbelt and Luther Glass Park, and the proposed addition would only be visible from the adjoining property (Lot 52). It should be noted that a variance was granted for an addition on the rear of this home in 2002, which now extends 5' into the minimum rear building setback.

Many of the discussions pertaining to the update to the city's Comprehensive Plan have included a need to include provisions to protect the character of existing neighborhoods as well as encourage redevelopment and reinvestment within these neighborhoods. The Applicant is proposing to enhance her property as well as the neighborhood with this addition. The design and construction of the addition are complementary to the existing character of the home and would include similar building materials and color selections.

**Recommendation:**

Staff recommends that the variance be approved subject to the following understandings and conditions:

1. *The variance shall be limited to no more than 10' into the established 20' rear building setback.*
2. *The architectural design of the proposed addition, including exterior building materials, roof lines and color selections shall be the same as those used on the existing home.*
3. *Clearing of existing vegetation for the proposed addition shall be limited to only that area required to accommodate the foundation.*
4. *A minimum of seven wax myrtle shrubs (minimum 5-gallon shrubs) shall be planted within the remaining 10' building setback to augment the remaining vegetation within this area.*

*Attachments*

V-2008-01

# REQUEST FOR VARIANCE ZONING ORDINANCE, CITY OF PEACHTREE CITY

 DAIS  
03-08-11  
ADD. 1 of 1

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: 516 CLEARWATER COVE, (BROOKFIELD SUBDIVISION)

The reason this variance is being requested is as follows: SEE THE ATTACHED SITE PLAN

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

- Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

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

Name: (Please type or Print) BOB BARNARD (AGENT)  
 Address: 9 BEAUREGARD COURT, FAYETTEVILLE, GA 30215  
 Phone: 770-461-8418 OFFICE 770-461-3025 FAX 770-527-7835 CELL  
 Signature: [Signature]

\*\*\*\*\*

This request, 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: David E. Rant  
 Title: City Planner / Zoning Administrator  
 Date of Acceptance: 01-07-08  
 Date of Public Hearing: 03-20-08 adv. 03-05-08

Rec'd. 01-07-08



P.O. BOX 875, FAYETTEVILLE, GA 30214 (770) 461-8418 (770) 461-3025 FAX  
Website – [remodelingdreams.com](http://remodelingdreams.com)

January 12, 2008

To: **David E. Rast, ASLA**  
City Planner/ Zoning Administrator  
City of Peachtree City  
153 Willowbend Road  
Peachtree City, GA 30269

**RE: Request for Variance**

Dear David,

I am Bob Barnard of Barnard and Associates Remodeling, Inc. and I am the agent representing Mrs. Betty Vaughn of 516 Clearwater Cove, Brookfield Subdivision, Peachtree City, GA 30269. We respectfully request a variance to add a 10' deep x 13'6" extension to Mrs. Vaughn's breakfast room to make it a full dining room.

If you are familiar with these homes, they are built right next to each other therefore eliminating any possibility of going to the side with an addition. The homes cover from the front building lines to the rear building lines. Her home does not have a formal dining room and the current breakfast area is approximately 8' x 13'. She would like to be able to have a full dining room table to entertain family and friends on a regular basis.

As you can see from the foundation survey when the home was built, there is a 20' rear building line. We would request that the addition be allowed to go back 10' and be 13'6" wide. She would also like to extend her existing patio back to the rear of the addition. (See renderings and copy of survey) If you visit the site, the location for the addition will require that a few small trees less than 1" in diameter be removed and the lay of the land is flat.

At the home just to the west of Mrs. Vaughn's, 518 Clearwater Cove there is a sunroom attached to the rear of this home. I have included the variance request and approval for this addition. We would respectfully request the granting of this variance. Thank you for your time and consideration in this manner. If you have any questions, feel free to contact me at 770-527-7835. Look forward to hearing from you soon.

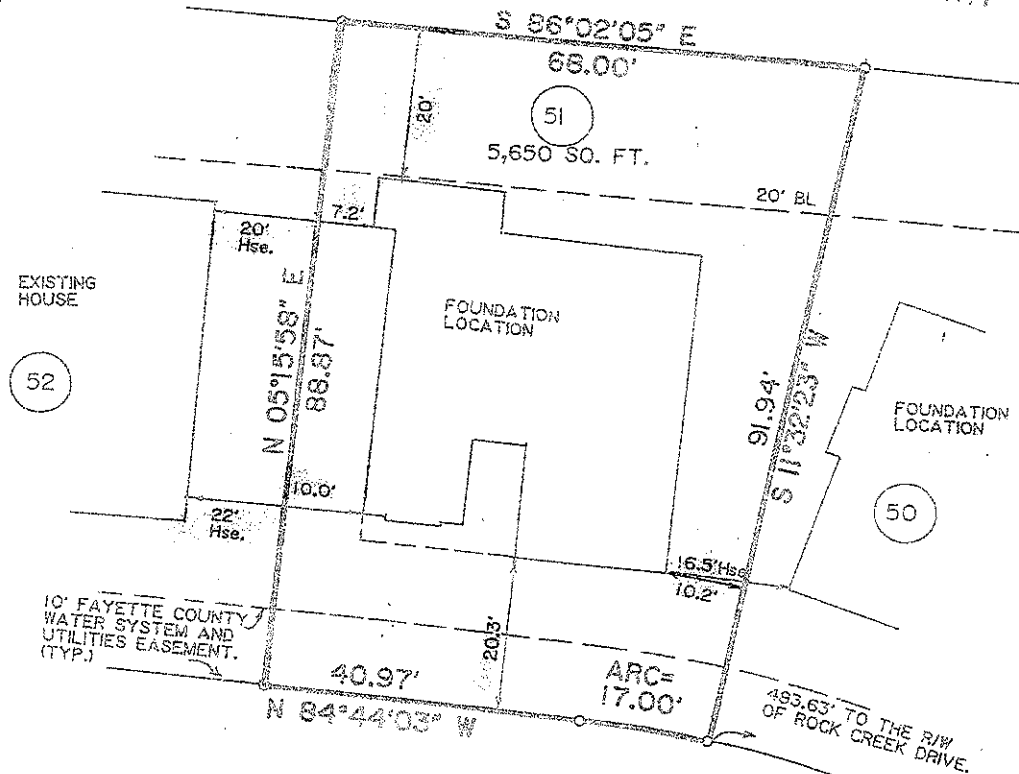
Sincerely,

A handwritten signature in black ink, appearing to read "Bob Barnard", followed by a long horizontal line.

Bob Barnard, President

CITY GREENBELT

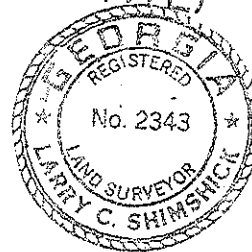
*Plat L-6-96*  
BUILDING OFFICIAL  
CITY OF PEACHTREE CITY



CLEARWATER COVE 28' B.O.C. TO B.O.C.  
(PRIVATE)

This plat was prepared for the exclusive use of the person, persons or entity named herein. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

In my opinion, this property does not lie within the 100 year flood plain according to the HUD Flood Plain Map no. 13113C0090 D  
Dated: MARCH 18, 1996



SETBACKS:  
FRONT: 15' (Garage no closer than 20') or as shown.  
SIDE: 0/10' min. between dwellings (20' separation every 10 dwellings.)  
REAR: 20' (40' where adjoining residential).

PREPARED FOR:

HAYES-JOHNSON

|                                     |                      |                     |
|-------------------------------------|----------------------|---------------------|
| SUBDIVISION: BROOKFIELD SUBDIVISION |                      | P.B. 27, PG. 28-32. |
| LOT: 51                             | LAND LOT: 40         | DATE: 05-03-96      |
| BLOCK:                              | DISTRICT: 6TH        | REV. 05-29-96       |
| SCALE: 1" = 20'                     | COUNTY: FAYETTE, GA. | JOB NO: 9510SS      |

jefferson  
consultants

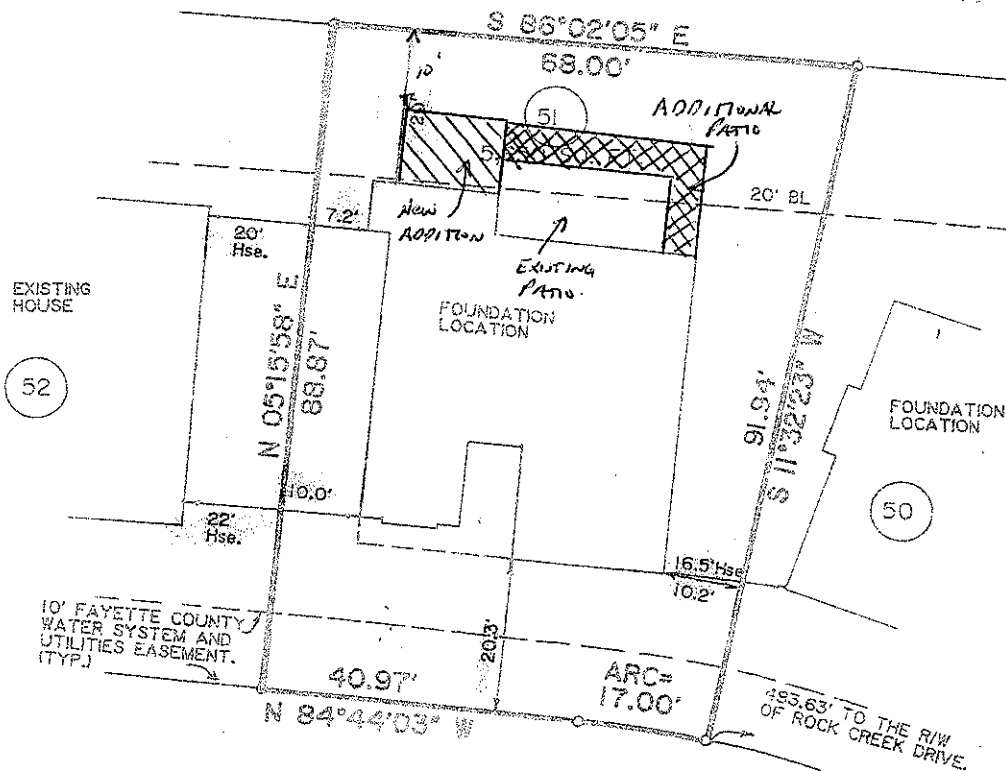
consulting engineers • surveyors • planners

P.O. BOX 2627 PEACHTREE CITY  
487-9805 GEORGIA 30269 487-9220

CITY GREENBELT

PROPOSED  
ADDITION

*Anty L-6-96*  
BUILDING OFFICIAL  
CITY OF PEACHTREE CITY



CLEARWATER COVE 28' B.O.C. TO B.O.C.  
(PRIVATE)

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

In my opinion, this property does not lie within the 100 year flood plain according to the HUD Flood Plain Map no. 13H13C0090 D  
Dated: MARCH 18, 1996



SETBACKS:  
FRONT: 15' (Garage no closer than 20') or as shown.  
SIDE: 0' (10' min. between dwellings) (20' separation every 10 dwellings.)  
REAR: 20' (40' where adjoining residential).

