

City Council of Peachtree City

Agenda

March 29, 2001

7:00 p.m.

I. Pledge of Allegiance

II. Announcements, Awards, Special Recognition

Proclamation – International Building Safety Week
Award of Recognition – Bob Brooks

III. Minutes

IV. Monthly Reports - February

V. Consent Agenda

Resolution – GMA Articles of Incorporation Ballot – **Approved 5-0**

VI. Old Agenda Items

01-01-10 – Discuss Charter Revisions – **No Action Taken**

VII. New Agenda Items

03-01-10 – Alcohol License – Chin Chin XII, Inc. – NEW – 2100 Hwy 54 East –
Approved 5-0

03-01-11 - Public Hearing – Rezoning – Lynch Tract - **Approved 5-0 with
Conditions**

03-01-12 – Public Hearing – Rezoning – Jet Limo, Falcon Drive & Victor Road -
Withdrawn

03-01-13 - Discussion of City Clerk Position – **No Action Taken**

VIII. Council/Staff Topics

IX. Executive Session

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Gloria Reid, Executive Assistant 

DATE: March 28, 2001

SUBJECT: CORRECTIONS TO MARCH 15TH CITY COUNCIL MEETING MINUTES

This is to advise that Councilmembers' McMenamin and Fritz requested that the minutes of the March 15th City Council meeting reflect more clearly their comments made relative to the Craig May Variance Request and the Harry's In a Hurry Alcohol License Request respectively. These changes have been made accordingly.

:gr

City Council of Peachtree City

Minutes of Meeting
March 15, 2001
7:00 p.m.

*Revised
w/2 chgs.*

The City Council of Peachtree City met in a regular session at 7:00 p.m. in the City Hall Council Chambers. Mayor R. Lenox presided and read the pledge of allegiance. Other Council members present were Dan Tennant and Annie McMenemy.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITIONS

Mayor Lenox administered the Oath of Office to Steve Rapson.

Mayor Lenox presented the Employee of the Month Award to Vicki Roman.

Mayor Lenox presented a 15-year Service Pin to Bobby Thompson.

Mayor Lenox recognized Nancy Neff for service on the Fayette County Board of Health.

Mayor Lenox presented a Proclamation for Library Week.

Mayor Lenox presented a Proclamation for Girl Scouts Week.

MINUTES

McMenemy made a motion to approve the February 15, 2001, minutes as submitted. Fritz seconded the motion. Motion carried unanimously.

McMenemy made a motion to approve the minutes of the March 6, 2001, Special Called Meeting to select a new Councilmember, as submitted. Fritz seconded the motion. Motion carried unanimously.

MONTHLY REPORTS – Approved

CONSENT AGENDA

(None)

OLD AGENDA ITEMS

01-01-10 - Discussion – Charter Revisions

Lenox made a motion to move this agenda item to the end of the agenda for the convenience of those who have interest in other specific items on the agenda. Fritz seconded. Motion carried unanimously.

NEW AGENDA ITEMS

03-01-04 - Public Hearing – Alcohol License – Harry's In a Hurry VI, 258 City Circle

Fritz stated for the record that she personally knew Vince and Barb Curasi, and that Mr. Curasi was the Manager of Harry's In a Hurry VI.

At the applicant's request, McMenamin made a motion to approve an alcohol license for Harry's In a Hurry VI, and to appoint Mr. John Latham as the Licensee and Ms. Ginger Lovett as the License Representative. Tennant seconded the motion. Motion carried unanimously.

03-01-05 – Variance – 201 Planceer Place

Mayor Lenox read the rules for conducting Public Hearings and set a time limit of ten minutes for each side to present their case.

Mr. Craig M. May, owner of the house at 201 Planceer Place, addressed Council and explained that he desired to add a master suite to his home, but that in order to obtain a building permit he had been required to submit a variance request due to the fact that the proposed addition would encroach into the setback along Planceer Place a distance of 10 feet.

Developmental Services Director Jim Williams addressed Council and stated that he and May had looked at several alternatives, but that none looked as good as this plan. He said the room addition would be a relatively minor encroachment and would make a major improvement to the architectural appearance of the house from the street. Therefore, staff recommended approval.

Lenox then called the Public Hearing to a close so that Council could discuss the matter.

McMenamin stated that she lived on Planceer Place, but her house was at the complete opposite end of the street. She said that, while she felt this would add value to this particular home and probably to the proximity of the neighbors, she did not feel it would have any impact on her end of the street, but that she would certainly refrain from commenting or voting if the City Attorney or any Councilmember thought this would be a conflict.

City Attorney Rick Lindsey confirmed that McMenamin's home was on the other side of the neighborhood (which was a fairly large neighborhood), and that her vote would not have any impact on the Ethics Ordinance.

Rapson said he had stopped by to look at the property and had spoken to Mr. May. Mr. May advised Rapson that the neighbors had agreed that the addition would not have an adverse impact and made a motion to approve the variance. McMenamin seconded the motion. Motion carried unanimously.

03-01-06 – WASA Watershed Assessment

City Manager Jim Basinger addressed Council, and stated that at the last meeting Council had tasked him with the job of coordinating the development of a "scope of services" for a technical review of WASA's Watershed Assessment that would be performed by a professor of an institution of higher learning that had the necessary expertise.

Basinger said further that his plan was to have Mr. Dennis Chase of the Line Creek Association and Mr. Larry Turner, General Manager of the Peachtree City Water and

Sewerage System, work with him on developing the scope of services. However, he said Council had received a letter from WASA Chairman John Gronner, which stated that the authority did not desire to be involved in the assessment. Additionally, the City Attorney had provided an opinion on the matter in which he felt it was inappropriate for the City to challenge EPD on this matter by obtaining this technical review.

Basinger explained that as a result of these two letters, this subject had been placed on the agenda for further discussion by Council.

Lenox said he had been involved in this process and thought that the Water and Sewerage Authority had a particular purpose for which they were doing an excellent job of fulfilling. He said the Authority was subject to EPD's rules and requirements, which they had followed to the letter. Lenox felt it would not be appropriate for the City to intervene between the Authority and the EPD at this point. However, at the same time he thought everyone had legitimate, varying levels of concern as to whether there was a problem with Line Creek, and if so, how could the City define it and what should be done about it. Lenox said the watershed assessment was not an inexpensive item – the budget was about \$135,000 for the Water and Sewer Authority. On the other hand, it was not really an assessment that spoke specifically to the overall general health of the creek because it was done for a specific purpose. Lenox said the question was could Line Creek absorb a certain daily load and was it acceptable in terms of a sewer permit. Lenox said this left the long-standing question about how the City should resolve the matter. Lenox said he felt the City's best hope to define the scope of the problem and how to resolve it was the very significant grant applied for by a UGA Professor that would enable a long-term, true study of Line Creek to take place. In response to Rapson's inquiry, Fritz confirmed that the grant for the study was approximately \$900,000.

Dennis Chase, President of the Line Creek Association, addressed Council and stated that, after the City Manager advised him in a meeting on March 5th that the City Council had reconsidered their decision about a peer review of the watershed assessment issues, he asked for additional help with the preparation of the issues. A number of engineers provided assistance and offered various points for consideration. The report was provided for Council's consideration and is attached and made a part of this official record.

Rapson commented that the City could not ignore the legal ramifications of the fact that WASA was set up as a separate legal entity, and as long as EPD guidelines were being followed, he felt the City's position should be neutral. Rapson commented further that he thought it would

be wonderful if the UGA Professor received the grant because Line Creek was a big question mark for everyone, and that environmentally, the watershed and basin assessments would probably be the biggest issues for all the counties in Georgia and would be an ongoing issue for the next two or three years.

Fritz clarified that there were two grants currently applied for, but that neither would specifically address what was wrong with Line Creek.

Peachtree City Water and Sewerage Authority General Manager Larry Turner addressed Council and referred to a discussion at the Annual City Council Retreat a couple of years ago regarding the possibility of Tyrone, Fayette County, Coweta County, and Peachtree City conducting one watershed assessment; however, due to the time frame that the Authority was under at that time, this had not been a possibility.

Turner said a watershed assessment was actually a *snapshot* in time of what was found during that sampling period based upon certain procedures and protocol. Turner said further that streams change, that it might show something different than other studies that used different protocol and procedures five years previous and it might be different five years in the future. One of the commitments the Authority made regarding Watershed assessment was that the Authority would go back three years – at a minimum – and sample at all the sampling points from the original study and use the same protocol and procedures quarterly so that a determination could be made about what was happening in Line Creek and Flat Creek.

Turner said that the Georgia EPD was delegated by the U.S. Environmental Protection Agency, the NPDES permit and enforcement, and that the Authority was regulated by that agency. Turner said the Authority was in the process of permitting a plant expansion and that the Authority followed the NPDES procedures. He said the NPDES had approved the watershed assessment with minor requests – one of which was to do more sampling, which the Authority had agreed to do.

To conclude, Turner said the appropriate place for citizens to voice their concerns, discuss costs, facility plans and projections was when the Authority received its final permit from the EPD because there would be public hearings on the permit application and on the environmental information that was being prepared.

In answer to Fritz's inquiry, Turner confirmed that the public hearings would probably be scheduled within the next four to six months.

Fritz said that during the next four to six months she would like to have the Line Creek Association go ahead with the peer review, then address the review at the public hearings as Turner had suggested.

Lenox said he would support that idea because many of the studies done at the ARC level or the State government level were not done by City and County governments, they were done by citizen groups who had their own particular agenda. However, he felt it would be inappropriate for the City to financially or otherwise back that action because it would put the

City in conflict with the State government by whom we were all regulated and with the City's own Water and Sewerage Authority who had a difficult job at best. Lenox said he agreed with the City Attorney's opinion on the matter.

McMenamin said the opinion of the City Attorney and the autonomous nature of the Water and Sewerage Authority was the important thing to her at this point.

Lenox said no action was required on this matter at this point, and that this concluded the discussion. He said if the item required further discussion, it could be brought back up at any

point in the future. Lenox said that the process was very defined and there would be many points for further interaction.

03-01-07 - Appointments to the Development Authority

Basinger addressed Council and stated that the selection committee was composed of Mayor Lenox, Councilmember Tennant and himself and that they had interviewed six applicants for the vacancies on the Development Authority. He said it was the recommendation of the committee that Mr. Bob Truitt and Mr. Tate Godfrey be reappointed to serve a term from 4/7/01 through 4/6/07. Basinger said the committee further recommended that Mr. Brian Palmitessa be appointed to serve a term from 4/7/01 through 4/6/07.

Tennant opened the discussion and reviewed the process for conducting interviews for Commission and Authority vacancies. Tennant explained that the reason he had wanted to become a member of the selection committee was because, as the City neared build out (residentially speaking), a good Development Authority would be needed to bring in clean industry. The other reason was that several months ago he had been asked to present the issue of term limits before Council to discuss limiting terms just as the Council, as elected officials, were limited to terms. He said it was his view then and now that the City should limit the terms for appointees. However, Council had discussed the issue and had all agreed that they had the right to set terms limits by virtue of Council's appointments. He said although the selection committee had been respectful of each other, they did have some disagreement. Further, that while the three who were chosen were, in fact, a compromise so that Mr. Palmitessa (who would bring new energy, enthusiasm and ideas to the table) could be recommended, Dr. Brooks was left out. Tennant said the key issue was term limits. He said although he did not know Mr. Truitt personally, he had met him during the interview process, that he seemed like a fine man with a fine reputation and that the City owed a lot to Truitt for serving 20 years on the Authority. However, 20 years was a long time and 26 years (if he were reappointed) was too long. Therefore, Tennant said despite the fact that he was actually on the committee that made the original recommendation, he made a motion to appoint Dr. Brooks, Mr. Godfrey, and Mr. Palmitessa be appointed to the Development Authority.

Lenox said before the motion was seconded he would like Council to take action on the appointments individually and add a few comments.

The City Attorney reminded the Mayor that Parliamentary Procedure required that a second to the motion be made, or Tennant could yield to Lenox's comments because Tennant had a

motion on the floor. Tennant requested that the motion be left.

McMenamin said she also believed strongly in term limits, and that it was very difficult for her because Mr. Truitt had employed her for approximately eight years during Truitt's early terms on the Development Authority. She said he had been a tremendous asset in bringing good industry into the City and had worked diligently, but that she felt 20 years was a long time. McMenamin seconded Tennant's motion to appoint Dr. Brooks, Mr. Godfrey, and Mr. Palmitessa.

The City Attorney advised that Council could now have discussion, and then ask for changes to the motion.

Rapson stated that his wife, Kristi Rapson, was the Director of the Amphitheater and reported directly to the Development Authority, and in that regard, Mr. Truitt was actually Mrs. Rapson's primary contact in terms of the management and operations of the Authority and for those reasons he felt it would be appropriate to abstain from voting.