PREPARED FOR:

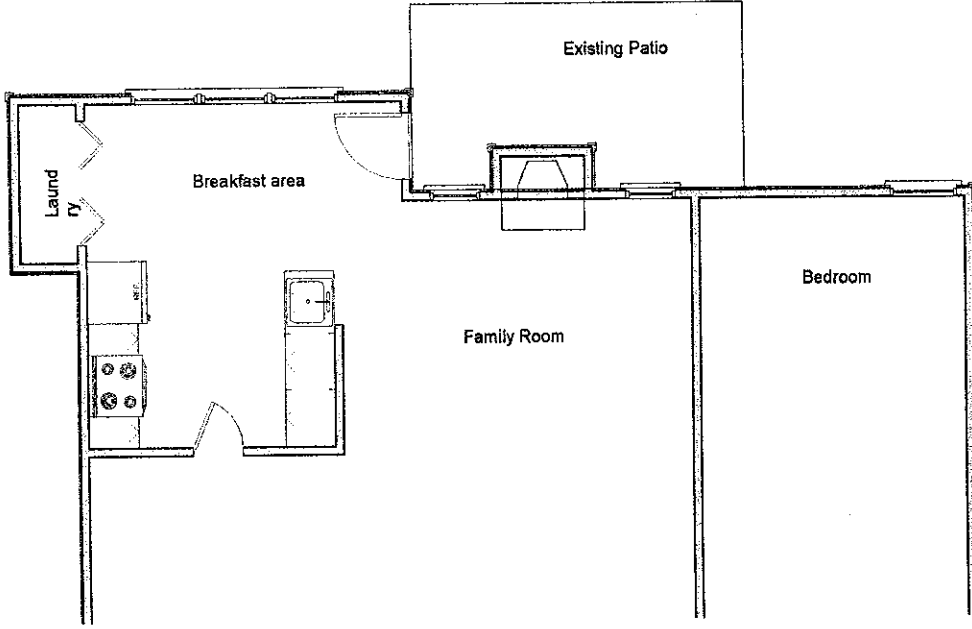
HAYES-JOHNSON

|                                     |                      |                     |
|-------------------------------------|----------------------|---------------------|
| SUBDIVISION: BROOKFIELD SUBDIVISION |                      | P.E. 27, PG. 28-32. |
| LOT: 51                             | LAND LOT: 40         | DATE: 05-03-96      |
| BLOCK:                              | DISTRICT: 6TH        | REV: 05-29-96       |
| SCALE: 1" = 20'                     | COUNTY: FAYETTE, GA. | JOB NO: 931058      |

jefferson  
consultants

consulting engineers • surveyors • planners

P.O. BOX 2627 PEACHTREE CITY  
487-9805 GEORGIA 30269 487-9220



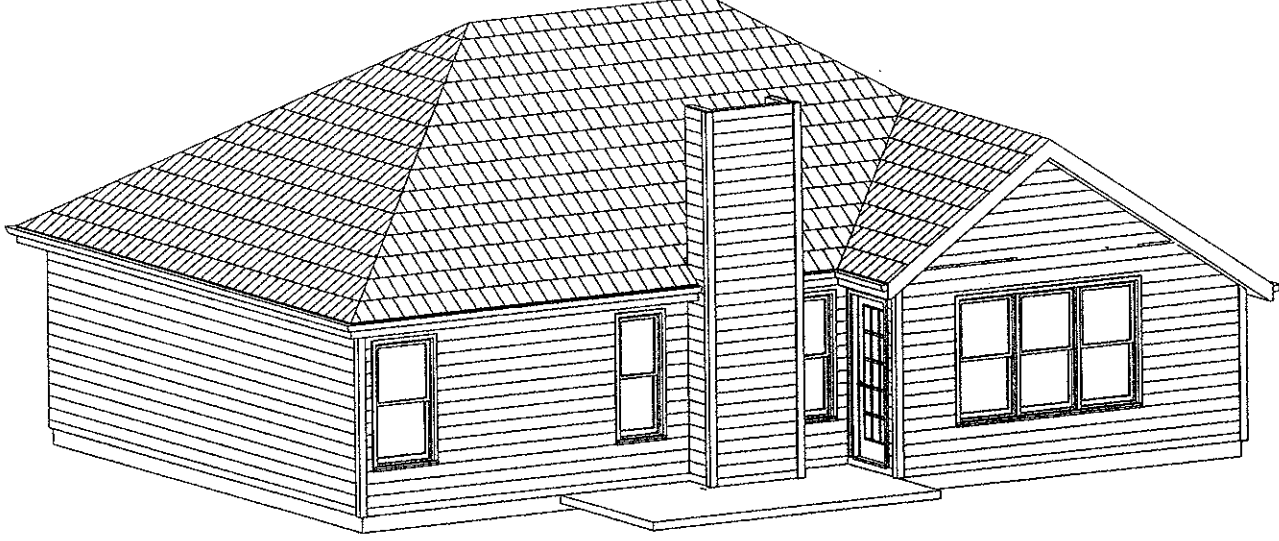
GARLAND AND ASSOCIATES REMODELING, INC.  
P.O. BOX 875 PINEVILLE, GA 30214  
770-461-8418 Office 770-461-3023 Fax

© Copyright

OWNER  
**Betty Vaughn**  
516 Clearwater Cove  
Peachtree City, GA 30269

DATE: 1/12/08  
PAGE # 1

Existing Home



BARUARD AND ASSOCIATES REMODELING, INC.  
P.O. BOX 875 FAYETTEVILLE, GA 30214  
770-461-8418 Office 770-461-3025 Fax



Copyright

OWNER

**Betty Vaughn**

516 Clearwater Cove  
Peachtree City, GA 30269

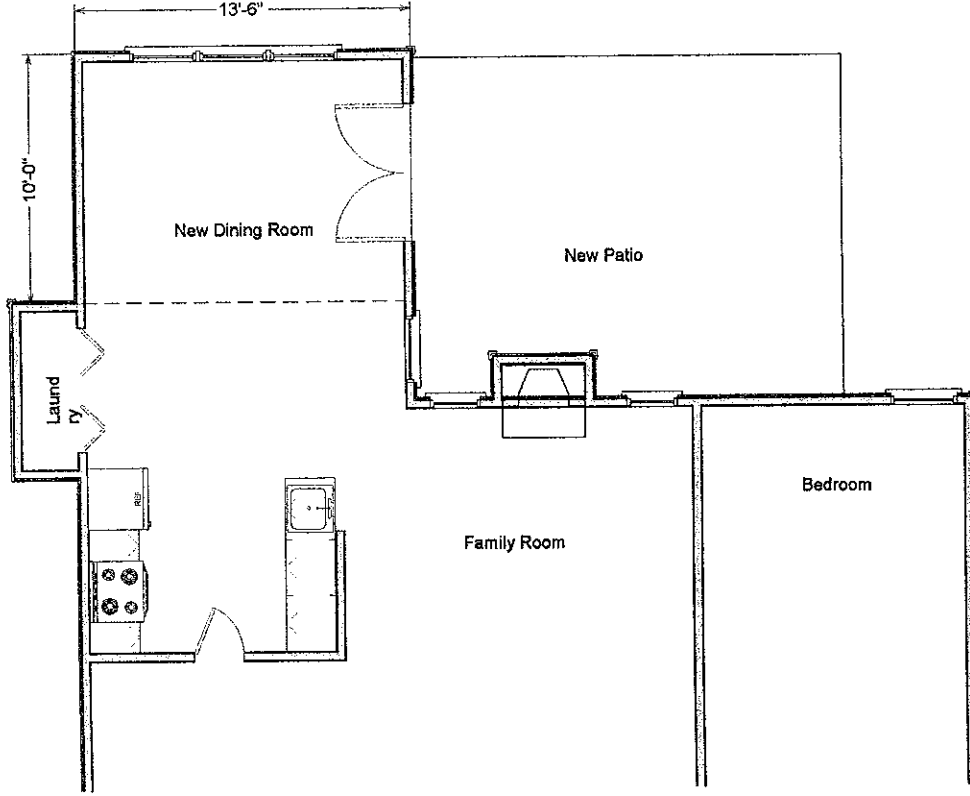
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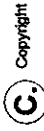
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2

Existing Rear Elevation



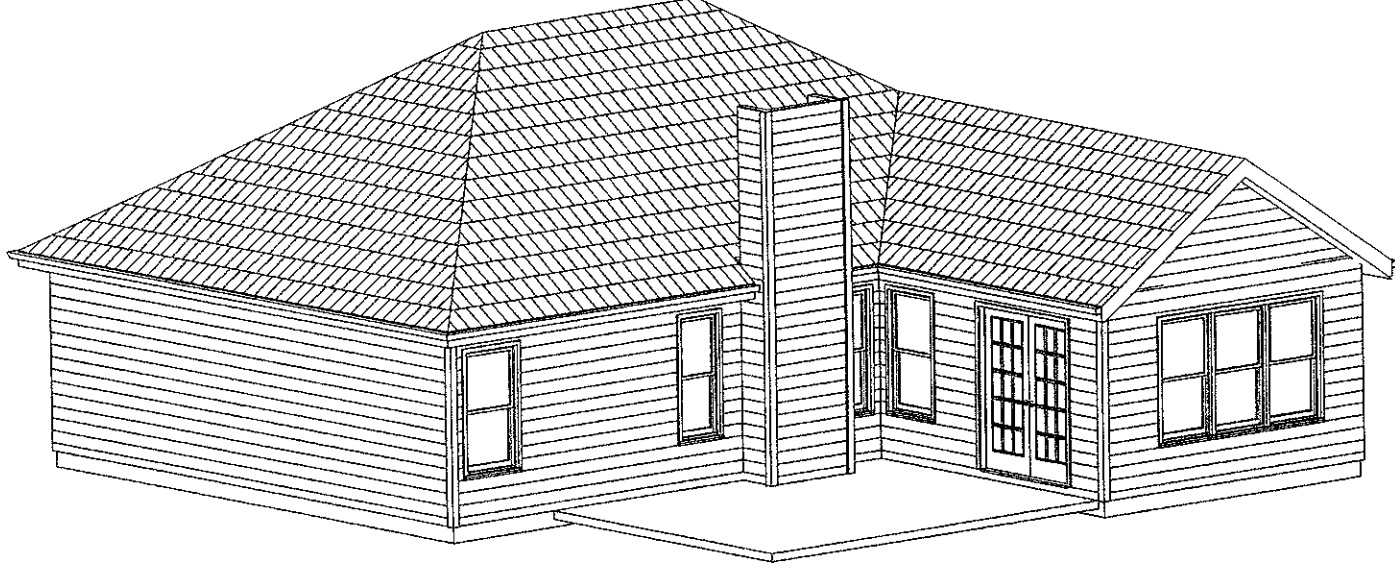
BARNARD AND ASSOCIATES REMODELING, INC.  
P.O. BOX 875 FAYETTEVILLE, GA 30214  
770-461-8418 Office 770-461-3025 Fax



OWNER  
**Betty Vaughn**  
516 Clearwater Cove  
Peachtree City, GA 30269

DATE: **1/12/08**  
PAGE #: **3**

**New Dining Room Addition**



BARNUARD AND ASSOCIATES REMODELING, INC.  
P.O. BOX 875 FAYETTEVILLE, GA 30214  
770-461-8418 Office 770-461-3023 Fax

© Copyright

OWNER

Betty Vaudin

516 Clearwater Cove  
Peachtree City, GA 30269

DATE:

1/12/08

PAGE #

4

New Rear Elevation

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor & Council Members

**VIA:** City Manager *BGM (BT)*  
Financial Services Director *P.S.*

**FROM:** Acting Administrative Services Director / City Clerk *BT*

**DATE:** March 28, 2008

**SUBJECT:** Appointment of Deputy City Clerk  
*April 3, 2008, City Council Meeting*

---

### Recommendation:

That Council appoint Pam Dufresne as Deputy City Clerk for Peachtree City.

### Discussion:

In April of 2001, Council appointed Jane Miller as City Clerk and me as the Deputy City Clerk. As you know, with the loss of Ms. Miller last year, I have been serving as Acting City Clerk since July of 2007.

Due to budget constraints this year, we are not currently filling the Administrative Services Director/City Clerk vacancy, extending the time the City will be operating without a Deputy City Clerk who is able to take on the legal responsibilities of the Clerk during the appointed Clerk's absence. Ms. Dufresne has served as the Recording Secretary for Council since July of 2001, and is experienced in managing the meeting agendas, compiling the meeting packets, transcribing minutes, and managing City records. She has completed the training mandated by the state for Clerks in their first year of office, and is currently taking the courses toward certification as a Municipal Clerk/Deputy Municipal Clerk. This appointment will ensure the City is properly represented by a Clerk at all times.

### Budget Impact:

This item would include a stipend for added responsibilities of an estimated \$155 per month impact on the City Clerk budget for personnel costs, which has funds available to cover this cost.

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

---

**TO:** City Council

**VIA:** City Manager   
Acting Director of Administrative Services

**FROM:** Director of Leisure Services 

**DATE:** March 25, 2008

**SUBJECT:** Consider Approving Special Use 50<sup>th</sup> Anniversary City Logo  
*For April 3, 2008 City Council agenda*

---

**Recommendation:** That Council approves limited use of a special 50<sup>th</sup> Anniversary City Logo from the date of the approval through calendar year 2009. This special use logo would fall under the same approval criteria as the existing logo contained in City Administrative Regulation (CAR) 5-5, City Logo and Slogan.

**Discussion:** This special 50<sup>th</sup> Anniversary Logo was developed as a means of involving the community in preparations for the city's 50<sup>th</sup> Anniversary in 2009. The 50<sup>th</sup> Logo does not depart from the basic design of the existing copyrighted logo, except to highlight the 50 year milestone. The 50<sup>th</sup> Logo would be available on an approval basis to Peachtree City or Fayette County groups that are sponsoring events in Peachtree City. The intent is to enable organizers of existing events to easily associate their event with the 50<sup>th</sup> Anniversary and provide them opportunities to plan and promote their event with this focus. The city staff 50<sup>th</sup> Anniversary planning committee felt that this would be a good way to incorporate the 50<sup>th</sup> celebration into existing events and not create any further burden on staff by creating special 50<sup>th</sup> events. The approval process to use the logo would be the same as described in CAR 5-5 (written request through city manager for final city council approval) and would require the licensing agreement shown, with a "50<sup>th</sup>" heading to differentiate between the existing logo and the 50<sup>th</sup> logo. Because there are routinely events through December each year, this approval would encompass the period from approval through calendar year 2009.

**Budgetary Impact:** No anticipated budgetary impact.

**OPR: City Hall****8/12/86 (Revised 7/04)**

|                                      |           |                 |             |
|--------------------------------------|-----------|-----------------|-------------|
| Purpose                              | Section I | Use Limitations | Section III |
| Logo/Slogan Registration/Description | II        | Authorization   | IV          |

### I. Purpose

The purpose of this regulation is to establish City policy on usage of the City Logo and Slogan, adopted by the Mayor and Council on December 20, 2003. This regulation shall specify by whom and in what manner the City Logo and Slogan may be used and the authorization required to do so.

### II. Logo & Slogan Registration and Description

The City of Peachtree City takes great pride in its Logo and Slogan and will preserve exclusive rights to usage through Common Law Usage and appropriate registration with State and Federal Agencies. The Logo & Slogan are described as follows:

A graduated yellow to burgundy (primarily orange) ribbon in the shape of a stylized peach top, bisected by two graduated green to yellow leaves, over the words "Peachtree City" in Copperplate Gothic font (note: the phrase "Peachtree City" is not reserved for exclusive use). When the slogan, "Plan to Stay," is present, it will appear below the "Peachtree City" lettering, aligned to the left, in Copperplate Gothic lettering.

The City has and will exercise the right to protect the logo and slogan, and to restrict its use of the logo and slogan, any resemblance thereof which might be mistaken for the City's logo and slogan, and any unauthorized changes made to the Logo & Slogan.

The City Logo and Slogan will not be authorized for third party retail/resale uses unless specified by a separate licensing contract approved by the City Council.

### III. Use Limitations

The City Logo & Slogan may be displayed on City property including, but not limited to, stationery, brochures, business cards, uniforms, signs, buildings, and vehicles. The manner of display will be standardized among departments through the Public Information Department.

Requests for use of the Logo and/or Slogan by City departments will include size, layout, coloring and location of Logo and/or Slogan, and must be submitted to the Public Information Officer for review and must be approved by the City Manager. Once usage has been approved, it may not be altered without approval by the City Manager.

Non-profit organizations, City appointed commissions and boards, and other entities may, with

proper City Council authorization and submission of a Licensing Agreement, be allowed to utilize the City Logo and/or Slogan .

#### IV. Authorization

Any group or organization desiring to display the City Logo and Slogan or any part thereof must make a written request of the City Manager stating the reason for the request, the length of time the images will be used and a drawing of the display. The City Manager will review the request and determine whether the request should be denied, or submitted to City Council for consideration. Any questionable display of the Logo and/or Slogan will be reviewed by the City Attorney prior to any action being taken on the request. Final approval authority rests with City Council.

APPROVED:

Public Information Officer  
Director of Administrative Services/City Clerk  
Assistant City Manager  
City Manager

## City of Peachtree City Logo and Slogan Licensing Agreement

The City of Peachtree City (the City) hereby grants \_\_\_\_\_ a non-exclusive license, until revoked by the City by a written notification.

To use the (indicate one) \_\_\_\_\_ City Logo / \_\_\_\_\_ City Slogan / \_\_\_\_\_ City Logo & Slogan (the "Logo/Logos," graphics, slogan) for the specific use of:

\_\_\_\_\_

\_\_\_\_\_

As Grantee, you acknowledge and agree by using the Logo/Slogan that:

- (a) the Logo/Slogan shall be used solely for items specified in writing by the City Manager for the City of Peachtree City and for no other purpose without the City's prior written approval;
- (b) the Logo/Slogan is owned by the City of Peachtree City and you will not contest the City's title to the Logo/Slogan or the validity of the permission granted to you;
- (c) you will use the Logo only in the form and manner prescribed and will not modify color, design, or format, or use any other trademark, service mark, word or device in combination with the Logo/Slogan without the prior written consent of the City Manager for the City of Peachtree City;
- (d) neither this authorization nor any other City consent may be assigned to any other entity or party, (including by operation of law), without the prior written approval of the City Manager for the City of Peachtree City;
- (e) you will notify, indemnify and hold the City harmless of any claims, and pay any liability, costs or expenses which arise out of use of the Logo/Slogan your unauthorized use of the Logo;
- (f) nothing herein confers any right, title or interest in any other trademark, service mark, copyright or patent of the City, registered or unregistered; and
- (g); you will comply with all future instructions from the City regarding the use of the Logo/Slogan.

You agree and understand that any violation of this agreement will be enforced by use of federal trademark and copyright law in a federal or local court of law. The Logo/Slogan may not be used in conjunction with any other event or promotion not sanctioned by the City unless the proper license agreement has been issued by the City. All forms of use must be approved in writing by the City Manager prior to the production of materials via physical samples or proofs. The Grantee shall not procure the City's Logo/Slogan from any other source except via the City Manager or his/her designee. The City will provide an electronic JPG or PDF file of the Logo/Slogan image.

\_\_\_\_\_  
(Authorized Grantee Representative)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(City Manager or Authorized Grantor Representative)

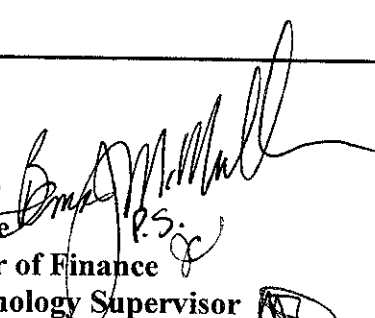
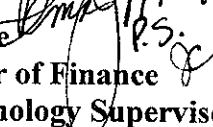
\_\_\_\_\_  
Date



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

---

**TO:** Mayor and City Council

**VIA:** Bernard McMullen, City Manager   
Paul Salvatore, Director of Finance   
Janet Camburn, Assistant Director of Finance   
Matt Robinson, Information Technology Supervisor 

**FROM:** Mike Dupree, Major MD (M)

**DATE:** March 27<sup>th</sup>, 2008

**SUBJECT:** Memorandum of Understanding Agreement, All Hazards Council

**RE:** Wireless Fingerprinting System, AFIS, grant opportunity  
April 3, 2008, Council Meeting

---

**Recommendation:**

The Police Department recommends that City Council approve our agency's participation in the All Hazards Council Region VII Memorandum of Understanding. By authorizing this participation, it would allow the department to have access to wireless fingerprinting that is being sponsored through a grant offered by the United States Department of Homeland Security. After the memorandum of understanding is signed, the Police Department will receive the appropriate hardware and software to have access to wireless fingerprinting and criminal records checks through the Georgia Crime Information Center (GCIC) and National Crime Information Center (NCIC). The department recommends that we pursue this grant opportunity and receive City Council's authorization to enter into the attached Memorandum of Understanding.

**Discussion:**

The department is committed to being prepared for major disasters and has incorporated and instituted numerous procedures for accomplishing this task. This grant is being made available to twenty-three (23) metro Atlanta agencies who sign the enclosed Memorandum of Understanding. The grant provides the software and hardware for mobile wireless GCIC, wireless fingerprinting, and NCIC access to criminal history information on subjects.