Lenox commented that he believed it was the responsibility of the selection committee and the City Council to interview the applicants for any given position and choose the applicant or applicants that, in their opinion, would provide the best service and results to the City of Peachtree City. He said when they discussed this during the course of the selection committee's meeting, three of the four committee members had no problem whatsoever agreeing. Lenox said it was no reflection on Mr. Palmitessa, who was an excellent applicant. However, Bob Truitt had served 20 years on the Development Authority, during which time the City had been the most successful industrial recruiters (probably) in the State of Georgia, developed a fine industrial park, rebuilt the Amphitheater, built the Tennis Center (which had become noted as the finest tennis center in the country), and that much of that had been accomplished partly through the efforts of Mr. Truitt. Lenox said Mr. Godfrey had been the Director of Industrial Land Sales for Pathway Community for several years and prior to that had been involved in Chambers of Commerce in other places in the State and was one of the best industrial recruiters and industrial land sales person that he had ever seen. Lenox said further that Dr. Brooks was a City Council member for 11 years and had contributed more to the community than most anyone he knew. Lenox said his argument at the time was that it was his responsibility to choose who he considered to be the best three candidates in this instance out of those applicants who presented themselves and it was clearly those three. He said he gave some credibility to term limits in what he considered to be political positions. However, the Development Authority was not a political body, it was a business organization whose job was to bring in good industries, which they had done very well. In addition, their job was to run the Amphitheater, which they had done extremely well. Their job was also to build a tennis center that had a national reputation and they had done that incredibly well. He said those three people were all part and parcel of these accomplishments and those were the people he wanted appointed. Lenox said Tennant wanted compromise, and that they had come to a specific agreement after an hour and a half even though three of the four people on the selection committee disagreed that Mr. Palmitessa should be substituted for Dr. Brooks. Lenox said Mr. Palmitessa would be a good member of the Development Authority and that had been an acceptable compromise. He said now Council wanted to open this matter up for discussion, and he was happy to do that.

Tennant commented that he did not advocate change for the sake of change, that he advocated change when it allowed for others to become involved in the community without forsaking service and effectiveness. He said he believed Dr. Brooks brought a lot to the table, was delighted that Mr. Palmitessa would be given an opportunity to serve, and concurred with Lenox's assessment about Mr. Godfrey. He said he had had a genuine change of heart and that it was an important six-year decision. He said that six years from now the City would be completely built out residentially, and the City would have to depend on the Development Authority to bring forth a good strong industrial tax base for us, and he thought the three candidates he had proposed would do that, but that he felt it was simply time to give others a chance.

Lenox said the next six years would see the finishing of the industrial park and felt it was his job to find the candidates who could ensure the greatest success in six years because after the next six years there would not be much left in terms of developing the industrial park. He said he liked Mr. Palmitessa and thought he was well qualified, but felt he had to give the edge to someone with 20 years experience. Lenox said the reason he agreed to the compromise in the end was because he thought Bob Truitt was the best candidate for the position because of his experience. Lenox commented further that Dr. Brooks had done a wonderful job and had contributed greatly to Council, but he had not been an active participant in the industrial recruiting and the process thereof. He said it was really important to him to have all the experience the City could get on the Development Authority during this last six years to replicate the success that had been obtained to-date. Lenox said further that no one disagreed about how important the industrial park was in terms of the tax base, local jobs, jobs for our children, and the contributions the park made to the economy. He said for these reasons he felt he had a responsibility to go with proven performance.

Fritz commented that Council had discussed the issue of term limits since she had become a Councilmember, and she agreed that Council should do all they could over the next six years because it was so critical, but that she would like to look past the six years. She said that a lot of the members had been on the Development Authority for 20 years or more and thought the Authority had a good solid foundation, but that she thought some other people should have an opportunity to serve. Fritz said the selection process had raised some concerns for her and felt Council should revisit the process for an Authority position since that was a position appointed by Council. She said she thought Council should be the ones discussing the appointments and selecting applicants. She said she supported Tennant and McMenamin and wanted some other people to become involved to acquire the experience needed before those with the experience left the Authority.

Lenox made the point that the two long-serving members on the Authority were Tom Farr and Jim Fulton whose terms would be up in two years and that neither planned to reapply. Lenox said one concern was that if that happened, there would only be new people on the Authority and that Mr. Truitt would have provided some continuity of leadership during that transition.

McMenamin said another point was that the Development Authority (being the sole source for industrial development in Peachtree City) had changed somewhat because of the existence of

the Fayette County Development Authority. Therefore, there was a much larger base of support and aggressive resources for the development of industrial property, and since Peachtree City had the majority of property in the industrial market, the City would receive most of the resources that came into Fayette County.

Lenox said that the only thing the City received from the existence of the County Development Authority was Chris Clark, the Director. Other than Clark's addition to the team, nothing had really changed functionally in terms of what happened when the City got an industrial prospect.

He said it was driven by the people in Peachtree City – not only by the members of the Development Authority – but by anyone that Council needed to call on (on an ad hoc basis).

Tennant brought up the fact that Development Authority member, Scott Bradshaw, was relatively new, but had been a valuable asset to the Authority and felt this decision allowed for a good mix of those with a lot of experience, those that wanted to get involved, and those that would bridge the gap.

Hearing no other comments, Lenox asked for all those in favor. Motion carried three to one with Lenox opposing and Rapson abstaining.

03-01-08 – Golf Cart Safety Equipment

Fire Chief Stony Lohr addressed Council and stated that, in accordance with Council's request, staff had completed a comprehensive report on golf cart accidents and injuries that had been coordinated with numerous agencies and companies at the local, regional and federal level. Lohr summarized the report, which is attached and made a part of this official record.

Lohr concluded by stating that the National Golf Car Manufacturers Association (NGCMA) had strenuously opposed the use of seat belts in golf carts since 1996 based on safety, liability and marketing reasons. Lohr said there was a consensus of engineers, scientists, manufacturers, dealers and regulators that the use of seat belts in golf carts was inappropriate and would cause more harm than benefit at speeds not exceeding 20 miles per hour. Lohr said staff recommended that Peachtree City encourage the use of helmets for young children who ride on golf carts and that it continue to promote public safety education regarding the use of golf carts, and that Peachtree City not mandate the use of seatbelts in golf carts having a maximum speed of 20 miles per hour or less.

After some discussion, Rapson commented that the City needed to encourage what he felt was mainly common sense and thought it was a parental responsibility.

Fritz recommended that Council support Lohr's recommendations and no further action was required.

03-01-09 – Discussion – Filing Fee Refund

Lenox opened the matter for discussion and stated that the question was whether Council should refund all or any part of the filing fees for the recent Council vacancy. All applicants were required to pay a \$180 qualifying fee, which was the statutory requirement to qualify for the office of Councilmember or Mayor for a standard four-year term.

Tennant made a motion to refund the prorated amount of \$144 to each of the candidates, including Mr. Rapson. McMenamin seconded the motion. Motion carried 4-0 with Rapson abstaining.

Lenox made a motion to take a five-minutes recess. Tennant seconded the motion. Motion carried unanimously.

01-01-10 - Discussion – Charter Revisions

Lenox reconvened the meeting for an ongoing discussion of charter revisions.

City Attorney Rick Lindsey addressed Council and stated that, as McMenamin had suggested, he had sent a letter with a draft of the proposed changes to the City Charter to all of Peachtree City's former Mayors and requested that they review the draft. He said all the Mayors had responded and had been supportive of the revision process.

Lindsey reviewed the former Mayors' comments and the proposed changes with Council. After some discussion regarding each proposed change, Lindsey suggested that he incorporate the changes discussed and that the next step would be to obtain citizen input. Lindsey further suggested that citizens could review the proposed changes at City Hall and the Library prior to a public hearing. Lindsey advised that he would provide a copy of the proposed changes for Council's review prior to the 2001 Annual City Council Retreat.

Council/Staff Topics

Basinger addressed Council and requested volunteers to serve on the selection committees for the Airport Authority, the Library, and the Fayette County Board of Health vacancies.

McMenamin and Lenox volunteered to serve on the selection committee for the Airport Authority vacancy.

Rapson and Tennant volunteered to serve on the selection committee for the Library Commission vacancies.

Fritz and McMenamin volunteered to serve on the selection committee for the Fayette County Board of Health vacancy.

Executive Session

There were no executive session topics to discuss.

Lenox made a motion to adjourn the meeting. Fritz seconded. Motion carried unanimously and the meeting adjourned at 9:45 p.m.

ATTEST: _____
Robert L. Lenox

Jim Basinger, City Clerk

2001 MONTHLY REPORT

[illegible]

**Public Information
2001 Citizen Call Log
As of 3/1/01**

Problem/Complaint	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2001	YTD 2000	% of 2001
Animal Control	1												1	0	3%
Business Complaint	1	1											2	0	6%
Development													0	0	0%
Garbage Company	3												3	6	9%
AT&T (InterMedia) Cable	4	6											10	5	29%
AT&T (Media One) Cable													0	0	0%
Ordinance/Code Violations	9	6											15	0	44%
Public Works Repair Request	1												1	0	3%
Recreation													0	0	0%
Traffic													0	0	0%
Utility Company	2												2	1	6%
Other													0	2	0%
TOTAL	21	13											34	16	100%

Average Response Time for action/update contact w/citizen	0.11 days	0.00 days	days	days	days	days	days	days	days	days	days	days	days	days	0.06 days
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% Response Time for response / action on same day	90%	100%													94%
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Other Issues/Comments:

18 calls in late February & early March regarding the erroneous report that the Avenue traffic signal had been denied, requesting denial of Wal-Mart
1 call in January and 1 call in February regarding negative encounters with unleashed dogs on paths

PEACHTREE CITY PRISONERS
 FAYETTE COUNTY JAIL
 FEBRUARY 2001

DATE MISD. FELONY TOTAL

02/01	13	6	19
02/02	14	6	20
02/05	13	6	19
02/06	10	5	15
02/07	8	5	13
02/08	8	5	13
02/09	8	5	13
02/12	5	7	12
02-13	5	4	9
02/14	6	4	10
02/15	8	6	14
02/16	8	4	12
02/18	9	6	15
02/19	9	6	15
02/20	8	7	15
02/21	7	6	13
02/22	8	4	12
02/23	8	4	12
02/26	6	5	11
02/27	8	4	12
02/28	8	4	12

AVERAGE 8.42 5.19 13.61

FAYETTE COUNTY JAIL FUND PAYMENTS:

January \$6,666.73
 February \$7,101.58

Financial Services Monthly Report

STATUS OF FUNDS AS OF FEBRUARY 28, 2001					Purchasing Monthly Report				
Fund	Cash		Total		YTD Interest	2001		2000	MTHLY % INC/(DEC)
	Balance	Investment	Balance	TOTAL YTD		TOTAL YTD			
General Fund	\$277,855	\$3,725,447	\$4,003,301	\$29,563			367	1,994	-5.67%
Land Reserve Fund	\$167,835	\$0	\$167,835	\$5,890			39	210	-3.33%
Library Sales Tax Fund	\$47,577	\$0	\$47,577	\$372			4	38	-15.79%
Public Improvement Fund	\$481,529	\$3,535,936	\$4,017,465	\$44,004			3	N/A	100.00%
Police Station Lease	\$0	\$772,335	\$772,335	\$17,434			30	95	-3.16%
Self Insurance Fund	\$902,466	\$535,255	\$1,437,722	\$5,316			55	331	-32.93%
Debt Service Fund	\$66,258	\$0	\$66,258	\$143			361	2,386	-8.05%
Bond Fund	\$0	\$0	\$0	\$0			14	29	-10.34%
Municipal Court Fund	\$96,962	\$0	\$96,962	\$385			3	18	-50.00%
Develop & Impact Fees	\$290,230	\$221,190	\$511,420	\$6,854			29	118	-44.92%
Neighborhood Parks/Rec.	\$49,648	\$0	\$49,648	\$211					40.53%
Federal Seizures Police Fd	\$258	\$0	\$258	\$2					
Confiscated Fund	\$7,441	\$0	\$7,441	\$0					
Police Tuition Account	\$3,059	\$0	\$3,059	\$0					
Escrow Account	\$203,304	\$129,908	\$333,212	\$2,068					
Grand Total	\$2,594,421	\$8,920,071	\$11,514,492	\$112,243			\$370,596	\$868,053	
					Collateral Analysis as of February 28, 2001				
	Security Location	Bank	Total Held						
	Bank of New York	First Union	\$10,807,450						
	Bank of New York	Peachtree National	\$5,829,050						
			\$16,636,500						
General Fund Budget Comparison									
Expenditures by Division YTD									
Division	2001 Budget	Actual YTD	Difference	%					
Administrative	\$926,898	\$365,527	\$561,371	39%					
Developmental	\$813,896	\$295,608	\$518,288	36%					
Finance	\$504,371	\$181,994	\$322,377	36%					
Leisure Services	\$2,945,448	\$1,061,270	\$1,884,178	36%					
Public Safety	\$5,196,530	\$1,953,167	\$3,243,363	38%					
Public Works	\$2,278,852	\$763,997	\$1,514,855	34%					
Trfr to PCDA/PCAA	\$449,321	\$170,897	\$278,424	38%					
Council Cont. Res.	\$700,000	\$42,053	\$657,947	6%					
Land Acquisition	\$161,221	\$0	\$161,221	0%					
Transfer to PIP	\$2,823,227	\$2,359,992	\$463,235	84%					
Transfer to Self Ins	\$1,199,157	\$1,199,157	\$0	100%					
Total	\$17,998,921	\$8,393,661	\$9,605,260	47%					
Summary of Major Expenditures by City Manager									
Description	Budget	Award	Svgs/Short	Date					
Gathering Pl Ext Design	\$14,960	\$16,750	-\$1,790	2/10/01					

**2001 MONTHLY REPORT
Fire/EMS Department**

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	2001 Y-T-D	2000 Y-T-D
Fire/Accident Calls														
Residential	6	2										8	5	
Business/Industrial	1	0										1	1	
Other	156	150										306	200	
Total Engine Response	163	152										315	206	
Dispatched Fire Calls	53	30										83	92	
Response Time Fire	4:45	4:02										4:23	4:44	
Rescue/EMS														
Trauma	51	51										102	103	
Medical	74	79										153	164	
Total # Patients	125	130										255	267	
Patients Transported	72	70										142	155	
Dispatched EMS Calls	110	122										232	240	
Total Medic Response	146	145										291	304	
Dispatched Fire/EMS Total	163	152										315	332	
Response Time EMS	3:54	4:10										4:02	4:16	
EMS BILLING														
Patients Billed	98	60										158	169	
Revenue Generated	34,515	20,850										55,365	35,162	
*Total Revenue Received	12,103	13,682										25,785	20,104	

***Revenue Received on All Outstanding Accounts**

HUMAN RESOURCES DEPARTMENT

2001 MONTHLY REPORT

REPORT PERIOD	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	2001 YTD TOTAL	2000 YTD TOTAL
1. Authorized Permanent Positions	223	223											223	211
2. Positions Open	14	12												
3. Workers Comp. Claims Filed	2	2											4	8
4. City Veh./Equip. Accidents	2	0											2	1
5. Health Insurance Claims	\$80,652	\$ 43,314											\$123,966	\$ 152,514
6. Law Suit Legal Fees	\$ 3,490	\$ 8,126											\$11,616	\$ 1,244

2. Police Officer/Police (3); Police Captain/Police (1); Building Inspector/Building (1); Maintenance Technician I/Public Works (2); Assistant to Mechanic/Public Works (1); Fire Lieutenant-Training/Fire (1); Staff Assistant/Fire (1); Youth Services Librarian/Library (1); Library Reference Assistant/Library (1).
3. Crew Leader strained back (1) Recreation; Maintenance Technician bitten by tick, causing swelling and infection (1) Public Works.
5. Balance remaining in health insurance account: \$370,482.27.
6. Lazarus \$429.60; O'Keefe \$1,458.30; Outside Counsel \$5,730.98; Tax Equity Issue \$507.00.