**Budget Impact:**

This is a non-matching 100% funded grant. The only budgetary impact is the purchase of one (1) wireless air card for \$70.00 and a reoccurring cost of \$49.00 per month for airtime.

**MEMORANDUM OF UNDERSTANDING / AGREEMENT  
REGARDING STATE USE OF  
HOMELAND SECURITY GRANT FUNDING ON BEHALF OF  
CERTAIN LOCAL UNITS OF GOVERNMENT**

**AMONG**

**STATE OF GEORGIA,  
GEORGIA EMERGENCY MANAGEMENT AGENCY (GEMA),**

**AND**

**CERTAIN LOCAL UNITS OF GOVERNMENT, TO-WIT,**

**RIVERDALE POLICE DEPARTMENT  
FOREST PARK POLICE DEPARTMENT  
CLAYTON COUNTY POLICE DEPARTMENT  
COBB COUNTY SHERIFF'S OFFICE  
COBB COUNTY POLICE DEPARTMENT  
DEKALB COUNTY POLICE DEPARTMENT  
DEKALB COUNTY SHERIFF'S OFFICE  
DOUGLAS COUNTY SHERIFF'S OFFICE  
DOUGLASVILLE POLICE DEPARTMENT  
FAYETTE COUNTY SHERIFF'S OFFICE  
PEACHTREE CITY POLICE DEPARTMENT  
FAYETTEVILLE POLICE DEPARTMENT  
FULTON COUNTY SHERIFF'S OFFICE  
FULTON COUNTY POLICE DEPARTMENT  
CITY OF ATLANTA POLICE DEPARTMENT  
SANDY SPRINGS POLICE DEPARTMENT  
GWINNETT COUNTY SHERIFF'S OFFICE  
GWINNETT COUNTY POLICE DEPARTMENT  
DULUTH POLICE DEPARTMENT  
LAWRENCEVILLE POLICE DEPARTMENT  
HENRY COUNTY SHERIFF'S OFFICE  
HENRY COUNTY POLICE DEPARTMENT  
ROCKDALE COUNTY SHERIFF'S OFFICE**

- 1. PARTIES.** The parties to this Agreement are the State of Georgia, Georgia Emergency Management Agency and the Riverdale Police Department, Forest Park Police Department, Clayton County Police Department, Cobb County Sheriff's Office, Cobb County Police Department, DeKalb County Police Department, DeKalb County Sheriff's Office, Douglas County Sheriff's Office, Douglasville Police Department, Fayette County Sheriff's Office, Peachtree City Police Department, Fayetteville Police Department, Fulton County Sheriff's Office, Fulton County Police Department, City of Atlanta Police Department, Sandy Springs Police Department, Gwinnett County Sheriff's Office, Gwinnett County Police Department,

Duluth Police Department, Lawrenceville Police Department, Henry County Sheriff's Office, Henry County Police Department, and Rockdale County Sheriff's Office, all local units of government located within the State of Georgia (hereinafter referred collectively to as "Local Parties.")

**2. AUTHORITY.** This Agreement is authorized under the provisions of Ga. Const. Art. IX, Sect. III, Para. I.

**3. PURPOSE.** The purpose of this Agreement is to set forth terms by which the State of Georgia shall expend Homeland Security Grant Program funding on behalf of the Local Parties. On August 13, 2007, the United States Department of Homeland Security issued grant number 2007-GE-T7-0054 to the State of Georgia. Under this grant, the State of Georgia must allocate grant funding to local units of government. Under this grant, local units of government may authorize the State of Georgia to make purchases on their behalf, provided that the local units of government and the State of Georgia enter into an Agreement on the matter.

**4. RESPONSIBILITIES:** The Local Parties have requested that the State of Georgia retain and expend local share Homeland Security Grant Program funding on their behalf for the local, regional and statewide projects listed in Paragraph 5, Projected Costs in support of the state strategic plan.

Georgia Emergency Management Agency, the State Administrative Agency, on behalf of the State of Georgia, has agreed to allocate, retain and expend local share Homeland Security Grant Program funding, either directly or via Georgia Bureau of Investigation and/or other agencies, contractors or subgrantees, for this project on behalf of the Local Parties, collectively, for local, regional and statewide projects as specified in Paragraph 5, Projected Costs. The State of Georgia shall assign title in all purchases to the Local Parties.

**5. PROJECTED COSTS.** The following is the preliminary and approximate overall cost breakdown of the projects and total costs for which the Local Parties have requested that the State of Georgia retain local funding and use on behalf of the Local Parties, collectively.

| Project                 | Description                                                  | Total Local Funding |
|-------------------------|--------------------------------------------------------------|---------------------|
| Wireless Fingerprinting | Fingerprint identification system for use by law enforcement | \$1,284,227.00      |

**6. OTHER PROVISIONS.** Nothing in this Agreement is intended to conflict with current laws or regulations of the State of Georgia or relevant local units of government. If a term of this agreement is inconsistent with such authority, then that term shall be invalid, but the remaining terms and conditions of this agreement shall remain in full force and effect.

**7. EFFECTIVE DATE.** The terms of this agreement will become effective on the \_\_\_\_ day of \_\_\_\_\_, 2008.

8. **MODIFICATION.** This agreement may be modified upon the mutual written consent of the parties. However, the Local Parties hereby consent to GEMA modifying this agreement by adding additional parties without the prior written consent of any of the Local Parties.

9. **TERMINATION.** The terms of this agreement, as modified with the consent of all parties, will remain in effect until the completion of the project identified in Paragraph 5, the expenditure of funding, and the transfer of title to any equipment to the local units of government, unless earlier terminated by any party. Any party, upon sixty (60) days' written notice to the other party, may terminate this agreement.

10. **SIGNATURES.** By signing this agreement, the signatories represent that they are authorized to sign this agreement on behalf of their jurisdiction and to bind the jurisdiction to all terms of this agreement. This agreement may be signed in counterpart.

**AGREED AND APPROVED BY SIGNATORIES:**

GEORGIA EMERGENCY  
MANAGEMENT AGENCY

\_\_\_\_\_  
Charley English, Director

Date \_\_\_\_\_

RIVERDALE POLICE  
DEPARTMENT

\_\_\_\_\_  
Samuel Patterson, Chief of Police

Date \_\_\_\_\_

CITY OF FOREST PARK on behalf of  
FOREST PARK POLICE DEPARTMENT

\_\_\_\_\_  
John Parker, City Manager

Date \_\_\_\_\_

CLAYTON COUNTY BOARD OF  
COMMISSIONERS on behalf of  
CLAYTON COUNTY  
POLICE DEPARTMENT

\_\_\_\_\_  
Eldrin Bell, Chairman

Date \_\_\_\_\_

COBB COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Neil Warren, Sheriff

Date \_\_\_\_\_

COBB COUNTY DEPARTMENT OF  
PUBLIC SAFETY on behalf of COBB  
COUNTY POLICE DEPARTMENT

\_\_\_\_\_  
G. M. Lloyd, Director

Date \_\_\_\_\_

DEKALB COUNTY  
POLICE DEPARTMENT

\_\_\_\_\_  
Terrell Bolton, Chief of Police

Date \_\_\_\_\_

DEKALB COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Thomas Brown, Sheriff

Date \_\_\_\_\_

DOUGLAS COUNTY BOARD OF  
COMMISSIONERS on behalf of  
DOUGLAS COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Tom Worthan, Chairman

Date \_\_\_\_\_

DOUGLASVILLE  
POLICE DEPARTMENT

\_\_\_\_\_  
Mickey Thompson, Major

Date \_\_\_\_\_

FAYETTE COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Michael Hattaway, Captain

Date \_\_\_\_\_

PEACHTREE CITY  
POLICE DEPARTMENT

\_\_\_\_\_  
Mike Dupree, Major

Date \_\_\_\_\_

FAYETTEVILLE  
POLICE DEPARTMENT

\_\_\_\_\_  
Steve Heaton, Chief of Police

Date \_\_\_\_\_

FULTON COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Myron E. Freeman, Sheriff

Date \_\_\_\_\_

FULTON COUNTY  
POLICE DEPARTMENT

\_\_\_\_\_  
Cassandra A. Jones, Chief of Police

Date \_\_\_\_\_

CITY OF ATLANTA  
POLICE DEPARTMENT

\_\_\_\_\_  
Richard J. Pennington, Chief of Police

Date \_\_\_\_\_

SANDY SPRINGS  
POLICE DEPARTMENT

\_\_\_\_\_  
Gene Wilson, Chief of Police

Date \_\_\_\_\_

GWINNETT COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
R.L. "Butch" Conway, Sheriff

Date \_\_\_\_\_

GWINNETT COUNTY BOARD OF  
COMMISSIONERS on behalf of  
GWINNETT COUNTY  
POLICE DEPARTMENT

\_\_\_\_\_  
Charles Bannister, Chairman

Date \_\_\_\_\_

DULUTH POLICE DEPARTMENT

\_\_\_\_\_  
Randy Belcher, Chief of Police

Date \_\_\_\_\_

LAWRENCEVILLE  
POLICE DEPARTMENT

\_\_\_\_\_  
Randy Johnson, Chief of Police

Date \_\_\_\_\_

HENRY COUNTY BOARD OF  
COMMISSIONERS on behalf of  
HENRY COUNTY SHERIFF'S OFFICE

\_\_\_\_\_  
Jason Harper, Chairman

Date \_\_\_\_\_

HENRY COUNTY  
POLICE DEPARTMENT

\_\_\_\_\_  
Russell S. Abernathy, Colonel

Date \_\_\_\_\_

ROCKDALE COUNTY BOARD OF  
COMMISSIONERS on behalf of  
ROCKDALE COUNTY  
SHERIFF'S OFFICE

\_\_\_\_\_  
Roy Middlebrooks, Chairman

Date \_\_\_\_\_

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor & Council Members

**FROM:** City Manager



**DATE:** March 28, 2008

**SUBJECT:** Consider Resolution Regarding State Action on the Loss of Accreditation of Clayton County Schools  
*April 3, 2008, City Council Meeting*

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### **Recommendation:**

That Council consider the attached resolution.

### **Discussion:**

Council Member Sturbaum asked staff to develop a resolution endorsing State action to address the pending loss of accreditation by the Clayton County School System and the potential impact that would have on the Fayette County School System. Clayton County would be the first system in nearly 40 years to lose accreditation from the Southern Association of Colleges and Schools (SACS).

Senate Bill 458, currently under consideration, included language that would have mandated area schools, such as those in Fayette County, to accept students from Clayton County. Currently, the bill has been modified to make acceptance optional, which is what the Fayette County Schools Superintendent, Dr. John DeCotis, requested.

The resolution supports state intervention to prevent Clayton County's loss of accreditation, and supports Senate Bill 458 in its current format. Additionally, the resolution proposes that school systems losing or failing to attain accreditation must reimburse accredited schools accepting their students for the additional costs of educating those students beyond the State funds that the accepting school would receive.

### **Budget Impact:**

This item has no budgetary impact.