LEISURE SERVICES MONTHLY REPORT 2001

ACTIVITY DESCRIPTION	UNIT	January	February	March	April	May	June	July	August	September	October	November	December	2001 Year to Date	2000 Year to Date
LIBRARY															
1. Books Circulated	Num.	14,747	14,227	0	0	0	0	0	0	0	0	0	0	28,974	22,878
2. Average Daily Traffic															
a. Monday - Saturday	Num.	561	577	0	0	0	0	0	0	0	0	0	0	569	539
b. Sunday	Num.	287	2,368	0	0	0	0	0	0	0	0	0	0	221	286
	Num.	74	93	0	0	0	0	0	0	0	0	0	0	167	235
3. Story Time Participants	Dis.	1,828	1,659	0	0	0	0	0	0	0	0	0	0	3,487	1,441
4. Revenue from Overdue Books	Dis.	717	796	0	0	0	0	0	0	0	0	0	0	1,513	1,570
5. Revenue from Copy Machine	Num.	1,303	741	0	0	0	0	0	0	0	0	0	0	2,044	1,818
6. Reference Assistance	Num.	1,406	1,472	0	0	0	0	0	0	0	0	0	0	2,878	1,561
7. Internet Usage	Num.	927	618	0	0	0	0	0	0	0	0	0	0	1,545	1,568
8. Renewals by Phone	Num.														
Leisure Programs															
1. Adult Athletics															
a. Ongoing Programs	Num.	1	2	0	0	0	0	0	0	0	0	0	0	3	5
b. New Programs	Num.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Participants	Num.	240	240	0	0	0	0	0	0	0	0	0	0	480	570
d. Revenues	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
e. Expenses	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	178
f. Refunds	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
g. Balance (+ or -)	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	(\$178.00)
RECREATION															
Leisure Programs															
1. Classes/Programs															
a. Classes/programs	Num.	105	118	0	0	0	0	0	0	0	0	0	0	223	201
b. Participants	Num.	3,229	3,037	0	0	0	0	0	0	0	0	0	0	6,266	4,194
c. Revenues	Num.	19,450	23,601	0	0	0	0	0	0	0	0	0	0	43,051	34,256
d. Expenses	Dis.	15,550	18,665	0	0	0	0	0	0	0	0	0	0	34,216	26,368
e. Refunds	Dis.	125	107	0	0	0	0	0	0	0	0	0	0	232	957
f. balance (+ or -)	Dis.	3,775	4,828	0	0	0	0	0	0	0	0	0	0	\$8,603.47	\$6,930.70
2. Special Events															
a. Events	Num.	4	4	0	0	0	0	0	0	0	0	0	0	8	0
b. Participants	Num.	210	245	0	0	0	0	0	0	0	0	0	0	455	0
c. Revenues	Dis.	0	2,251	0	0	0	0	0	0	0	0	0	0	2,251	0
d. Expenses	Dis.	0	2,220	0	0	0	0	0	0	0	0	0	0	2,220	0
e. Refunds	Dis.	0	3	0	0	0	0	0	0	0	0	0	0	3	0
f. balance (+ or -)	Dis.	0	28	0	0	0	0	0	0	0	0	0	0	\$27.58	\$0.00
Sports and Facilities															
1. Playing Surface Mowing	Hrs.	31	0	0	0	0	0	0	0	0	0	0	0	31	112
2. Playing Field Preparation	Hrs.	264	725	0	0	0	0	0	0	0	0	0	0	989	1,029
3. Building Maintenance	Hrs.	168	200	0	0	0	0	0	0	0	0	0	0	368	439
4. Parks/Fields/Tennis Courts															
a. Safety Inspections	Num.	32	32	0	0	0	0	0	0	0	0	0	0	64	0
b. General Repairs/Maint.	Hrs.	112	109	0	0	0	0	0	0	0	0	0	0	221	502
c. Grounds/Landscape Maint.	Hrs.	512	543	0	0	0	0	0	0	0	0	0	0	1,055	484
5. Litter Removal	Num.	96	120	0	0	0	0	0	0	0	0	0	0	216	256
6. Vandalism Repairs	Dis.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. Complaints Answered	Num.	3	4	0	0	0	0	0	0	0	0	0	0	7	0

CRIME REPORT - FEBRUARY 2001

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD 2001	YTD 2000
MURDER	0	0											0	0
RAPE	0	0											0	0
ROBBERY	0	0											0	1
AGGRAVATED ASSAULT	0	2											2	3
ARSON	0	0											0	0
AUTO THEFT	1	5											6	2
THEFT	16	13											29	29
BURGLARY	2	1											3	2
TOTAL PART I CRIMES	19	21											40	37
ALCOHOL/DRUG ARRESTS														
DUI - TOTAL	15	15											30	35
DUI - ADULT	14	15											29	28
DUI - UNDERAGE	1	0											1	7
OTHER UNDERAGE														
ALCOHOL ARRESTS	9	7											16	32
DRUG ARRESTS	7	18											25	22
ARRESTS														
PROPERTY CRIMES	8	12											20	12
PERSON CRIMES	4	3											7	11
CITY ORDINANCES	43	33											76	89
*OTHER	81	72											153	271
ADMINISTRATIVE AVERAGE RESPONSE TIME	5.21	5.22											5.21	5.25
CALLS ANSWERED	5094	4165											9259	7232
TRAFFIC CITATIONS ISSUED	657	585											1242	1277
WARNINGS ISSUED	725	576											1301	1054
ACCIDENTS - TOTAL	63	60											123	123

TOP 5 ACCIDENT LOCATIONS - MONTH TOTAL

1. HWY 54 / HWY 74 8
2. HWY 54 / PEACHTREE PARKWAY 4
3. HWY 74 / CROSSTOWN DR. 3
4. HWY 54 / ROBINSON RD. 3
5. HWY 54 / PLANTERRA WAY 1

TOP 5 ACCIDENT LOCATIONS - YEAR TOTAL

1. HWY 54 / HWY 74 11
2. HWY 54 / PEACHTREE PARKWAY 5
3. HWY 74 / CROSSTOWN RD. 4
4. HWY 54 / PLANTERRA WAY 3
5. HWY 54 / ROBINSON ROAD 3

2001 MONTHLY REPORT
PUBLIC SERVICES DIVISION

Activity Description	Unit	2001												2000
		January	February	March	April	May	June	July	August	September	October	November	December	YEAR-TO-DATE
CART PATHS														
1. Const./Reconst./Overlay	Ft.	0	0										0	50
2. Drainage Maintenance	Hrs.	270	297										567	188
3. General Maintenance	Hrs.	201	164										365	594
4. Mowing	Hrs.	0	0										0	0
5. Litter Removal	Hrs.	75	60										135	113
FLEET MANAGEMENT														
1. Equipment Maintenance	Hrs.	16	59										75	82
2. Equipment Repairs	Hrs.	138	89										227	292
3. Vehicle Maintenance	Hrs.	168	134										302	194
4. Vehicle Repairs	Hrs.	262	212										474	493
5. Fleet Down Time	Hrs.	595	505										1,100	1,024
RIGHT OF WAY														
1. Litter Removal	Hrs.	410	400										810	578
2. Right-of-Way Mowing	Hrs.	0	0										0	0
3. General Maintenance	Hrs.	656	649										1,305	1,626
LANDSCAPE														
1. Litter Removal	Hrs.	0	30										30	52
2. Mowing (Sub. Entrances)	Hrs.	0	0										0	0
3. General Maintenance	Hrs.	1,045	443										1,488	1,346
4. Planting	Hrs.	90	267										357	100
RECYCLING SITE														
1. City Employees Hours	Hrs.	235	103										338	261
2. City Employees Salaries	Dis.	3,760	1,304										5,064	2,054
3. Revenues	Dis.	652	495										1,147	1,246
4. Participants														
a. Recycling	Num.	641	605										1,246	1,205
b. Composting	Num.	1,166	1,124										2,290	2,380
c. Mulch (Pick Up)	Num.	70	177										247	180
SIGN MAINTENANCE														
1. Building Maintenance	Hrs.	21	20										41	41
2. Subdivision Sign Maintenance	Hrs.	76	78										154	183
3. Traffic Sign Maintenance	Hrs.	156	156										312	291
STREETS														
1. Street Sweeping	Hrs.	137	17										154	48
2. Pavement Patching	Hrs.	0	45										45	213
3. Drainage Maintenance	Hrs.	113	150										263	102
4. General Maintenance	Hrs.	491	761										1,252	932
MISCELLANEOUS														
1. Vandalism	Dis.	149	161										310	218
2. Complaints Answered	Num.	28	24										52	128
3. Wash Police Cars	Hrs.	0	6										6	91

CITY OF PEACHTREE CITY

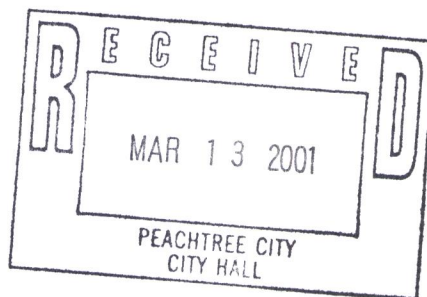
INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: March 14, 2001
SUBJECT: RESOLUTION – GMA Articles of Incorporation Ballot

Attached are the amended and restated articles of incorporation for the Georgia Municipal Association, Inc., approved by the GMA Board at the Mayor's Day meeting in January. Updating the Articles of Incorporation ensures that GMA has the proper corporate power to continue providing new and improved services to its members and specifically acknowledges consolidated governments as members of the Association. Staff recommends approval of the attached Resolution in this regard.

JB:gr

Attachments



MEMORANDUM

TO : GMA Member Cities
FROM : James A. Calvin, Executive Director
DATE : March 9, 2001
SUBJECT : GMA Articles of Incorporation and Ballot

President
Andrew Harris
Mayor Pro Tem, Decatur

First Vice President
Roger Boatright
Mayor, Alma

Second Vice President
Floyd Adams
Mayor, Savannah

Third Vice President
Susan Holmes
Mayor, Monticello

Immediate Past President
Evelyn Turner Pugh
Councilor, Columbus

James A. Calvin
Executive Director

Attached are the amended and restated articles of incorporation for the Georgia Municipal Association, Inc. approved by the GMA Board at the Mayors' Day meeting in January. The GMA Board of Directors recommends that these articles of incorporation be approved and adopted by the GMA membership. Enclosed is a ballot form for your city to indicate its approval or disapproval of the proposed articles of incorporation.

We believe that it is simply time to update and modernize GMA's Articles of Incorporation. GMA now provides a wealth of services that could never have been foreseen back in 1969 when GMA's original articles of incorporation were adopted. By updating our Articles of Incorporation we can ensure that GMA has the proper corporate power to continue providing new and improved services to our members. The new Articles of Incorporation also would specifically reference and acknowledge consolidated governments as members of the Association. A more complete summary of the change is attached.

We urge you to approve these amended and restated articles of incorporation and ask that you return the city's ballot on or before **April 20, 2001** so that it can be counted.

If you have any questions about the proposed articles of incorporation, please feel free to contact Susan Pruett of the GMA staff.

201 Pryor Street SW
Atlanta, Georgia 30303-3606

Tel 404-688-0472
Toll Free 1-888-488-4462
Fax 404-577-6663
www.gmanet.com

A RESOLUTION

WHEREAS the Board of Directors of the Georgia Municipal Association has recommended to the membership approval and adoption of amended and restated articles of incorporation for GMA; and

WHEREAS the City of Peachtree City is a member of GMA entitled to vote for approval or disapproval of such amended and restated articles of incorporation;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Peachtree City, that the City of Peachtree City

Select One:

- ☒ Approves
☐ Disapproves

*Original
mailed to
GMA 3/30/01
JR*

the attached 2001 Amended and Restated Articles of Incorporation for the Georgia Municipal Association, Inc.

BE IT FURTHER RESOLVED that this ballot shall be returned to the Georgia Municipal Association, attention LEGAL DEPARTMENT, by the city clerk on or before April 20, 2001.