CITY OF PEACHTREE CITY  
STATE OF GEORGIA

**RESOLUTION NO.**

**A RESOLUTION CALLING FOR STATE INTERVENTION AND SUPPORT  
IN THE IMMINENT LOSS OF S.A.C.S. ACCREDITATION BY THE  
CLAYTON COUNTY BOARD OF EDUCATION**

**WHEREAS**, The Clayton County School System faces loss of accreditation from the Southern Association of Colleges and Schools (SACS) on September 1, 2008; and

**WHEREAS**, If they do not meet the nine conditions imposed by SACS by the September 1, 2008, deadline, Clayton County would be the first system in nearly 40 years to lose SACS Accreditation; and

**WHEREAS**, The loss of accreditation affects the 53,000 students of the Clayton County School System by jeopardizing acceptance to colleges, by eliminating their eligibility for the state's HOPE college scholarships, and by eliminating the state-financed pre-K program for the system; and

**WHEREAS**, In February, 2008, Governor Perdue has appointed liaisons to assist the Clayton County Board of Education in retaining SACS Accreditation; and

**WHEREAS**, Governor Perdue forwarded legislation, currently Senate Bill 535, calling for the automatic recall of School Boards of an Accredited system losing Accreditation or of systems failing to gain Accreditation by 2010; and

**WHEREAS**, Senate Bill 458 was amended to require mandatory acceptance outside system for students of unaccredited school, schools placed on probation, or schools receiving a rating of "Needs Improvement" for six years; and

**WHEREAS**, Forcing other school systems to accept students of a non-accredited schools without providing for the full costs associated with educating those students places an unfair financial burden on taxpayers within the accredited system.

**WHEREAS**, Senate Bill 458 has been further amended to provide optional acceptance of students from schools that have lost accreditation or have failed to achieve accreditation within the required period; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the City of Peachtree City do hereby adopt this resolution in support of the State of Georgia, through the Governor, the Legislature, and the State School Board, and State School Superintendent, taking

any and all measures to address this historic loss of accreditation of a County School System;  
and

**BE IT FURTHER RESOLVED** that, to prevent the loss of accreditation, the Governor, his appointed liaisons, and the State Legislature must take a more active role in resolving the political and financial issues leading to the loss of accreditation, direct the Clayton County Board of Education's compliance with the nine conditions established by SACS, and establish any additional legislation necessary to allow the State School Board and State School Superintendent to assist in these matters; and

**BE IT FURTHER RESOLVED** that we hereby endorse the adoption of SB 458 as amended to provide accredited school system with available space the option of accepting students from a non accredited school or school system; and

**BE IT FURTHER RESOLVED** that SB 458 should be further amended to mandate that any school or school system failing to achieve accreditation and having students exercise the option of attending schools in other systems shall reimburse the local share of educating those transferred students to the accredited school systems accepting those students.

**IT IS SO RESOLVED**, by the Mayor and City Council of the City of Peachtree City, Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2008

ATTEST:

\_\_\_\_\_  
Betsy Tyler, Acting City Clerk

\_\_\_\_\_  
Harold Logsdon, Mayor

\_\_\_\_\_

\_\_\_\_\_

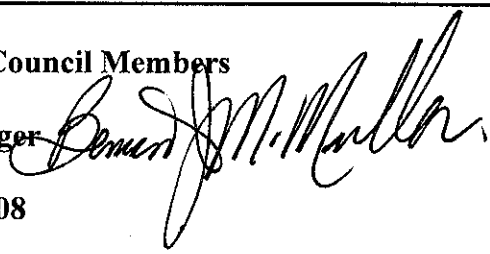
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# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor & Council Members  
**FROM:** City Manager   
**DATE:** April 2, 2008  
**SUBJECT:** Consider Improvements (Additional Seating) at the Amphitheater  
*April 3, 2008, City Council Meeting*

---

### **Recommendation:**

Staff recommends that Council approve the Tourism Association Request for additional seating at the Frederick Brown, Jr. Amphitheater and designation of the seating area as Belgard Terrace.

### **Discussion:**

Attached is a memo from the Peachtree City Tourism requesting Council approval for the construction of an additional table seating area at the Amphitheater. Any improvements to the facility require approval from the Mayor and Council, per the terms of the City's management agreement with the PCTA for the venue. A rendering of the proposed new seating area is also attached.

The entire cost of the seating expansion will be funded by through the sponsorship agreement referenced in the PCTA memo. A representative from the Tourism Association will be in attendance at the meeting to provide additional information as the sponsorship agreement is finalized.

### **Budget Impact:**

This item will improve a City facility, including its ultimate seating capacity, with no expenditure of City funds.

# **Peachtree City Tourism Association. Inc.**

## **Interoffice Memorandum**

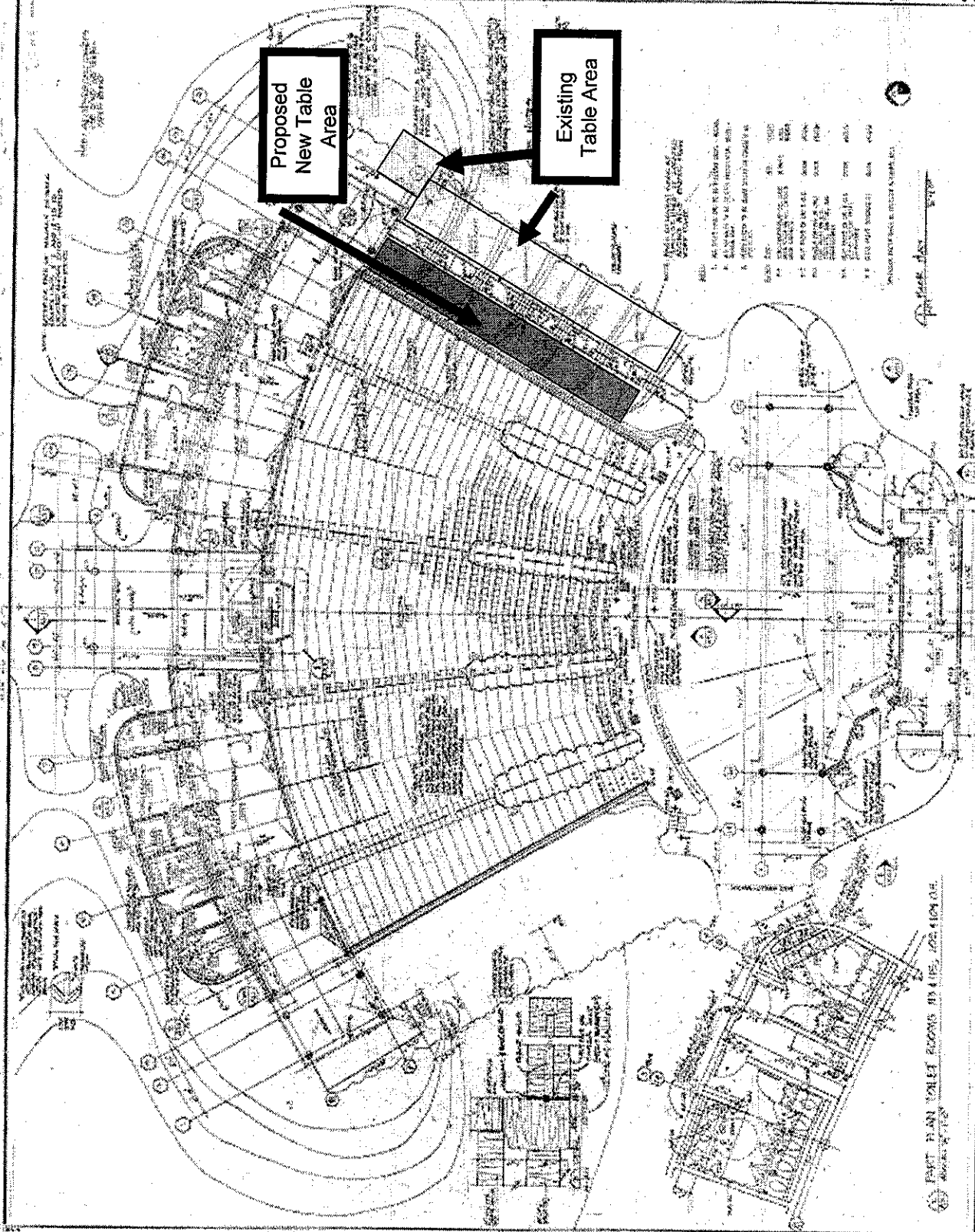
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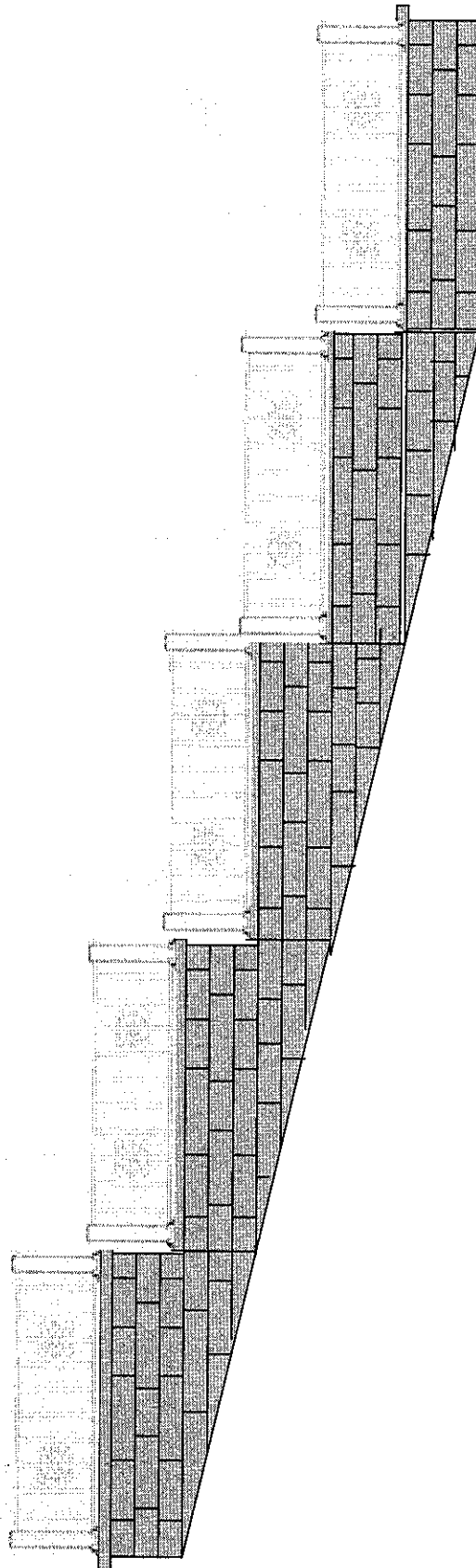
**Date:** 04/01/2008  
**To:** City Council  
**From:** Peachtree City Tourism Association  
**RE:** Request for additional seating at the FRED

---

The Peachtree City Tourism Association ("the Association") is requesting additional seating at the Frederick Brown Jr. Amphitheater ("the FRED"). The seating will be added to the Lexus Lounge and a new seating area, which will be named the Belgard Terrace. According to the lease between the Association and the City, these additions must be approved by City Council. The Association will be responsible for obtaining any necessary permits from the City for this project.