RESOLVED this 29th day of March, 2001.

Cherita Reich
Attest

Robert L. Long
Mayor

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
THE GEORGIA MUNICIPAL ASSOCIATION, INC.**

I.

The name of the corporation is:

“Georgia Municipal Association, Inc.”

II.

The corporation shall have perpetual duration

III.

The corporation is organized pursuant to the Georgia Nonprofit Corporation Code to carry out essential governmental functions for and on behalf of its members and other government entities, including, but not limited to, the following specific purposes:

- A. Exchange and disseminate information and ideas for the more efficient administration and conduct of local government and affairs;
- B. Represent the collective interests of its members with the executive, legislative, and judicial branches of state and federal government;
- C. Facilitate improvements in local government within the State of Georgia by providing appropriate technical assistance, publications and expert advice to members;
- D. Conduct research in areas of interest to members and make the results of the research available to members and other interested parties;
- E. Serve as a repository of publications, research materials, and data related to the operations of local government and the duties and responsibilities of local government officials, and make the materials available to members;
- F. Develop and operate programs and services designed to promote efficient and cost effective operation of local government, including employee benefit programs, financing programs, fee and tax collection programs, and purchasing services;
- G. Develop and conduct conferences, seminars, meetings and workshops that will provide educational opportunities and training for local government officials and forums for the exchange of information and ideas among local government officials;

- H. Promote constructive and cooperative intergovernmental relations by developing and maintaining relationships with groups representing local, state and regional governments;
- I. Promote the general welfare of local governments and urban areas of this State in such a manner as may be authorized from time to time by the corporation's Board of Directors; and
- J. Do any and all things necessary and proper for the benefit of its members.

In furtherance of these purposes, the corporation shall be authorized to receive and use payments, grants, donations and contributions from any source in furtherance of its purposes. In carrying out its corporate purposes, the corporation shall have all powers allowed corporations under the Georgia Nonprofit Corporation Code and other applicable state and federal laws and all of the corporation's income shall accrue to the benefit of the local governments that become members of the corporation.

IV.

The method of election of directors shall be as provided in the bylaws.

V.

The corporation will not be organized or operated for pecuniary gain or profit, and it shall have no capital stock.

VI.

The corporation shall have one (1) class of member. Any municipality or consolidated government of Georgia by proper action of its legislative body and the payment of annual dues as prescribed in the bylaws of the corporation may become a member of the corporation. Each municipality or consolidated government holding membership in the corporation shall be equally privileged with every other municipality and consolidated government holding membership therein in its voice and vote in the election of officers and directors and upon any proposition presented for discussion or decision at any meeting of members. The Board of Directors of the corporation may prescribe such additional reasonable qualifications for membership as it may deem appropriate.

VII.

In the event of dissolution of the corporation or surrender of the corporate charter, all property of the corporation shall be donated to one or more municipalities of the State of Georgia as determined by the Board of Directors. Upon failure of the Board of Directors to provide for the disposition of said property upon dissolution, said property shall inure to the State of Georgia. In any event, none of the property of the corporation shall inure to the benefit of any person or profit organization.

RECOMMENDED by an affirmative vote of the Board of Directors of the Georgia Municipal Association, Inc. January 20, 2001; and

APPROVED by an affirmative vote of _____ members of the Georgia Municipal Association in accordance with the provisions of Code Section 14-3-1003

IN WITNESS WHEREOF, the undersigned attest and execute these Articles of Incorporation.

This _____ day of _____, _____.

James A. Calvin
Executive Director
Georgia Municipal Association

Andrew J. Harris, Jr.
President
Georgia Municipal Association

**Summary of Amended and Restated Articles of Incorporation for
the Georgia Municipal Association, Inc.**

- Article I: No change.
- Article II: No change.
- Article III: Restates and amends the powers of the corporation with specific reference to the Georgia Nonprofit Corporation Code.
- Article IV: No change.
- Article V: No change.
- Article VI: Identification of initial registered office and registered agent is deleted as such information is no longer necessary in this document. This is a restatement of article IX of the current articles of incorporation concerning who may become a member of GMA. There is no substantive change to this section except for the recognition of consolidated governments as members. This is appropriate since consolidated governments have municipal powers and functions.
- Article VII: Identification of initial board of directors deleted as such information is no longer necessary in this document. This is a restatement of article X of the current articles of incorporation.

WEBB, STUCKEY & LINDSEY, LLC

Attorneys-At-Law

James H. Webb Jr. *
John M. Stuckey Jr. **
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H. Clay Collins
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400 Westpark Court
Suite 220
Peachtree City, Georgia 30269

Telephone: (770) 631-1811
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Other licenses:

* Florida

**Tennessee & District of Columbia

†Illinois

††Texas

Susan M. Brown
Karen C. Gainey
Stacey M. Jenkins ††
Christy R. Jindra †
Martin C. Jones

March 20, 2001

Mr. Jim Basinger
City Manager
City of Peachtree City
151 Willowbend Road
Peachtree City, Georgia 30269

RE: Latest revisions to the Charter

Dear Jim:

Following is the latest proposed draft of the Charter. To simplify the review of this latest draft, I am listing all of the substantive changes which I made for this draft. I am not listing minor semantical changes.

- New Section 2.5 for the duties of the Mayor Pro Tem. This language was moved from the old section 2.9(a).
- New Section 2.6 for the duties of the council members. This is the language we discussed at the last Council meeting.
- Sections 2.7 to 2.22 (old sections 2.5 to 2.20) have been renumbered to make room for the two new sections discussed above.
- Revised Section 2.12 (old 2.10) entitled "Council Interference with Administration."
- Deleted Section 2.18 (b)(ii) (old section 2.16(b)(ii)).
- Added the phrase "Unless waived by the mayor and council" to the beginning of Section 2.18(e) (old section 2.16(e)).
- Added the words "mayor and" preceding the word "council" to Section 2.18(f)(11) (old section 2.16(f)(11)).
- Deleted the second sentence of Section 2.18(g) (old section 2.16(g)) and added "and council" following the word "mayor" in the remaining sentence.
- Revised slightly Section 4.1.
- Revised slightly Section 4.4.

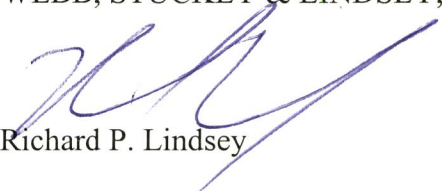
Mr. Jim Basinger
March 20, 2001
Page 2

It is my suggestion that we place this draft out for public comment and eventual consideration for adoption by the Council.

Best regards.

Sincerely,

WEBB, STUCKEY & LINDSEY, LLC



Richard P. Lindsey

RPL:

DRAFT 3/18/01

ARTICLE I. IN GENERAL

Sec. 1.1 Reincorporation; corporate powers.

(a) Peachtree City, in Fayette County, and the inhabitants thereof, are reincorporated by the enactment of this charter and are hereby constituted and declared a body politic and corporate under the name and style Peachtree City, Georgia, and by that name shall have perpetual succession.

(b) Said city shall have full powers to govern itself by such ordinances, bylaws, rules and regulations for municipal purposes as may be deemed proper and not in conflict with this charter, the constitution or laws of this state or the United States.

(c) Said city shall have full power in and by said corporate name

(1) to contract and be contracted with;

(2) to sue and be sued;

(3) to plead and be impleaded;

(4) to purchase, hold, receive, enjoy, possess and retain for the use of and benefit of said Peachtree City or the inhabitants thereof in perpetuity or for any term, any estate, real or personal, or lands, tenements or hereditaments of any kind, within or without the limits of said city, for corporate purposes;

(5) to use, manage, improve, sell, convey, rent or lease any such estate or property;

(6) to have and use a common seal; and

(7) to perform all acts necessary or incident to its corporate existence or capacity.

(d) In addition, the city shall have all powers possible for a city to have under the present or future constitution and laws of this state as fully and completely as though they were specifically enumerated in this charter.

(e) The city shall have all the powers of self-government not otherwise prohibited by this charter or by general law.

(f) The powers of this city shall be construed liberally in favor of the city. The specific mention or failure to mention particular powers shall not be construed as limiting in any way the powers of this city.

Sec. 1.2. Corporate limits.

The boundaries of this city shall be those existing on the effective date of the adoption of this charter with such alterations as may be made from time to time in the manner provided by law. The boundaries of this city at all times shall be described in an ordinance adopted by city council and shall be shown on a map to be retained permanently by the city clerk, or his successor.

Sec. 1.3. Corporate authority and territorial jurisdiction of governing body and officers.

(a) The corporate authority of said city and the territorial jurisdiction of the governing body and the officers thereof shall extend, for police and sanitary purposes, over all lands which are controlled and all lands which may hereafter be owned or controlled by said city for waterworks, electric light, sewerage, drainage, or cemetery purposes outside of the territory as indicated in this Article.

(b) The governing body and officers of said city shall have full power and authority to make and enforce such ordinances, bylaws, rules and regulations as they may deem necessary to protect the land, premises, and other property referred to in this Article and all rights and interest of said city therein as fully and completely as if the same were located within the limits of said city proper as indicated in section 1.2 hereof.

ARTICLE II. GOVERNING BODY; DEPARTMENTS; APPOINTIVE OFFICERS

Sec. 2.1. Governing body; composition, quorum, meetings.

(a) The government of said city shall be vested in a mayor and four (4) councilmembers chosen as hereinafter provided, in such other officers and employees as required under the terms of the charter, and in such other officers and employees as the mayor and councilmembers consider necessary and proper to appoint and employ.

(b) The chief administrative and operational officer of the city shall be the city manager.

(c) The mayor and councilmembers of said city shall collectively be known as "Council of Peachtree City" (hereinafter sometimes referred to as "city council" or "council" and when so referred to shall be construed to mean the Council of Peachtree City), in which all legislative powers of said city shall be vested.

(d) Except as otherwise set forth below, the mayor and three (3) councilmembers, or four (4) councilmembers without the mayor, shall constitute a quorum of the city council. Less than a quorum may meet and compel the attendance of absentees as provided by ordinance. In the event the office of mayor and one or more offices of council shall become vacant or more than one office of council shall become vacant, then a quorum shall be the mayor and two (2) councilmembers, or three (3) councilmembers without the mayor. If two or more offices of council shall be vacant simultaneously or if the office of mayor and one or more offices of council shall be vacant simultaneously, then all of the remaining members of the council may meet to appoint persons to fill vacancies on the council, set the date for a special election and qualification thereof, and, if necessary, appoint a provisional mayor pro tem.

(e) The city council shall meet at such specified time and place as may be provided by ordinance. Special meetings may be called at any time by the mayor upon giving not less than twenty-four (24) hours notice of said special meeting.

Sec. 2.2. Eligibility qualifications of mayor and councilmembers.

No person shall be eligible to hold the office of mayor or councilmember of said city unless he or she is twenty-one (21) years of age and is a qualified elector of said city who shall have continuously resided and maintained his or her domicile therein for at least six (6) months immediately preceding his or her election. Except as authorized by law, the mayor and councilmembers shall not hold any other city office or city employment during the term for which each such person was elected unless the mayor or councilmember affected shall first resign.

Sec. 2.3. Duties and authority of mayor.

The mayor shall be the chief executive officer of said city and it shall be his duty

- (1) to preside at all meetings of the city council;
- (2) to see that all meetings are conducted in a parliamentary manner;
- (3) to preserve order and decorum in such meetings;
- (4) to inflict such punishment upon any person guilty of contempt before said council as may be authorized by municipal ordinances;
- (5) to see that all laws, ordinances, rules, regulations and resolutions of the city council of said city are faithfully executed and enforced;
- (6) to appoint and be an *ex officio* member of all committees;
- (7) to see that all funds are properly accounted for and that all revenues are properly and promptly collected;
- (8) to inform the council from time to time of the general condition of said city and its affairs and recommend such measures as he may deem necessary or expedient for the welfare of said city;
- (9) to inspect or cause to be inspected by one or more of the councilmembers of said city the records and books of accounts of the city and see that they are properly and correctly kept to require such reports to be made by such city staff and given to the council;
- (10) to see that order is maintained in said city and that its property and effects are preserved;
- (11) to convene the council in extra session as frequently as he may deem proper;
- (12) to bind said city by signing any contract, obligation or other matter entered into and authorized by ordinance or resolution of the council of said city, properly passed in accordance with the provisions of this act; and
- (13) to do acts and things as may be proper and necessary in the proper conduct of the affairs of said city and as may be hereinafter authorized.

Subject to the limitations contained in this Charter, the said mayor shall exercise general supervision and jurisdiction over the affairs of the said city; however, the responsibility for the daily operation and administration of the city shall be delegated to the city manager who shall report on such activities to the mayor and councilmembers as hereinafter provided.

Sec. 2.4. Authority of mayor to vote.

The mayor shall be entitled to vote on all questions before the city council.

Sec. 2.5. Duties of mayor pro tem.

The mayor pro tem shall discharge the duties and exercise the powers and authority of the mayor in the absence, disability or disqualification of the mayor and during a vacancy in the office of mayor provided his rights and duties as councilmember shall remain unimpaired, except he shall not receive the salary or expense of a councilmember while receiving the salary and expense of mayor when there is a vacancy in the office of mayor.

Sec. 2.6. Duties of councilmembers.

Councilmembers shall assist the mayor in establishing city policies, drafting ordinances, handling budgetary matters, and addressing any other matters which come before city council.

Sec. 2.7. Date of municipal general election; election of mayor and councilmembers, post designation; assuming office; term; oath.

(a) Pursuant to the law commonly referred to as the Georgia Municipal Election Code, the municipal general election shall be conducted on the Tuesday next following the first Monday in November of odd numbered years.

(b) For the purposes of electing councilmembers, positions on the council shall be numbered as posts 1 through 4, respectively.

(c) In 1992, Peachtree City altered the length of the mayor and councilmembers' terms from two years to four years. After a period of transition, the elections for posts 1 and 2 are held every four years from 1995 forward. The elections for mayor and posts 3 and 4 are held every four years from 1993 forward. All persons elected shall assume office on the first meeting in January following the election except in the case of special elections when such elected official shall assume office at the first meeting following the certification of the election.

(d) After January 1, 1993, any mayor or councilmember who has been elected for two (2) consecutive four-year terms under the provisions of this Charter shall not be eligible to be elected for the same position of mayor or councilmember for the succeeding term; however, nothing contained herein shall prevent a person who has served as mayor for two (2) consecutive four-year terms to be eligible and qualified to be elected for a position as councilmember for the succeeding term. Likewise, nothing contained herein shall prevent a person who has served as councilmember for two (2) consecutive four-year terms to be eligible and qualified to be elected for a position as mayor for the succeeding term.

(e) The candidate for each respective office who shall receive the majority of votes cast for such office by the electors of said city shall be elected to such office.

(f) Candidates elected to office shall on or before the day of assuming office qualify by taking and subscribing before the municipal judge, the mayor, or some other officer authorized by law to administer oaths, the following oath: "I do solemnly swear or affirm that I will well and truly

perform the duties of (mayor) (mayor pro tem) (councilmember) of Peachtree City by adopting such measures as in my judgment shall be best calculated to promote the general welfare of the inhabitants of Peachtree City and that I will support and defend the Charter and ordinances thereof as well as the constitution and laws of the State of Georgia and of the United States of America. So help me God." Such oath shall be filed with the city clerk, who shall record the same upon the minutes of the meeting of the council of Peachtree City, next following such filing, unless such oath is filed during a regular meeting of the said council in which latter case such oath shall be recorded upon the minutes of the meeting then in session.

Sec. 2.8. Filling vacancies on council.

(a) In the event that the office of mayor, or the office of any one or more of the councilmembers shall become vacant by death, resignation, removal or otherwise, and said vacancy or vacancies are for unexpired terms of twelve (12) months or less, then said vacancy or vacancies may be filled by appointment and selected by majority vote of the remaining members of the mayor and council in the case of vacancies in said council, and by the councilmembers in the case of a vacancy in the office of mayor.

(b) Persons so selected shall be duly qualified to fill such vacancies for the unexpired terms.

(c) The mayor, or in the case of a vacancy in the office of mayor, the mayor pro tem, shall determine the procedure for council to follow in the appointment process; provided, however, that such procedure shall comply with the laws of the state and of the United States and, further, provided that such procedures are given to the members of council at least ten (10) days before the meeting during which such appointment is to be made.

(d) Should such vacancy or vacancies exceed twelve (12) months then a special election shall be called to determine the person who shall fill the unexpired term. The date of such special election shall comply with the laws of the state and of the United States. In the event of such vacancy or vacancies which exceed twelve (12) months, the city council may appoint an individual or individuals to fill such vacant office or offices until the date of the next available election. In no event shall any appointment be for a period exceeding one year.

Sec. 2.9. Declaration of vacancy in office of mayor or councilmember.

Should the mayor or any member of the council fail or refuse to perform the duties of his office for the term of three (3) consecutive months, or should any officer-elect refuse to qualify, the office may be, in the discretion of the majority of the remaining members of the council, declared vacant and the vacancy filled as above provided.

Sec. 2.10. Compensation of mayor and councilmembers as fixed; expenses of office allowable.

(a) The mayor shall receive an annual salary and each councilmember shall receive such annual salary as shall be established by ordinance during the proceeding term for which such

official shall have been appointed or elected. Said salaries shall be paid in twelve (12) equal monthly installments on or before the last day of each month.

(b) In addition to their salaries, each councilmember may be reimbursed for actual out of pocket expenses incurred on behalf of the city.

(c) The city council may also provide for payment of all reasonable expenses which may be incurred by the mayor in the discharge of his duties, including such staff as may be appointed by the mayor.

Sec. 2.11. Organization of council; mayor pro tem; provisional mayor pro tem.

(a) The city council shall at its organizational meeting and thereafter at its first regular meeting in January of each year, elect one of its members mayor pro tem for a term of one year.

(b) Before entering on the discharge of his duties the mayor pro tem shall, in addition to the oath taken as councilmember, take the oath prescribed for mayor pro tem.

(c) In case neither the mayor nor mayor pro tem can attend to or discharge the duties of mayor, whatever the cause, the city council shall elect a provisional mayor pro tem to act until a mayor or mayor pro tem can act, from its membership, who shall take the same oath and be clothed with all of the rights, power and authority of mayor until a mayor or mayor pro tem can act.

Sec. 2.12. Council Interference with Administration.

The city council and its members shall deal with city officers and employees who are subject to the direction and supervision of the city manager solely through the city manager except for purposes of gathering needed information which is of routine matters or is the type of information which such officers and employees can easily and quickly assemble. Except as provided above, the city council and its members shall not give orders directly to such officers and employees, either publicly or privately, but shall coordinate all orders and instructions through the city manager.

Sec. 2.13. Appointment of officers by council; removal.

The city council shall at its organizational meeting and thereafter at the discretion of city council appoint a clerk, a city attorney, a city auditor, a city judge, a city manager and any other city positions as required by ordinance. Such appointed individuals, after their initial appointment, need not be reappointed on an annual basis but shall serve subject to the pleasure of the mayor and council and may be removed from office by the council at any time; provided, further, that the mayor may suspend any such individual pending a meeting of the council to make a formal decision on termination.

Sec. 2.14. City Clerk.

The city council shall appoint a city clerk who shall not be a councilmember. The city clerk shall be the custodian of the official city seal and city records; maintain city council records as required by state law or by ordinance; and perform such other duties as may be required by the city council. The city clerk shall report to the city manager and shall be subject to all of the rights,

privileges and obligations of the city's personnel policies; however, the city clerk can be terminated or removed from such position only by the city council. The city council may appoint the city manager to serve as the city clerk.

Sec. 2.15. City Attorney.

The city council shall appoint a city attorney, which may be a law firm, and shall provide for the payment of such attorney for the services rendered to the city. The city attorney shall be responsible for the representation and defense of the city in all litigation in which the city is a party and will coordinate such representation with all attorneys provided to the city through applicable insurance contracts, if any; shall be the prosecuting officer in the municipal court; shall attend the meetings of the council as directed; shall advise the city council, mayor, and other officers and employees of the city concerning legal aspects of the city's affairs; and shall perform such other duties as may be required by virtue of the person's position as city attorney.

Sec. 2.16. City Auditor.

The city council shall appoint a city auditor who shall be a certified public accountant or accounting firm to ensure that the city's financial records are kept appropriately and according to the laws of this state and of the United States. The city auditor shall conduct an annual independent audit of all city accounts, funds and financial transactions. The audit shall be conducted according to generally accepted auditing principles.

Sec. 2.17. City Judge.

The city council shall appoint a city judge pursuant to the requirements of Section 8.2.

Sec. 2.18. City Manager

(a) The mayor and council shall appoint and contract with a city manager who shall serve subject to the pleasure of the mayor and council for a term as set forth in the contract and according to state law. The title of such officer shall be city manager of the city. His salary shall be determined by the mayor and council and included as a part of the contract. Such officer shall be the chief administrative and operational officer of the city and shall perform such executive duties as may be delegated by the mayor and council. The city manager's job performance shall be evaluated and subject to review annually by the mayor and council.

(b) The city manager shall be selected on the basis of his character and his executive and administrative qualifications with special reference to his actual training and experience in the administration of city government. At the time of his appointment, such officer need not be a resident of the city, but during his tenure he shall reside within the city.

(c) The council may remove the city manager by a majority vote subject to the terms of the contract. At least 30 days before such removal shall become effective, the mayor shall set forth the reasons for his removal. The city manager may, within ten days, reply in writing and may request a public hearing, which shall be held not earlier than 20 days, nor later than 30 days, after the filing of such request. After such public hearing, if one is requested, and after full consideration,

the council by majority vote may adopt a final resolution of removal. By the preliminary resolution, the council may suspend the city manager from duty with pay.

(d) (i) The council may designate a person to perform the functions and duties of the city manager during his absence, disability or suspension.

(ii) Vacancies in such office shall be filled by the council as early as practicable; and until such vacancy is filled, the council shall have full powers to make a temporary appointment.

(e) Unless waived by the mayor and council, the city manager shall give bond in the penal sum fixed by the council, with surety approved by the council, payable to the city and its successors and assigns, for the benefit of the city and for use and benefit of the public, to secure and indemnify the city and each member of the public by reason of his default, misfeasance, malfeasance or nonfeasance in the performance of his duties. The premiums for such bond shall be paid by the city.

(f) The following powers and duties are conferred upon the city manager:

- (1) *Enforcement.* To see that all laws and ordinances are enforced.
- (2) *Conduct of city business affairs.* To see that the business affairs of the city are efficiently organized and handled.
- (3) *Administrative and operational authority.* To exercise administrative and operational control over all regular departments and divisions of the city.
- (4) *Advisory authority.* To attend all meetings of the council with the right to take part in all discussions but having no vote. The city manager shall act in an advisory capacity to the mayor and council in the formulation and operation of the city government.
- (5) *Recommendation of legislation.* To recommend to the mayor and council for adoption such measures as he may deem necessary or expedient.
- (6) *Preparation, submission of budget.* To prepare and submit to the mayor and council an annual budget.
- (7) *Preparation, submission of financial reports.* To prepare and submit to the mayor and council, within 90 days after the end of each city's fiscal year, a complete annual report on the finances and administrative activities of the city for the preceding year, and make such other financial reports from time to time as may be required by the mayor or council or by the Charter of the city.
- (8) *Contracts, expenditures, claims.* To negotiate and approve all lawful contracts, purchases or obligations on behalf of the city as to matters within his jurisdiction, and which are funded in the current city budget, except those obligations such as may be otherwise provided by law, or by ordinance or resolution of the council.
- (9) *Appointments; creation, abolition of offices and functions.* To hire, as required, department heads and employees for departments authorized by the council.

Nothing in this subsection shall prevent the council from creating, abolishing, consolidating, altering or modifying departments; however, the city manager is authorized to recommend, subject to the approval of the council, the change, consolidation or abolishment of any of the offices, departments or functions over which he exercises supervision and control and to recommend the creation of new departments and offices.

(10) *Obtaining legal advice.* To request the counsel, advice or opinion of the city attorney concerning any matter affecting the interest of the city.

(11) *Other duties.* To perform such other duties as may be required of him by the mayor and council.

(g) The city manager shall consult with and report to the mayor and council concerning city operations as required.

Sec. 2.20. Officers elected by council to perform described duties and give bond.

All officials appointed by said council shall discharge such duties in addition to those prescribed in this act as are, or may be, prescribed by ordinances of said council and shall give such bonds for the faithful discharge of their respective duties as said council may require; provided, the surety on the bond shall be a duly authorized guaranty or surety company, qualified to transact business in this state.

Sec. 2.21. Police department.

The city council shall create a police department which department shall consist of a chief of police and such other police officers as the city council shall provide. Subject to the requirements of the laws of the state and of the United States, it shall be the duty of the chief of police and the police officers to make arrests, within and without the limits of said city of all persons violating any ordinance of said city, and to make arrests of all persons who have violated the penal statutes of this state or of the United States, either with or without warrant or summons therefor. They shall have power to release all persons upon such bond as may be prescribed by such ordinances. Said police force shall be so uniformed and armed as to be readily recognized by the public as peace officers, the arms and uniform to be furnished by the city and to remain the property of the city.

Sec. 2.22. Fire department.

The city council shall create a fire department which department shall consist of a chief and such other officers as the city council shall provide. It shall be the responsibility of this department to provide the citizens of the city protection from fires and other such hazards as the city council shall deem appropriate. Additionally, the fire department may offer emergency medical services to the citizens of the city as deemed appropriate by the city council.

Sec. 2.23. Other divisions and departments; employees thereof.

The city council shall be and it is hereby authorized, without any further specific authorization on the part of the General Assembly, to create by proper ordinances such other divisions and departments and to prescribe their functions and the duties of the affairs and employees of such departments as it may deem necessary and for the best interest of the residents of Peachtree City.

ARTICLE III. REGISTRATION OF ELECTORS; ELECTIONS

Sec. 3.1. Qualifications of electors.

No person shall vote in any primary or election conducted by the city unless he shall be duly registered and possesses the qualifications prescribed by O.C.G.A. § 21-2-216 as now or hereinafter amended.

Sec. 3.2. Voting by person not qualified therefore.

Any person voting at any election of said city who is not a qualified voter according to the provisions of this charter, shall be guilty of a misdemeanor, and upon conviction therefor shall be punished as prescribed in the penal code of this state.

Sec. 3.3. Applicability of General Law.

All primaries and elections shall be held and conducted in accordance with the Georgia Municipal Election Code (Title 21, Chapter 3 of the Official of Georgia Annotated) as now or hereinafter amended.

ARTICLE IV. TAXATION; LICENSES; BORROWING

Sec. 4.1 Property Tax.

The city council may assess, levy and collect an ad valorem tax on all real and personal property within the corporate limits of the city that is subject to such taxation by the state and county. This tax is for the purpose of providing revenues to defray the costs of operating the city government, of governmental services, for the repayment of principal and interest on bonded indebtedness and other proper debts of the city, and for any other public purpose as determined by the city council in its discretion.