The additional seating is the result of a full trade sponsorship agreement between Belgard Hardscapes, Hemma Concrete and the FRED. Please refer to the attached diagram and booklet for the exact location and design specifications.

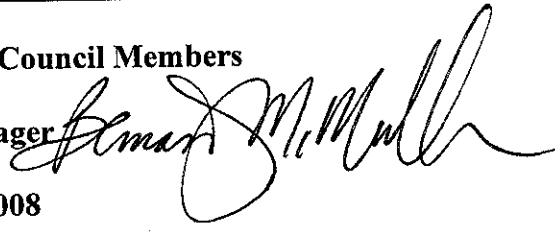




# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor & Council Members  
**FROM:** City Manager   
**DATE:** April 1, 2008  
**SUBJECT:** Consider Transfer and Renewal of Newnan Utilities Franchise  
*April 3, 2008, City Council Meeting*

---

### **Recommendation:**

That Council approve the attached agreement transferring the Franchise Agreement with Newnan Utilities to HC Cable Opco, LLC, and renewing the franchise for 10 additional years.

### **Discussion:**

In 1999, the City entered into a franchise agreement with Newnan Utilities to provide high-speed Internet access to Peachtree City's Industrial Park because, at that time, the Cable Television provider in Peachtree City was not offering services to that section of town, DSL service was not yet available from the phone company, and the businesses were anxious to improve Internet connectivity for their operations. The agreement also required NU to provide the same service to several City facilities. Staff has been very pleased with the arrangement and the higher speed service has been of benefit to employees and is a component of our Internet presence and our email system.

Newnan is selling the cable system (including Internet access) portion of its operation to H.C. Cable Opco, LLC. The agreement transfers all the rights and obligations to the purchaser upon closing and extends the Franchise Agreement for an additional ten years following its expiration in 2009.

### **Budget Impact:**

As a continuation of an existing franchise, this item will have no budgetary impact.

## RENEWAL AND ASSIGNMENT OF PEACHTREE CITY FRANCHISE

**THIS RENEWAL AND ASSIGNMENT** is made as of \_\_\_\_\_, 2008, by and between the City of Peachtree City ("Peachtree City") and the Board of Water, Sewerage and Light Commissioners of the City of Newnan (d/b/a/ Newnan Utilities) ("Newnan Utilities").

Recitals:

**WHEREAS**, Peachtree City and Newnan Utilities are parties to that certain Franchise Agreement dated January 7, 1999 (the "Franchise");

**WHEREAS**, Pursuant to Section 3 of the Franchise, the initial term of the Franchise expires on January 7, 2009 (the "Initial Expiration Date"), and Newnan Utilities and Peachtree City desire to renew the Franchise upon such expiration for an additional ten (10) year term;

**WHEREAS**, On February 21, 2008, Newnan Utilities and the City of Newnan, Georgia (collectively, the "Seller") entered into an Asset Purchase Agreement with HC Cable Opco, LLC (the "Purchaser") pursuant to which the Purchaser will acquire substantially all of the cable system assets of the Seller (the "Acquisition"); and

**WHEREAS**, Newnan Utilities desires to assign the Franchise to the Purchaser, and Peachtree City desires to consent to the assignment, effective upon the closing of the Acquisition (the "Closing").

The undersigned parties hereby agree as follows:

1. Renewal of Franchise. Upon the Initial Expiration Date, the Franchise shall automatically renew for an additional ten (10) year term such that the Franchise shall be in full force and effect, unless sooner terminated pursuant to the terms of the Franchise, until January 7, 2019. Peachtree City hereby consents to the renewal of the Franchise and waives any notice requirements for renewal contained in Section 3 of the Franchise.
2. Assignment of Franchise. Effective upon the Closing, Newnan Utilities will assign and the Purchaser will assume all of Newnan Utilities' rights and obligations, in, to and under the Franchise arising from and after the Closing, and the Purchaser shall be substituted for Newnan Utilities (who shall be relieved of further obligation) under the Franchise. Notwithstanding anything to the contrary in the Franchise, the Purchaser may assign the Franchise to any lender (or its successors and assigns) who has contributed to debt financing in connection with the Acquisition ("Lender") without Peachtree City's prior written consent, and Peachtree City hereby consents to Purchaser's collateral assignment to such Lender of Purchaser's right, title and interest, to and under the Franchise.

**IN WITNESS WHEREOF**, the undersigned parties have executed this Renewal and Assignment as of the date first written above.

**BOARD OF WATER, SEWERAGE  
AND LIGHT COMMISSIONERS OF  
THE CITY OF NEWNAN**

By: \_\_\_\_\_  
Name: Dennis McEntire  
Title: General Manager

**CITY OF PEACHTREE CITY**

By: \_\_\_\_\_  
Name:  
Title:

## RENEWAL AND ASSIGNMENT OF PEACHTREE CITY FRANCHISE

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**IN WITNESS WHEREOF**, the undersigned parties have executed this Renewal and Assignment as of the date first written above.

**BOARD OF WATER, SEWERAGE  
AND LIGHT COMMISSIONERS OF  
THE CITY OF NEWNAN**

By: \_\_\_\_\_  
Name: Dennis McEntire  
Title: General Manager

**CITY OF PEACHTREE CITY**

By: \_\_\_\_\_  
Name:  
Title:

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council  
**FROM:** City Manager   
**DATE:** March 28, 2008  
**SUBJECT:** Police Department and Recycling Center Options  
April 3, 2008, City Council Agenda

---

### Recommendation:

Staff recommends that Mayor and Council approve proceeding with repair of the existing Police Department building, originally proposed as option one, with a total estimated cost of \$720,476, based on the difference in costs for the additional two options staff was requested to examine and the remaining useful life of the existing roof on the PD facility.

### Discussion:

Staff was requested to examine two additional options for providing facility space for the Police Department and proposed relocation of the Recycling Center. Option Eight is the original Option One with the cost of replacing the roof added in, plus, the cost of developing a recycling center on the WASA property just north of the existing PD facility. Staff is not recommending replacing the roof at this time due to the additional expected life of 5 to 10 years, see Attachment A. Option Eight for the recycling Center was discussed at the 2008 Council Retreat. Option Nine is relocating the PD function to 2011 Commerce Drive and renovating the existing PD building for a Recycling Center. A summary of the costs for options Eight and Nine are included below and are also summarized on the spread sheet at Attachment B. These costs are based on information provided by Leo A. Daly, an architectural firm hired by the City to assist in this analysis, the 2006 version of MEANS Building Construction Cost Data, or as otherwise noted.

Option Eight: Repair existing Police Department facility and develop a new recycling center on WASA property.

Repair costs for Police Department building, a breakdown of these costs from US Cost (attachment C)

|                                                                |                    |
|----------------------------------------------------------------|--------------------|
| ▪ Additional interior wall repair                              | \$46,589.00        |
| ▪ Exterior wall repair, metal work, and coping                 | \$442,936.00       |
| ▪ Grading work to address site drainage<br>(in house estimate) | \$50,000.00        |
| ▪ Replacement of roof, Leo A. Daly est.                        | \$227,000.00       |
| ▪ Construction contingency                                     | \$48,953.00        |
| ▪ Additional rent for Commerce Dr. facility                    | \$52,000.00        |
| ▪ Architectural fees, Leo A. Daly est.                         | <u>\$80,000.00</u> |
| Total Repair to Existing Police Department facility            | \$947,478.00       |

Recycling Center on WASA land

|                                       |              |
|---------------------------------------|--------------|
| ▪ Land value from updated tax records | \$660,000.00 |
|---------------------------------------|--------------|

**Police Department and Recycling Center Options****April 3, 2008, City Council Agenda****(continued)**

|                                                                                                                                             |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| ▪ Closing costs on loan                                                                                                                     | \$75,000.00           |
| ▪ Construction of asphalt entrance to recycling center (in house estimate)                                                                  | \$450,000.00          |
| ▪ Gravel roads and parking (in house estimate)                                                                                              | \$150,000.00          |
| ▪ Phase I Structures (MEANS)                                                                                                                | \$33,000.00           |
| ○ Oil drop off facility, 160 SF \$3000                                                                                                      |                       |
| ○ Compost pick up, 1000 SF \$15,000                                                                                                         |                       |
| ○ Wood chip pick up, \$15,000                                                                                                               |                       |
| ○ Household hazardous waste trailer \$0 (grant)                                                                                             |                       |
| ○ Recycling drop off bins \$0                                                                                                               |                       |
| ▪ Phase II Structure                                                                                                                        | \$865,000.00          |
| ○ Warehouse for furniture project, salvage barn, and restore area, 8650 SF @ \$80 / SF plus site work                                       |                       |
| ○ Trailer for electronics recycling \$0 (provided by vendor)                                                                                |                       |
| ▪ Phase III                                                                                                                                 | \$450,000.00          |
| ○ Administration space, warehouse for material, compactor/bailer, covered loading/unloading and storage, 4500 SF @ \$80 / SF plus site work |                       |
| ▪ Phase IV                                                                                                                                  | \$130,000.00          |
| ○ Education building, 864 SF @ \$150 / SF                                                                                                   |                       |
| Total Recycling Center Relocation through Phase IV                                                                                          | <u>\$2,813,000.00</u> |

**SUMMARY OF COSTS FOR OPTION EIGHT:**

|                                |                       |
|--------------------------------|-----------------------|
| ▪ Repair PD facility           | \$947,478.00          |
| ▪ Recycling Center             | \$2,813,000.00        |
| ▪ Existing loan on PD building | <u>\$1,366,312.00</u> |
|                                | \$5,126,790.00        |

Option Nine: Purchase 2011 Commerce Drive site and use existing Police Department building for a recycling center.

|                                                                                           |                |
|-------------------------------------------------------------------------------------------|----------------|
| 2011 Commerce Drive                                                                       |                |
| ▪ Purchase facility, 2.0 acres (based on letter from real estate agent)                   | \$4,157,295.00 |
| ▪ Closing costs on loan                                                                   | \$75,000.00    |
| ▪ Surveys, permits, legal, geotechnical                                                   | \$50,000.00    |
| ▪ Relocation costs for 7200 SF of existing tenants, assumed renovation costs of \$20 / SF | \$144,000.00   |
| ▪ Moving costs for tenants (based on PD move)                                             | \$6500.00      |
| ▪ Renovation costs from Leo A. Daly (attachment D)                                        | \$772,000.00   |
| ▪ Architectural design / engineering                                                      | \$115,800.00   |
| ▪ Installation of 150KW emergency generators and automatic transfer switch (MEANS)        | \$48,000.00    |
| ▪ Remove and block up 5 exterior doors @ \$2,000 ea                                       | \$10,000.00    |
| ▪ Install drywall to roof deck (based on estimate for PD building)                        | \$17,000.00    |