Sec. 4.2 Millage Rate; Due Dates; Payment Methods.

The city council, by ordinance, shall establish a millage rate for the city property tax with a due date as established by the Fayette County Tax Commissioner. The Fayette County Tax Commissioner shall be the official tax commissioner for the city; however, if the Fayette County Tax Commissioner fails or refuses to act as such, then the Director of Financial Services shall be the official tax

commissioner for the city and shall have all the necessary duties and powers to carry out this position as permitted by law.

Sec. 4.3 General Obligation Bonds.

The city council shall have the power to issue bonds for the purpose of providing revenue to accomplish any project, program or venture authorized under this charter or the laws of the state. Such bonding authority shall be exercised in accordance with the laws governing bond issuance by municipalities in effect at the time said issue is undertaken.

Sec. 4.4 Revenue Bonds.

Revenue bonds may be issued by the city council as state law now or hereafter provides. Such revenue bonds are to be serviced out of any revenue produced by the project, program or venture for which they were issued and shall not be a general obligation of the city.

Sec. 4.5 Short-Term Loans.

The city, with the approval of city council, may obtain short-term loans and must repay such loans not later than December 31 of each year, unless otherwise provided by law.

Sec. 4.6 Lease-Purchase Contracts.

The city, with the approval of city council, may enter into multi-year lease, purchase or lease-purchase contracts for the acquisition of goods, materials, real and personal property, services, and supplies provided the contract terminates without further obligation on the part of the municipality at the close of the calendar year for which it may be renewed. Contracts must be executed in accordance with the requirements of section 36-60-13 of the Official Code of Georgia Annotated, or other such applicable laws as are or may hereafter be enacted.

Sec. 4.7 Occupational, Business, and Other Taxes.

The city council by ordinance shall have the power to levy such occupation, business, and other taxes as are not denied by law. The city council may classify businesses, occupations or professions for the purpose of such taxation in any way which may be lawful and may compel payment of such taxes as provided herein.

Sec. 4.8 Regulatory Fees; Permits.

The city council by ordinance shall have the power to require businesses or practitioners doing business within the city to obtain a permit for such activity from the city and pay a regulatory fee for such permit. Such fees shall reflect the total cost to the city of regulating the activity, and if unpaid, shall be collected as

provided herein.

Sec. 4.9 Franchises.

(a) The city council shall have the power to grant franchises for the use of the city's streets by telephone companies, electric companies, electric membership companies, cable television and other telecommunications companies, gas companies, transportation companies and other similar organizations. The city council shall determine the duration, terms, whether the same shall be exclusive or nonexclusive, and the consideration for such franchises; provided, however, no franchise shall be granted for a period in excess of 35 years and no franchise shall be granted unless the city council receives just and adequate compensation therefor. The city council shall provide by ordinance for the registration of all franchises.

(b) If no franchise agreement is in effect, the city council has the authority to impose a tax on gross receipts for the use of the city's streets for the purposes of railroads, telephone companies, electric companies, electric membership corporations, cable television and other telecommunications companies, gas companies, transportation companies and other similar organizations.

Sec. 4.10 Collection of Delinquent Taxes and Fees.

The city council, by ordinance, may provide generally for the collection of delinquent taxes, fees, or other revenue due the city by whatever means as are not precluded by law. This shall include providing for the dates when taxes or fees are due; late penalties and/or interest; issuance and execution of fi.fa.'s; creation and priority of liens; making delinquent taxes and fees personal debts of the persons required to pay the taxes or fees imposed; revoking city permits for failure to pay any city taxes or fees; and providing for the assignment or transfer of tax executions.

Sec. 4.11. Authority to license, regulate and control business and other activities.

Unless otherwise prohibited by law, the city council of said city shall have full power and authority to license, regulate and control all businesses and activities of every kind and character carried on within the corporate limits of said city unless prohibited from doing so by law.

Sec. 4.13. Revoking licenses and prohibiting operation.

(a) Unless otherwise prohibited by law, the city council of said city may revoke the license of, or prohibit the operation of, any business or establishment, in the event the same becomes a nuisance or is dangerous, hazardous or injurious to the health or morals of the inhabitants of said city.

(b) No revocation or prohibition shall occur without giving written notice to the person, firm or corporation conducting such business, said notice stating the reasons why such license is being revoked or prohibition is occurring, and affording such person, firm or corporation an opportunity to be heard on the question before the said council, the said notice setting forth the time and place of the hearing on the revocation or prohibition. At said hearing the person holding said license or conducting said business, or the firm or corporation holding or conducting the same, may submit to said council whatever evidence he may desire touching upon the question of revocation of such license or prohibition of such business.

(c) The decision of the city council revoking any such license or prohibiting such business shall be final.

ARTICLE V. PERSONNEL

Sec. 5.1 Position Classification and Pay Plans.

The city manager shall be responsible for the preparation of a position classification and pay plan which shall be submitted to the city council for approval. Such plan may apply to all employees of the city. When a pay plan has been adopted, the city council shall not increase or decrease the salary range applicable to any position except by amendment of such pay plan.

Sec. 5.2 Personnel Policies.

All employees serve at-will and may be removed from office at any time unless otherwise provided in this charter, by ordinance, or by adopted contract or personnel policies.

Sec. 5.3. Social security, hospitalization and workmen's compensation benefits for employees authorized.

The city council shall be authorized to provide insurance, retirement and other pension benefits, workmen's compensation benefits for its employees, their dependents and survivors, and shall be authorized to expend funds of said city. The city council shall be authorized to provide for social security benefits for its employees as provided by the laws of the United States.

ARTICLE VI. COUNCIL POWERS AS TO ANIMALS, EMINENT DOMAIN AND STREETS

Sec. 6.1. Council powers as to animals and fowl.

The city council of said city shall have the power and authority

- (1) to prevent all animals and fowl from running at large in said city;
- (2) to prevent and prohibit the keeping of grazing, herd, and other traditional farm animals within the city limits, or to regulate the manner in which they must be

kept if allowed to remain;

(3) to impound such animal, or animals as referred to above when found upon the streets of said city, and to charge such fees for same as they may prescribe, and in addition thereto charge for the keep of such animal or animals so impounded;

(4) to sale such animals as referred to above when the owner or owners of such animal or animals so impounded, shall fail or refuse to pay the impounding fee and cost of keeping said animal or animals, and the proceeds applied to the payment of said feed and cost of keeping said animal or animals; or

(5) to dispose of such animals under such rules and regulations as may be prescribed by said council.

Sec. 6.2. Condemnation of property for municipal purpose; eminent domain.

(a) The city council of said city shall have full powers and authority to condemn property to carry out any and all lawful purposes in the furtherance of its corporate functions, both governmental and proprietary, and when the power and authority granted by this section is exercised by said council it may be done, whether the land to be condemned is in the hands of an owner, trustee, administrator, guardian or agent in the manner provided by Title 22 of the Official Code of Georgia Annotated and the acts amendatory thereof which by this reference thereto is incorporated herein as if set forth verbatim.

(b) This right of condemnation by the city shall extend beyond its corporate limits where the property to be condemned is needed by the city and is deemed useful by the council to afford and make available to the city such property for use in development and thereafter the operation, maintenance, repair, extension and improvement to any city facility, either governmental or proprietary.

(c) Without limiting the generality of the foregoing the city shall have full and complete power and authority to exercise the power of eminent domain to acquire rights to take water from navigable and nonnavigable streams and from lakes and other places within and without the corporate limits of said city and within and without the County of Fayette; and to exercise such power of eminent domain to acquire land or any interest therein, within and without the corporate limits of said city and within and without the County of Fayette, necessary for water, sewer, other utilities, and airport property and facilities, together with the usual and necessary appurtenances therefor, or such land or any interest therein necessary in order to lay out, grade, open, pave, straighten, maintain, elevate, lower, improve and relocate, streets, sidewalks, alleys, recreational paths, and ways on, in, across,

along, through, under or over private property, and property already devoted to public use, and particularly Fayette County School District property; and also under, over or across the rights-of-way of public utility companies, railroads, and all others having the right to acquire private property by exercise of the power of eminent domain or any similar power.

Sec. 6.3. Street powers.

(a) Said city shall have full and complete power and authority to open, lay out, grade, widen, construct, pave, re-pave, curb, and otherwise permanently improve any and all streets, sidewalks, alleys, recreational paths, and ways, and to maintain, relocate, repair, re-pave, extend, abandon or close them, and to construct, maintain, repair, replace and remove street curbing, streets, sidewalks, alleys, recreational paths, or ways.

(b) (i) To provide funds for the purpose of improving or removing sidewalks, curbing and sewer, the associated construction costs, except costs of sewers which cannot serve the abutting real estate nor the owners thereof, may be assessed against the abutting real estate and owners thereof, but only on the side of the street on which such improvements are made, if on one side only.

(ii) To provide funds for these purpose of improving or removing streets, alleys and ways, one-third of the associated construction costs may be assessed against abutting real estate and owners thereof on one side of such street, and one-third ($\frac{1}{3}$) against abutting real estate and the owners thereof on the other side, the city paying the remaining third. In real estate subdivisions all street construction costs may be assessed against the abutting real estate and owners thereof.

(iii) To provide funds for these purpose of improving or removing recreational paths, one-half of the associated construction costs may be assessed against the owners of and all real estate situated in a subdivision to which or in which such new recreational paths are constructed or removed. The city shall pay the remaining one-half.

(c) Cost of maintenance and repair of all city streets shall be paid out of the city treasury except in special cases provided for by city ordinance.

ARTICLE VII. PUBLIC IMPROVEMENTS; ASSESSMENT

Sec. 7.1 Improvement assessment.

(a) Provision shall be made by ordinance for all sewer, sidewalk, street, alley, recreational path, way, or street curbing construction, maintenance or repairs if any part of the cost thereof is to be assessed against abutting or other real estate

or the owners thereof.

(b) After the first reading of such ordinance, notice that it has been introduced shall be published one time by the city clerk in the official newspaper in which sheriff's advertisements for Fayette County appear at least eight (8) days before final passage of said ordinance. Said notice shall state that such ordinance has been introduced in the council and shall include a general description of the improvement, its location, estimated cost, and shall state that the actual cost or such part thereof as the ordinance provides, will be assessed against the abutting real estate and the owners thereof, or against such real estate and the owners thereof as shall be benefitted by such improvement, and that anyone objecting to such improvement, or objecting to the amount of his or her assessment may appear and make such objections at the next regular meeting of the council after the expiration of said eight (8) days. Notice shall also be sent by the city clerk via certified mail to the owners of such property at the street address of all real estate which is affected by the assessment. Receipt of the notice by the owner of the real estate is not required. Information concerning names of owners and street addresses obtained from the Fayette County Tax Commissioner's Office shall be deemed to be adequate for the purposes of providing this notice. No other or further notice of any kind shall be required, but if some other notice is given or ordered to be given, failure to give such additional notice shall not invalidate such ordinance or the assessment of such costs or the lien herein created against such abutting or other real estate nor the ordinance assessing the costs of such improvement. The second reading of such ordinance shall not be waived until the expiration of said eight (8) days after said publication of notice required by this section. But after the expiration of said eight (8) day notice such ordinances may be taken up and adopted at any regular meeting of the council without further notice.

Sec. 7.2. Improvement assessment against public property.

When the city council orders any sewer, sidewalk, street, alley, recreational path, way, or street curbing paved or otherwise improved, upon which any public property abuts, the city council shall assess the cost of such improvements against said public property in the same manner and to the same extent as it does where private property is assessed. And when any sewer, sidewalk, street, alley, recreational path, way, or street curbing is paved or otherwise improved upon which public property abuts and the public officer or agency controlling such public property fails or refuses to pay the assessed cost of such improvements the city council shall enforce payment of the same by levy and sale, mandamus or other appropriate legal proceedings; provided, such action for collection of the assessed

cost of such improvements upon which public property abuts may be defended by the authorities in control of said public property by proving that the amount claimed to be due, or some part thereof, is not justly due or owing by said authorities; and, provided further, that when any action is begun and said authorities admit that part of the amount claimed is due, the amount so admitted to be due shall be paid as a condition precedent before any defense shall be heard by any court.

Sec. 7.3. Scope of improvement assessment.

(a) Cost assessed against abutting or other property and the owners thereof for sewer, sidewalk, street, alley, recreational path, way, or street curbing shall, except as otherwise provided by this act, include all cost of such improvement, including necessary engineering, surveying, ditching, back filling, grading, blasting, dynamiting, pipe, and all other labor and materials, and shall include tearing up and reconstructing, re-paving, repairing and replacing of sewer, sidewalk, street, alley, recreational path, way, or street curbing, and extending, relocating and regrading for any of these, to the private property line of the property assessed.

(b) Expense of maintenance and repairs of street, alley, recreational path, or way shall not be assessed against abutting real estate, but cost of maintenance and repairs of sidewalks, curbing and service sewers may be so assessed.

Sec. 7.4. Lien for improvement cost.

(a) To secure costs of sewer, sidewalk, street, alley, recreational path, way, or street curbing assessed against abutting or other real estate and the owners thereof, and costs of repair of any of these, said city shall have a lien against such abutting real estate and the owners thereof, or against the real estate and the owners thereof for the primary benefit of which such improvement is made, from the date of adoption of the ordinance providing for the work and assessing the cost, which lien shall be prior and superior to all other except state, county and city taxes, and said city shall have the right to sell and transfer all such liens and claims to third parties, who shall be protected by the same lien and rights as the city has and holds against such property and the owners thereof.