**Police Department and Recycling Center Options**  
**April 3, 2008, City Council Agenda**  
**(continued)**

|                                                     |                             |
|-----------------------------------------------------|-----------------------------|
| ▪ Fence and gates for site, 1100 LF of fence        | \$50,000.00                 |
| @ \$33.50 / LF, plus two gates @ \$6,350 ea (MEANS) | <u>                    </u> |
|                                                     | \$5,445,595.00              |

|                                                                                                    |                     |
|----------------------------------------------------------------------------------------------------|---------------------|
| Recycling Center utilizing existing PD Building                                                    |                     |
| ▪ Interior demolition of walls, electrical, and HVAC demo and reconfiguration @ \$10.50 SF (MEANS) | \$166,000.00        |
| ▪ Replace roof, Leo A. Daly                                                                        | \$227,000.00        |
| ▪ Install two overhead doors (MEANS)                                                               | \$10,000.00         |
| ▪ Construct Phase I enclosure (MEANS)                                                              | \$33,000.00         |
| ▪ Construct Education building (MEANS)                                                             | \$130,000.00        |
| ▪ Existing loan for building                                                                       | \$1,366,312.00      |
| ▪ Grading work to address site drainage (in house estimate)                                        | \$50,000.00         |
| ▪ Potential Credit from not finishing current Contract renovations                                 | <u>-\$50,000.00</u> |
|                                                                                                    | \$1,932,312.00      |

The minimum estimated land required for the recycling center is five to six acres. The available land on the police department site is 2.4 acres not including the obstacle course. To operate all phases of recycling, the existing recycling center on Rockaway Road most likely would need to be kept operational. The annual operating expense for this site is \$29,315, which would be the minimal cost to staff the recycling center at the police department site with the same operating hours as the City currently offers.

**SUMMARY OF COSTS FOR OPTION NINE:**

|                                                    |                       |
|----------------------------------------------------|-----------------------|
| ▪ Purchase and renovation of 2011 Commerce Drive   | \$5,445,595.00        |
| ▪ Renovation of existing PD building for recycling | <u>\$1,932,312.00</u> |
|                                                    | \$7,377,907.00        |
| ▪ Minimum additional annual operating costs        | \$29,315.00           |

**Attachment A**

**Bernard McMullen**

---

**From:** Dave Borkowski  
**Sent:** Wednesday, March 19, 2008 1:47 PM  
**To:** Steve Boone  
**Cc:** David Rast; Colin Halterman; 'Porter, Jim'; Bernard McMullen  
**Subject:** Police Station Roof

Just fyi, I have not forgotten about your question the other day. I talked to Jim Porter and we both agree that we could get another 5-10 years of life out of the roof on the PD.

I have received some estimates for a new roof just in case. Jim is assisting in double checking these numbers and will let you know as soon as we are comfortable with the number.

Also, Jim, myself and staff have walked through the building on several occasions during a rain and we have not observed any leaks.

Thanks

**David A. Borkowski, P.E.**  
**City Engineer**  
City of Peachtree City  
153 Willowbend Road  
Peachtree City, Georgia 30269  
(p)770.631.2538  
(f)770.631.2552

## POLICE DEPARTMENT AND RECYCLING CENTER OPTIONS

OPTION EIGHT: Repair existing Police Department Facility and develop a new recycling center on WASA Property.

OPTION NINE: Purchase 2011 Commerce Drive site and use existing Police Department building for a recycling center.

## Police Department Building

| Description                                                                                                  | Amount           | Amount             |
|--------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| Additional Interior wall repair                                                                              | 46,589           | 0                  |
| Exterior wall repair, metal work, and coping                                                                 | 442,936          | 0                  |
| Grading work to address site drainage                                                                        | 50,000           | 0                  |
| Replacement of roof Leo A. Daly est.                                                                         | 227,000          | 0                  |
| Construction contingency                                                                                     | 48,953           | 0                  |
| Additional rent for Commerce Dr. facility                                                                    | 52,000           | 0                  |
| Architectural fees, Leo A. Daly est.                                                                         | 80,000           | 115,800            |
| Purchase 2011 Commerce Dr. Facility, 2.0 Acres<br>(based on letter from real estate agent)                   | 0                | 4,157,295          |
| Closing cost on loan                                                                                         | 0                | 75,000             |
| Surveys, permits, legal, geotechnical                                                                        | 0                | 50,000             |
| Relocation costs for 7,200 Sq. Ft. of existing tenants,<br>assumed renovations costs of \$20/Sq. Ft.         | 0                | 144,000            |
| Moving costs for tenants (based on PD move)                                                                  | 0                | 6,500              |
| Renovation costs from Leo A. Daly (Attachment B)                                                             | 0                | 772,000            |
| Installation of 150KW emergency generator and automatic<br>transfer switch (MEANS)                           | 0                | 48,000             |
| Remove and block up 5 exterior doors @ \$2,000 each                                                          | 0                | 10,000             |
| Install drywall to roof deck (based on estimate for PD building)                                             | 0                | 17,000             |
| Fence and gates for site, 1,100 Lin. Ft. of fence<br>@\$33.50/Lin. Ft., plus two gates @ \$6,359 ea. (MEANS) | 0                | 50,000             |
| <b>Total Repair to Existing Police Department Facility</b>                                                   | <b>\$947,478</b> |                    |
| <b>Total Cost to Purchase 2011 including renovations</b>                                                     |                  | <b>\$5,445,595</b> |

## POLICE DEPARTMENT AND RECYCLING CENTER OPTIONS

OPTION EIGHT: Repair existing Police Department Facility and develop a new

OPTION NINE: Purchase 2011 Commerce Drive site and use existing Police Department building for a recycling center.

## Recycling Center on WASA Land

| Description                                                                                                                                              | Amount             | Amount           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| Land value from updated tax records                                                                                                                      | 660,000            | 0                |
| Closing cost on loan                                                                                                                                     | 75,000             | 0                |
| Construction of asphalt entrances to recycling center                                                                                                    | 450,000            | 0                |
| Gravel roads and parking                                                                                                                                 | 150,000            | 0                |
| <b>Phase I Structures (MEANS)</b>                                                                                                                        | <b>33,000</b>      | <b>33,000</b>    |
| Oil drop off facility, 160 Sq. Ft. - \$3,000                                                                                                             |                    |                  |
| Compost pick up, 1,000 Sq. Ft. - \$15,000                                                                                                                |                    |                  |
| Wood chip pick up, 1000 Sq. Ft. - \$15,000                                                                                                               |                    |                  |
| Household hazardous waste trailer - \$0 (Grant)                                                                                                          |                    |                  |
| Recycling drop off bins - \$0                                                                                                                            |                    |                  |
| <b>Phase II Structure</b>                                                                                                                                | <b>865,000</b>     | <b>166,000</b>   |
| Warehouse for furniture project, salvage barn and<br>restore area, or use of existing PD building 8,650 Sq. Ft. plus site work                           |                    |                  |
| Trailer for electronics recycling - \$0 (provided by vendor)                                                                                             |                    |                  |
| Interior demolition of walls, electrical, and HVAC<br>demo and reconfiguration @ 10.50 /Sq. Ft. (MEANS)                                                  |                    |                  |
| Replace roof, Leo A. Daly                                                                                                                                |                    | 227,000          |
| Install two overhead doors (MEANS)                                                                                                                       |                    | 10,000           |
| Savings from existing PD construction                                                                                                                    |                    | (50,000)         |
| Grading work to address site drainage                                                                                                                    |                    | 50,000           |
| <b>Phase III</b>                                                                                                                                         | <b>450,000</b>     | <b>0</b>         |
| Administration space, warehouse for material,<br>compactor/bailer, covered loading/unloading and<br>storage, 4,500 Sq. Ft. @ \$8/ Sq. Ft. plus site work |                    |                  |
| <b>Phase IV (MEANS)</b>                                                                                                                                  |                    |                  |
| Education building, 864 Sq. Ft. @ \$150/Sq. Ft.                                                                                                          | 130,000            | 130,000          |
| <b>Total Recycling Center Relocation through Phase IV</b>                                                                                                | <b>\$2,813,000</b> |                  |
| <b>Total Recycling Center utilizing existing PD Building</b>                                                                                             |                    | <b>\$566,000</b> |

## POLICE DEPARTMENT AND RECYCLING CENTER OPTIONS

## OPTION EIGHT SUMMARY:

Repair existing Police Department Facility and develop a new recycling center on WASA Property.

## OPTION NINE SUMMARY:

Purchase 2011 Commerce Drive site and use existing Police Department building for a recycling center.

## SUMMARY OF COSTS FOR OPTION ONE

|                                                  |                    |                    |
|--------------------------------------------------|--------------------|--------------------|
| Repair Police Department Facility                | 947,478            | 0                  |
| Recycling Center                                 | 2,813,000          | 0                  |
| Existing Loan on Police Department Facility      | 1,366,312          | 1,366,312          |
| Purchase and renovations of 2011 Commerce Drive  | 0                  | 5,445,595          |
| Renovation of existing PD building for recycling | 0                  | 566,000            |
| <b>TOTAL COSTS FOR OPTION ONE</b>                | <b>\$5,126,790</b> |                    |
| <b>TOTAL COSTS FOR OPTION TWO</b>                |                    | <b>\$7,377,907</b> |

POLICE HEADQUARTERS  
FOR  
**REPLACE EXTERIOR CLOSURE**  
PEACHTREE CITY, GA

**SUMMARY REPORT No. 2****LEO A DALY**

| LEVEL DESCRIPTION                              | TOTAL     | QUANTITY | UNIT | UNIT COST    |
|------------------------------------------------|-----------|----------|------|--------------|
| - POLICE HEADQUARTERS - PEACHTREE CITY, GA     | \$489,523 | 1        | LS   | \$489,522.60 |
| - MAIN BUILDING                                | \$427,679 | 13,655   | SF   | \$31.32      |
| - 03 EXTERIOR CLOSURE                          | \$427,679 | 12,211   | SF   | \$35.02      |
| - 0301 EXTERIOR WALLS                          | \$347,455 | 12,211   | SF   | \$28.45      |
| - 030101 EXTERIOR SKIN                         | \$224,317 | 12,211   | SF   | \$18.37      |
| 0301011 EIFS ON EXISTING METAL STUD            | \$138,320 | 8,694    | SF   | \$15.91      |
| 0301012 EIFS AT CLERESTORY                     | \$12,728  | 800      | SF   | \$15.91      |
| - 0301013 TOP BAND AT PERIMETER EXT. WALL      | \$73,269  | 2,717    | SF   | \$26.97      |
| 03010131 TOP BAND AT EXTERIOR WALL             | \$46,161  | 2,717    | SF   | \$16.99      |
| 03010132 COPING                                | \$27,108  | 599      | LF   | \$45.26      |
| 030102 INSULATION & NEW VAPOR BARRIER          | \$29,687  | 12,211   | SF   | \$2.43       |
| 030103 INTERIOR SKIN                           | \$16,902  | 6,790    | SF   | \$2.49       |
| - 030190 MISCELLANEOUS EXTERIOR WALLS          | \$76,549  | 1        | LS   | \$76,549.23  |
| 0301901 TEMPORARY BARRIERS                     | \$16,725  | 11,606   | SF   | \$1.44       |
| 0301902 EXTERIOR METAL ACTIVITIES              | \$26,237  | 1        | LS   | \$26,236.73  |
| 0301903 OTHERS MISCELLANEOUS EXTERIOR WAL      | \$33,587  | 1        | LS   | \$33,587.19  |
| - 0302 EXTERIOR WINDOWS                        | \$76,193  | 795      | SF   | \$95.84      |
| 03021 NEW INSULATED GLASS WINDOWS              | \$32,055  | 375      | SF   | \$85.48      |
| 03022 NEW INSULATED WINDOWS AT CURVED WALLS    | \$23,304  | 156      | SF   | \$149.38     |
| 03023 CLERESTORY WINDOWS                       | \$16,633  | 180      | SF   | \$92.40      |
| 03024 SIDELIGHTS AT DOOR ENTRANCES             | \$4,202   | 84       | SF   | \$50.02      |
| - 0303 EXTERIOR PERSONNEL DOORS                | \$4,031   | 6        | EA   | \$671.84     |
| 03031 RE-INSTALL EXTERIOR FRAMES AND DOORS     | \$4,031   | 6        | EA   | \$671.84     |
| - STORAGE @ SALLYPORT                          | \$5,907   | 167      | SF   | \$35.37      |
| - 03 EXTERIOR CLOSURE                          | \$5,907   | 719      | SF   | \$8.22       |
| - 0301 EXTERIOR WALLS                          | \$5,907   | 719      | SF   | \$8.22       |
| - 030101 EXTERIOR SKIN                         | \$4,832   | 719      | SF   | \$6.72       |
| 0301011 EIFS ON EXISTING METAL STUD            | \$1,218   | 65       | SF   | \$18.74      |
| 0301012 STUCCO ON EXISTING 8" CMU              | \$3,613   | 653      | SF   | \$5.53       |
| 030102 EXISTING INSULATION & NEW VAPOR BARRIER | \$982     | 719      | SF   | \$1.37       |
| 030190 MISCELLANEOUS EXTERIOR WALL             | \$93      | 1        | LS   | \$92.69      |

POLICE HEADQUARTERS  
FOR  
**REPLACE EXTERIOR CLOSURE**  
PEACHTREE CITY, GA

SUMMARY REPORT No. 2

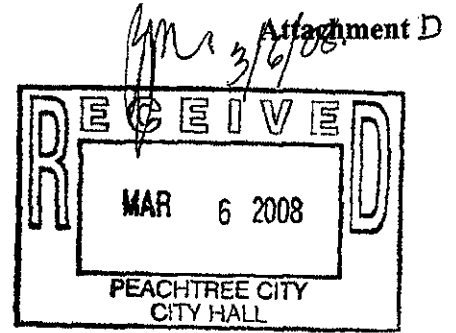
LEO A DALY

| <u>LEVEL DESCRIPTION</u>                           | <u>TOTAL</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT COST</u> |
|----------------------------------------------------|--------------|-----------------|-------------|------------------|
| - DEMOLITION                                       | \$47,022     | 1               | LS          | \$47,022.22      |
| - 1601 NON-HAZARDOUS SELECTIVE BUILDING DEMOLITION | \$47,022     | 1               | LS          | \$47,022.22      |
| 160101 GENERAL CONSTRUCTION                        | \$47,022     | 1               | LS          | \$47,022.22      |
| - SPECIAL CONSTRUCTION                             | \$8,915      | 1               | SF          | \$8,914.62       |
| - 16 OTHER SPECIAL CONSTRUCTION                    | \$8,915      | 1               | SF          | \$8,914.62       |
| 1601 OTHER SPECIAL CONSTRUCTION                    | \$8,915      | 1               | EA          | \$8,914.62       |

# LEO A DALY

March 5, 2008

Mr. Bernie McMullen, City Manager  
Mr. David Borkowski, P. E., City Engineer  
CITY OF PEACHTREE CITY  
151 Willowbend Drive  
Peachtree City, Georgia 30269



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Dear Bernie and David,

Per your request, LEO A DALY and the City of Peachtree City toured the temporary City of Peachtree City Police Headquarters at 2011 Commerce Drive North on February 29, 2003. We were joined by Captain Stan Pye of PCPD. The purpose of this tour was to determine the possible suitability of this facility for a permanent PCPD Headquarters and determine a very general statement probably of construction cost. Our report follows:

1. The building is a one story structure with an EFIS skin, glass block fixed panels and storefront glazing system at the entry and storefronts.
2. The PCPD currently occupies 12,100 sq. ft. There is another 7,200 sq ft occupied by other commercial companies, including a nail salon and dry cleaners, for a total building sq. footage of 19,300.
3. Captain Pye reports the following work has been recently performed:
  - a. Retrofits of the HVAC system.
  - b. New Temporary walls around open areas.
  - c. New doors at offices.
  - d. New cubicle partitions and tables at work stations.
  - e. New arms storage area with alarms and blast walls.
  - f. New racks in evidence storage areas.
  - g. New security cameras at various interior and exterior locations.
4. The PCPD is suggesting taking over the other areas of the building to occupy the whole building as a police headquarters.
5. LEO A DALY suggests the following retrofits to this facility:
  - a. Install new carpet tiles in all areas except toilets and booking area and holding cells.
  - b. Fill in existing whirlpool with support system and concrete pad.
  - c. Install exterior fence with gates around 3 sides of the building with added security cameras.
  - d. Retrofit all glass block panels to include flashing and weeps.
  - e. Design and build a booking, interview and holding cell area constructed of concrete block and reuse of the holding cell bars from the existing police station.
  - f. Redesign and enlarge the evidence and storage rooms with new storage racks.
  - g. Install two new side doors for access/egress for staff members.
  - h. Repair the loose soffit area at the tenant area.

10 TENTH STREET  
SUITE 200  
ATLANTA, GA 30309  
TEL 404.874.8333  
FAX 404.874.8330  
www.leoadaly.com

Mr. Bernie McMullen  
Mr. David Borkowski  
March 5, 2008  
Page 2

- i. Install wall mounted handgun lockers.
- j. Install new ceiling tile throughout the PCPD area.
- k. Review the exterior wall insulation and drywall construction areas and retrofit these areas as needed to prevent moisture penetration.
- l. Reuse the current private offices and enlarge them as needed to accommodate personnel and extend them to full height.
- m. Demolition all of the existing tenant improvements of the tenants of the building, including the dry cleaning and laundry facilities of the dry cleaner. This will involve some hazmat activities.
- n. Erect privacy walls at the entry to each locker room.
- o. Review the current fire alarm system, and exit sign locations including strobe and alarm pull box locations with the City Fire Marshal; some modifications may be required.
- p. Install a evidence drying cabinet in a new room.
- q. Replace interior doors as needed with correct hardware.
- r. Repaint all interior surfaces and window trim; install new sealant at exterior windows and storefront.
- s. Install sound absorbing panels in corridors.
- t. Review the current HVAC system, replace all damaged grilles and vents, review the locations of t-stats and rebalance the system.
- u. Emergency generator and power distribution: Options include review of the generator at the current PCPD location to determine if it will meet the needs of this facility, or purchase of new one of correct capacity and fuel tank capacity. Retrofits to the building electrical system will be required, in addition to a equipment pad and a storage tank with piping and valves.

The above suggested work could be completed in less than five to six months while the PCPD remains in the facility. The projected statement of probable construction cost would be \$30. To \$40. per square foot, plus the cost of either relocation of the existing generator or purchase and install of a new one, and any hazmat activities for removal of the dry cleaning equipment. Thus the overall cost for the items of work listed above would be from \$579,000 to \$772,000, plus the generator cost and hazmat costs.

If any questions, please contact us.

Sincerely,

LEO A DALY



James E. Porter, Associate AIA  
Associate  
Director of Construction Administration

CITY OF PEACHTREE CITY  
STATE OF GEORGIA

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CALLING FOR STATE INTERVENTION AND SUPPORT  
IN THE IMMINENT LOSS OF S.A.C.S. ACCREDITATION BY THE  
CLAYTON COUNTY BOARD OF EDUCATION**

**WHEREAS**, The Clayton County School System faces loss of accreditation from the Southern Association of Colleges and Schools (SACS) on September 1, 2008; and

**WHEREAS**, If they do not meet the nine conditions imposed by SACS by the September 1, 2008, deadline, Clayton County would be the first system in nearly 40 years to lose SACS Accreditation; and

**WHEREAS**, The loss of accreditation affects the 53,000 students of the Clayton County School System by jeopardizing acceptance to colleges, eliminating their eligibility for the state's HOPE college scholarships, and eliminating the state-financed pre-K program for the system; and

**WHEREAS**, In February, 2008, Governor Perdue appointed liaisons to assist the Clayton County Board of Education in retaining SACS Accreditation; and

**WHEREAS**, Governor Perdue forwarded legislation, currently Senate Bill 535, calling for the automatic recall of School Boards of an Accredited system losing Accreditation or of systems failing to gain Accreditation by 2010; and

**WHEREAS**, Senate Bill 458 was introduced to facilitate vouchers for students of non-accredited schools to attend private schools, and has been amended multiple times to address attendance in other accredited public school systems; and

**WHEREAS**, Forcing public school systems to accept students of a non-accredited schools without providing for the full costs associated with educating those students places an unfair financial burden on taxpayers within the accredited system.

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the City of Peachtree City do hereby adopt this resolution in support of the State of Georgia, through the Governor, the Legislature, and the State School Board, and State School Superintendent, taking any and all measures to prevent the historic loss of accreditation of a County School System; and

**BE IT FURTHER RESOLVED** that, to prevent the loss of accreditation, the Governor, his appointed liaisons, and the State Legislature must take a more active role in resolving the political and financial issues leading to the loss of accreditation, direct the Clayton County Board

of Education's compliance with the nine conditions established by SACS, and establish any additional legislation necessary to allow the State School Board and State School Superintendent to assist in these matters; and

**BE IT FURTHER RESOLVED** that we hereby oppose any legislation requiring public school systems to accept students from a non accredited school or school system; and

**BE IT FURTHER RESOLVED** that any legislation addressing loss of accreditation should be further amended to mandate that any school or school system failing to achieve accreditation and having students exercise the option of attending other schools shall reimburse the additional costs of educating the transferred students to the accredited school accepting those students.

**IT IS SO RESOLVED**, by the Mayor and City Council of the City of Peachtree City, Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2008

ATTEST:

\_\_\_\_\_  
Betsy Tyler, Acting City Clerk

\_\_\_\_\_  
Harold Logsdon, Mayor

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_