(b) Nothing in this section shall be construed to deprive the property owner of the right of paying for said improvement in cash at the completion of the work if he desires to do so.

Sec. 7.5. Installment payment of improvement assessments.

When any sewer, sidewalk, street, alley, recreational path, way, or street curbing or other improvement shall be constructed, reconstructed, repaired or replaced, pursuant to an ordinance providing for the same and providing for assessment of the cost thereof, or a part thereof, against the abutting or other real

estate, the owners thereof shall be allowed to pay for the same, except in case of repairs, as follows: One-fifth ($\frac{1}{5}$) cash and the balance in four (4) equal annual installments within the next four (4) years thereafter, with interest on said deferred installments at the rate of seven (7) percent per annum from the date of adoption of the final assessment ordinance.

Sec. 7.6. Assessment of sidewalk cost.

Sidewalks shall be constructed on one side of a street and the cost thereof assessed against the abutting real estate and owners thereof on that side of such street if the owners of more than fifty (50) percent of the street frontage on that side of said street so request. Sidewalks may be constructed on either or both sides of a street, and the cost thereof shall be assessed against the abutting or other real estate and the owners thereof, without the consent of any of such abutting or other real estate owners when the city council deems it proper or desirable for such sidewalks to be laid and they are not laid for the primary benefit of persons other than such abutting or other real estate owner.

Sec. 7.7. Due date of improvement assessments.

Costs assessed against property and the owner thereof for sewer, sidewalk, street, alley, recreational path, way, street curbing or other like or similar work shall all become due and payable in full if any installment is not paid within sixty (60) days from the day it is due.

Sec. 7.8. Execution for improvement assessments.

The city council shall have full power and authority to enforce collection of amounts so assessed by execution against the real estate so assessed and the owner thereof at the date of the ordinance providing for the work, which execution, if not paid, shall be issued by the clerk of the city and levied on such real estate by the chief of police, as city marshal, or his lawful deputy, and after advertisement as in cases of sales for Peachtree City taxes, such property shall be sold at public outcry to the highest bidder for cash, if such execution and costs have not been previously paid; provided such property owner shall have the right to file an affidavit denying that the whole or some part of the amount for which the execution issued is owing or due, and stating what amount, if any, he admits to be owing, which amount so admitted to be owing shall be paid to the levying officer before the affidavit shall be received, which affidavit when received shall be returned to the Superior Court of Fayette County and there tried and the issue determined, as in case of illegalities, subject to all the penalties provided by law in cases of illegality filed for delay only.

Sec. 7.9. Payment of street paving cost by railroads; street tax on public carriers.

(a) Any street railroad company or other railway company having a track or tracks running along or across a street, alley, recreational path, or way of the city shall be required to pay the cost in full for paving or otherwise improving such street, alley, recreational path, or way between their tracks and two (2) feet on each side thereof.

(b) Any bus company or other public transportation company shall also be liable for such street taxes as the council may lawfully impose.

ARTICLE VIII. MUNICIPAL COURT

Sec. 8.1. Creation.

(a) There is hereby established a court to be known as the "Municipal Court of Peachtree City" which shall have jurisdiction and authority to try offenses against laws and ordinances of said city and to punish for a violation of the same.

(b) This court shall have the power

(1) to enforce its judgments by the imposition of such penalties as may be provided by law;

(2) to punish witnesses for nonattendance, and to punish also any person who may counsel or advise, aid, encourage, or persuade another whose testimony is desired or material in any proceeding before said court, to go or move beyond the reach of the process of the court;

(3) to try all offenses within the territorial limits of Peachtree City constituting traffic cases which, under the laws of Georgia, are placed within the jurisdiction of municipal courts to the extent of and in accordance with the provisions of such laws and all laws subsequently enacted amendatory thereof;

(4) to establish bail to insure the presence of those charged with violations and to prescribe the conditions of forfeiture of the same; and

(5) to administer oaths and to perform all other acts necessary and proper to the conduct of said court.

(c) The presiding officer of such court shall be known as the judge.

(d) Said court shall be convened at such times as designated by ordinance or at such times as deemed necessary by the judge to keep current the dockets thereof.

(e) The court shall sit at a place designated by the council.

Sec. 8.2. Judge.

(a) No person shall be qualified or eligible to serve as judge unless he shall have attained

the age of twenty-one (21) years, and shall not have been convicted of a crime involving moral turpitude.

(b) No person shall be qualified or eligible to serve as judge unless he shall be a licensed member of the Georgia State Bar, in good standing, who is also licensed to practice law in the State of Georgia.

(c) Neither the mayor, any member of council, appointed officer, nor any employee of Peachtree City shall be qualified or eligible to serve as judge.

(d) The judge shall be appointed by the city council and shall serve at the discretion of the city council. The compensation of the judge shall be fixed by the city council.

(e) The judge pro hac vice shall serve in the absence or disqualification of the judge; shall have the same qualifications as the judge; and shall be appointed by the city council.

(f) Before entering on duties of his office, the judge or judge pro hac vice shall take an oath before the mayor or mayor pro tem, that he will truly, honestly and faithfully discharge the duties of his office to the best of his ability without fear, favor or partiality. This oath shall be entered upon the minutes of the meeting of the mayor and council.

Sec. 8.3. Jurisdiction.

(a) Unless a lesser penalty is provided by ordinance or a greater penalty is provided by general law, the judge shall have power to impose fines, costs and forfeitures for the violation of any law or ordinance of Peachtree City passed in accordance with this Charter as follows:

(1) to impose a fine in an amount not to exceed one thousand dollars (\$1,000.00) for each offense;

(2) to imprison offenders for a period of not more than six (6) months for each offense;

(3) to commit offenders to community service for not more than forty (40) hours per week for a period of not more than six (6) months for each offense; and

(4) to combine any one or more of these punishments in the discretion of the judge.

(b) Said judge shall not have the authority to inflict a greater punishment for contempt than to impose a fine of two hundred dollars (\$200.00) or imprisonment not exceeding ten (10) days, or any combination of the two.

(c) The judge shall be authorized to issue warrants for offenses committed within the corporate limits of Peachtree City, which warrants may be executed by any police officer of said city, and to commit the offenders to jail or admit them to bail or recognizance in bailable cases for their appearance at the next term of court of competent jurisdiction.

(d) The judge is hereby authorized to issue subpoenas to compel the attendance of witnesses to said municipal court, and to issue such other processes as may be necessary for the proper administration of said court.

(e) The municipal court shall also have concurrent jurisdiction with that of the magistrate over offenses against the criminal laws of the state committed within the corporate limits of the city.

(f) Except as may be herein otherwise specified, the judge is vested with all of the jurisdiction and powers as to the entire area within the corporate limits of Peachtree City.

(g) The municipal court is specifically invested with all jurisdiction and powers throughout the entire area within the corporate limits of the city granted by state laws generally to municipal courts and particularly such laws as authorized the abatement of nuisances.

(h) Said judge is hereby authorized to administer oaths.

Sec. 8.4. Right of judicial review of final judgments and sentences.

Any defendant who is dissatisfied with the judgment or sentence of the municipal court shall have the right to seek review of said judgment or sentence by filing a petition for the writ of certiorari in the superior court of Fayette County as provided by the general law of this state. Upon the filing of a notice of intention to petition for certiorari with the clerk of the municipal court in writing and within ten (10) days after the date of the final judgment, it shall be the duty of the judge of said court to assess a reasonable bond pending the review of the judgment of conviction, with such surety or sureties to be approved by the clerk of said court, and such bond, when filed and approved as provided herein, shall act as a supersedeas of judgment until the final judgment of the superior court.

Sec. 8.5. Court costs.

In all cases in the municipal court of Peachtree City, the costs incurred and allowable herein may be computed under the provisions of the laws of the State of Georgia fixing costs in the courts of said state or the city council may establish by ordinance a schedule of fees to defray the costs of operation. The council may also provide a uniform scale of costs of the clerk and police officers of said city for all services in the arrest and prosecution of offenders in the municipal court and in the issuance and collection of tax and other executions; and for their collections and payment into the city treasury.

Sec. 8.6. Rules for court.

With the approval of the mayor and council, the judge shall have full power and authority to make reasonable rules and regulations necessary and proper to secure the efficient and successful administration of the business of said court; provided, however, that the mayor and council may adopt in part or in toto the rules and regulations relative to the procedures to the operation of the superior courts under the general laws of the State of Georgia.

ARTICLE IX. GENERAL PROVISIONS

Sec. 9.1. Existing Ordinances, Resolutions, Rules and Regulations.

All ordinances, resolutions, rules and regulations now in force in the city not inconsistent with this charter are hereby declared valid and of full effect and force until amended or repealed by the city council.

Sec. 9.2. Existing Personnel and Officers.

Except as specifically provided otherwise by this charter, all personnel and officers of

the city and their rights, privileges and powers shall continue beyond the time this charter takes effect until otherwise decided by the city council.

Sec. 9.3. Pending Matters.

Except as specifically provided otherwise by this charter, all rights, claims, actions, orders, contracts and legal or administrative proceedings shall continue and any such ongoing work or cases shall be completed by such city personnel or officers as may be provided by the city council.

Sec. 9.4. Severability.

If any article, section, subsection, paragraph, or sentence of this charter shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair other parts of this charter unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional, it being the legislative intent in enacting this charter that each article, section, subsection, paragraph and sentence be enacted separately and independent of each other.

Sec. 9.5. Gender.

The use of masculine pronouns in the charter shall include the feminine unless specifically referring to a male.

Sec. 9.6. Repealer.

All other laws and parts of laws in conflict with this charter are hereby repealed.

Sec. 9.7. Effective Date.

This charter shall become effective on its passage.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: March 20, 2001
SUBJECT: Alcohol License – New – Chin Chin XII, Inc.

Chin Chin XII, Inc., is a new restaurant located at 2100 Highway 54 East. Ms. Liliani Alimuddin has requested to be appointed as the Licensee and the License Representative. The application is attached for your consideration. Ms. Alimuddin will be present at the meeting on Thursday, March 29th, to answer any questions you may have.

JB:gr
Attachments



Peachtree City

Georgia

State of Georgia

City of Peachtree City:

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

Liliani Alimuddin

Name

2359 Logan Circle Atlanta, GA 30319

Address

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

James V. Murray
Signature

March 15, 2001
Date

Major Mike Doherty
Witness



CITY OF PEACHTREE CITY
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
(770) 487-7657

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Business Name: CHIN CHIN X 11 Inc	Business Location: 2100 Hwy 54 EAST Peachtree City	Permit # #106 C.143211
Nature of Business: RESTAURANT	Mailing Address: 2100 Hwy 54 EAST #106 PEACHTREE CITY GA 30269	Business Phone Number:
Name of Licensee: LILIANI ALIMUDDIN	Home Address: 2359 Logan Cr. Atlanta, GA 30319	Home Phone Number: 404-261-6822
Name of License Representative: LILIANI ALIMUDDIN	Home Address: 12359 Logan Cr. Atlanta, GA 30319	Home Phone Number:

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
CHIN CHIN X 11 Inc	2100 Hwy 54 EAST Peachtree City Ga	
LILIANI ALIMUDDIN	2359 Logan Circle ATL GA 30319	404-261-6822

Is any person who owns an interest in the license an employee of the City of Peachtree City? _____



Peachtree City

Georgia

March 30, 2001

G. Douglas Dillard, Esq.
Dillard and Galloway, LLC
1500 Monarch Plaza
3414 Peachtree Road, NE
Atlanta, GA 30326

RE: ***Rezoning Request – 43.2 acre tract at the northwest corner of GA 74
and Crabapple Lane***

Dear Mr. Dillard:

Your rezoning request for a 43.2 acre tract of land located on the northwest corner of GA 74 and Crabapple Lane was approved the City Council on March 29, 2001. The property was rezoned from AR (Agricultural) to R-43 (Residential) with the following conditions:

- 1) The property between Georgia Power and the Water Tower to the west and GA 74 to the east should be included in required greenbelt area.
- 2) The proposed 25-foot buffer along Crabapple Lane should be a 25-foot wide City-owned greenbelt.
- 3) A continuous decorative privacy fence, or other acceptable barrier, should be installed to separate Lots 29, 35, 36, 37, and 38 from the Georgia Power and Water Tower tracts.
- 4) Include language in the covenants relative to the fact that Lots 35, 36, 37, and 38 back up to the Georgia Power Sub-station.
- 5) The 100-foot buffer along GA 74 should be a 100-foot wide City-owned greenbelt, as required by the Buffer Ordinance. However, the applicant, the staff, the Planning Commission, and the City Attorney may work out a mutually acceptable compromise to this requirement as a part of the concept plat review process, provided that compromise is brought back to Council for final approval prior to the approval of the concept plat.

POSITION PAPER
Proposed Rezoning: Halligan Tract, Crabapple Lane West
Director of Developmental Services *JBW/ge*
March 14, 2001

Situation:

The owner of the 43.2-acre tract at the northwest corner of GA 74 and Crabapple Lane has filed an application to rezone that tract to accommodate a development of residential lots that are each a minimum of one acre in area (Attachment "A"). This tract was a part of a previous rezoning proposal that was denied on July 6 of last year. The required waiting period for re-submittal has passed, and a public hearing has been scheduled for the special Council meeting on March 29, 2001.

Facts:

1. The property proposed for rezoning is owned by Mr. Jimmy Halligan of Hyland Developers, Inc. The current zoning is AR Agricultural, and the desired zoning is R-43 Residential.
2. Mr. Halligan is the owner of an adjacent tract of 14.4 acres that is already zoned R-43 Residential.
3. Mr. Halligan's plan is to combine the two tracts and develop 45 one-acre lots (Attachment "B").
4. The previous plan that was denied was for 200 single-family units; therefore, this proposal involves about a 78 percent reduction in density.
5. The Land Use Plan indicates the property should be used for a single-family, low-density use with a minimum lot size of one acre. The Land Use Plan also recommends that both of these tracts be developed as a single project, as proposed by Mr. Halligan.
6. The tract proposed for rezoning is bordered on the west by land in the city zoned AR Agricultural and land in Tyrone zoned for a Mobile Home Park.
7. It is bordered on the north by land in Tyrone zoned for agricultural and low-density residential use.
8. It, along with its companion parcel, is bordered on the east by GA 74, by land owned by Fayette County and used for a water tower, by land owned by Georgia Power for use as an electrical substation, and by land owned by Peachtree City and used as a fire station.
9. It is bordered on the south by Crabapple Lane. Across Crabapple Lane, the land is zoned R-43 Residential and AR Agricultural.

10. The improvements to the GA 74/Crabapple intersection and the improvements to Crabapple Lane were predicated on the assumption that all future development in that area, including the subject property, would be in accordance with the Land Use Plan at low-density residential standards.
11. At its meeting on March 12, 2001, the Planning Commission voted to recommend approval of the proposed rezoning with the following conditions suggested by the Staff:
 - (a) The 100-foot buffer along GA 74 should be a 100-foot wide City-owned greenbelt, as required by the Buffer Ordinance;
 - (b) The property between Georgia Power and the Water Tower to the west and GA 74 to the east should be included in that required greenbelt area;
 - (c) The proposed 25-foot buffer along Crabapple Lane should be a 25-foot wide City-owned greenbelt; and
 - (d) A continuous decorative privacy fence, or other acceptable barrier, should be installed to separate Lots 29, 35, 36, 37, and 38 from the Georgia Power and Water Tower tracts.
12. Mr. Halligan and his attorney objected to condition (a). They were willing to agree to a 100-foot buffer, but not a 100-foot City-owned greenbelt. When informed that the greenbelt was a requirement of the Buffer Ordinance, they indicated they intended to request a variance. The Commission members stated that the recommendation for approval of the rezoning was predicated on a greenbelt being provided, and they were not in favor of a variance being granted to accommodate the Applicant's site plan. They urged the Applicant to revise the site plan accordingly.

Recommendation:

The Staff recommends that the rezoning be approved with the conditions stipulated by the Planning Commission. The proposed project is in accordance with the Land Use Plan for the area.

JBW/jir

Attachments "A" – "B"

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property: See Attached Legal Description.

13.229 ACRES (0.187 + 13.042) AT THE NORTHWEST CORNER OF GA 74 AND
CRABAPPLE LANE

This property is presently zoned: A/R

The proposed zoning classification is: R-43

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

Signature: [Signature]

Owner: Hyland Developers Inc

Agent: G. Douglas Dillard, Esq.

Address: Dillard & Calloway, Esq.
3414 Peachtree Road, N.E., Suite 1500, Atlanta, GA 30326

Phone: 404-965-3682

Date: _____

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

Signature: [Signature]

Title: ZONING ADMINISTRATOR

Date: FEBRUARY 20, 2001

Request Number: 2001-01

Date of Planning Commission Public Hearing: MARCH 12, 2001

Date of City Council Public Hearing: APRIL 5, 2001 MARCH 29, 2001

**REZONING APPLICATION
CRABAPPLE LANE PROPERTY**

**FOR
HYLAND DEVELOPERS, INC.**

EXHIBIT "A"

The Peachtree City Land Use Map calls for low density residential along Crabapple Road west of its intersection with Highway 74. The proposed R-43 Zoning is consistent with the Land Use Plan.

As illustrated on the conceptual plat (included in the zoning application ITEM NO. 14) the proposed development will not exceed .77 units per acre. The proposed development will consist of 45 lots (minimum 1 acre) for construction of single family homes (minimum 2,100 sq. ft.)

A twenty ft. (20 ft.) golf cart easement will be provided along the southern side of Lot 29, adjacent to the water tower. Furthermore, we propose to deed the remaining land between Highway 74, Crabapple Lane, and the water tower to the City of Peachtree City for its purpose (i.e. City Park) with access provided by the golf cart path easement.

The proposal is consistent with existing uses of adjacent and nearby property. This will be a single-family community and will be consistent with the uses which are already present in the immediate vicinity of the subject property.

Peachtree City has almost completed its development of single-family properties. This is one of the few remaining undeveloped tracts in Peachtree City and is appropriate to provide the proposed housing in order that people who desire can be given an opportunity to live and work in Peachtree City.

**REZONING APPLICATION
CRABAPPLE LANE PROPERTY**

**FOR
HYLAND DEVELOPERS, INC.**

LETTER OF INTENT

Sec. 1304

- (d) **The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:**

- (1) **WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:**

The Peachtree City Land Use Map calls for low density residential along Crabapple Road west of its intersection with Highway 74. The Application is consistent with these recommendations of the Plan in that the same will not exceed .77 units per acre.

- (2) **WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

The intersection of GA Highway 74 and Crabapple Road has commercial, office, residential and community service facilities. Located immediately adjacent to the subject site is a fire station and a water tower; west of the subject site is a developed subdivision under R-12 of the Peachtree City Ordinance; and adjacent to Peachtree City is the Town of Tyrone, which property is likewise developed at similar densities. In light of this type of land use along Crabapple Road, the Application is consistent with these existing land use patterns.

- (3) **WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT AND NEARBY PROPERTY:**

The proposal is consistent with existing uses of adjacent and nearby property. This will be basically a single-family community and will be consistent with the uses which are already present in the immediate vicinity of the subject property.

- (4) WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The subject site is currently zoned agricultural and has no reasonable economic use as currently zoned. Additionally, the same is significantly detrimental to the property owner and has no benefit to the public as currently zoned.

- (5) WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

While the development will increase traffic, the intersection of Crabapple Road and GA Highway 74 has the capacity to accommodate the additional trips per day to be generated by the proposed zoning change. Utilities are available at the site with a fire station and water tower located immediately adjacent to the same. There will be additional students generated by this development, however, the school system can accommodate these additional students.

- (6) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTIVE GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

Peachtree City has almost completed its development of single-family properties. This is one of the few remaining undeveloped tracts in Peachtree City and the proposed development is appropriate in order that people who desire, can be given an opportunity to live and work in Peachtree City.

The R-43 district allows the Applicant and the City to work together to ensure greater flexibility and sensitivity both aesthetically and environmentally in the design and development of this residential community.

The portions of the Peachtree City Zoning Ordinance as applied to the Property which classify or may classify the Property into the AR zoning district or to any zoning district other than the R-43 as requested by the Applicant would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Peachtree City Zoning Ordinance to the Property which restricts its use to any classification other than the R-43 zoning district as requested by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

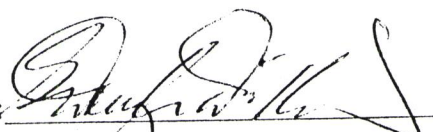
The denial of this Application would constitute an arbitrary and capricious act by the Mayor and Council of Peachtree City without any rational basis therefor constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

of the State of Georgia of 1983, and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Mayor and Council of Peachtree City to rezone the Property to the R-43 zoning district as requested by the Applicant would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitution set forth hereinabove.

Accordingly, you Applicant respectfully requests that this Application be granted and the Property be rezoned to the R-43 zoning district as requested by Applicant.

DILLARD & GALLOWAY, LLC

By: 

G. Douglas Dillard
Attorney for Applicant

1500 Monarch Plaza
3414 Peachtree Road, NE
Atlanta, GA 30326
(404) 965-3682

FAYETTE COUNTY BOARD OF EDUCATION



DR. JOHN D. DECOTIS, EdD
SUPERINTENDENT

210 STONEWALL AVENUE WEST
P.O. BOX 879
FAYETTEVILLE, GEORGIA 30214-0879
PHONE: (770) 460-3535
FAX: (770) 460-8191

"Where Excellence Counts"

March 15, 2001

BOARD MEMBERS:
MICKEY LITTLEFIELD, CHAIR
GREG POWERS, VICE-CHAIR
MARION KEY
TERRI SMITH
JANET SMOLA

Planning and Zoning Department
Attention: Jim Williams
151 Willowbend road
Peachtree city, Georgia
30269

Subject: Rezoning application for Jimmy Halligan of 46.4 acres at the northwest corner of Ga. 74 and Crabapple Lane in Land Lot 135 of District 7, from A-R to R-43 to develop a residential subdivision, including 14.4 acres already zoned R-43, to 45 one acre lots.

The Fayette County Board of Education Facilities Planning Division has reviewed the above listed request for rezoning and is providing the information listed below.

If this application is approved, school system data shows it will impact the schools listed below as follows:

School	Facility Capacity	Current Enrollment	Previous rezoning request increases	This rezoning will increase Students by	Trailers currently on site
Kedron	657	838	286	45	8
Flat Rock Middle	1101	929	1167	11	0
Sandy Creek High	1564	1210	1167	11	0

The Fayette County Board of Education expends an average of \$6,053.22 annually educating each student in the system, not counting new construction. If this application is approved it will result in an additional cost of \$405,565.74 to the school system. Previous rezoning requests for this attendance area will result in an additional cost to the Fayette County School System of:

Elementary School Students	\$ 1,731,220.92
Middle School Students	\$ 1,767,540.24
High School Students	\$ 1,767,540.24
This rezoning request for 67 students	\$ <u>405,565.74</u>

Total additional funds needed for this attendance district \$ 5,671,867.14

I hope this information will be beneficial in your deliberations for this rezoning request and I ask that you notify me of the decision on this zoning request.

Sincerely,

A handwritten signature in cursive script that reads "John D. DeCotis".

Dr. John D. DeCotis

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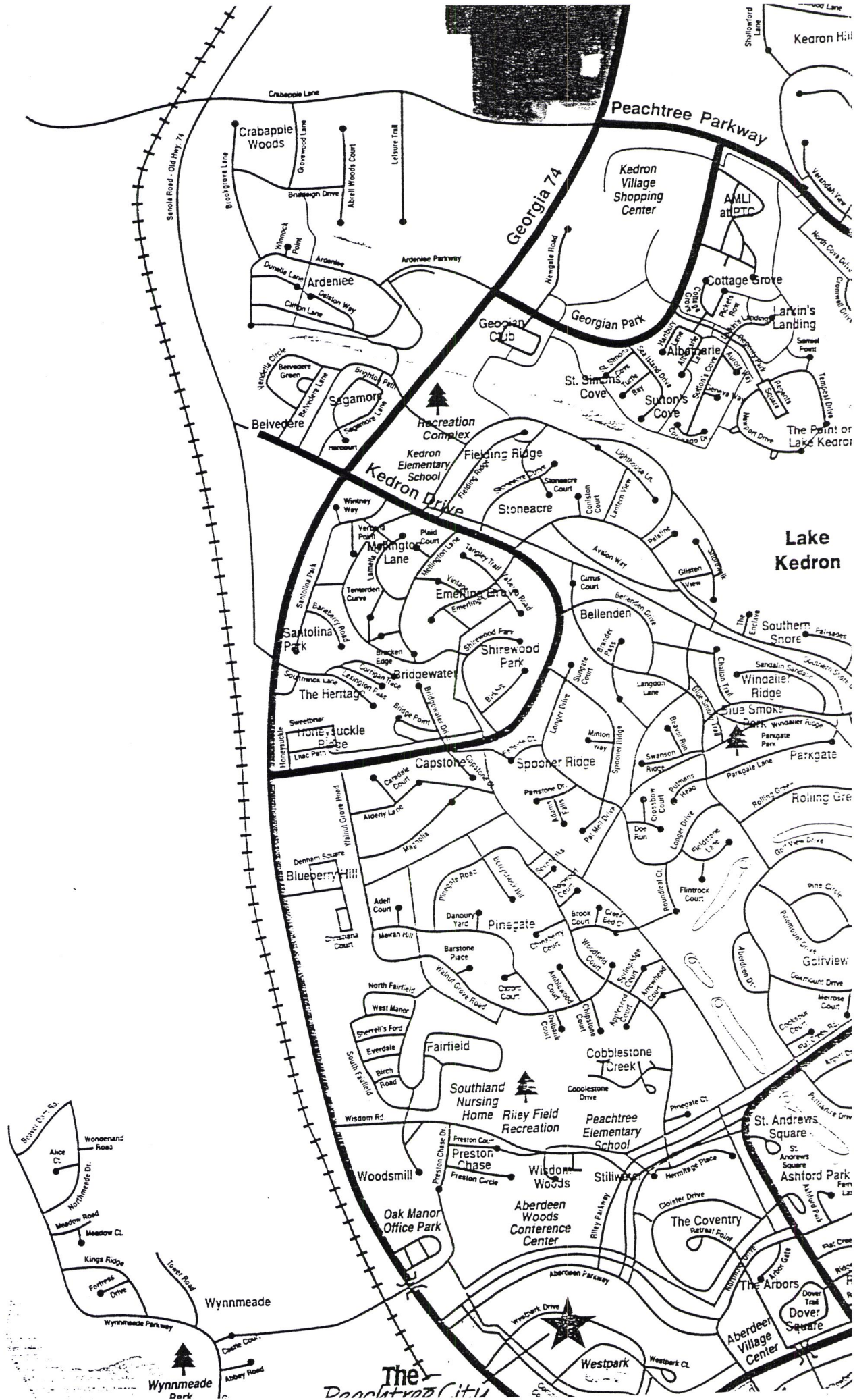
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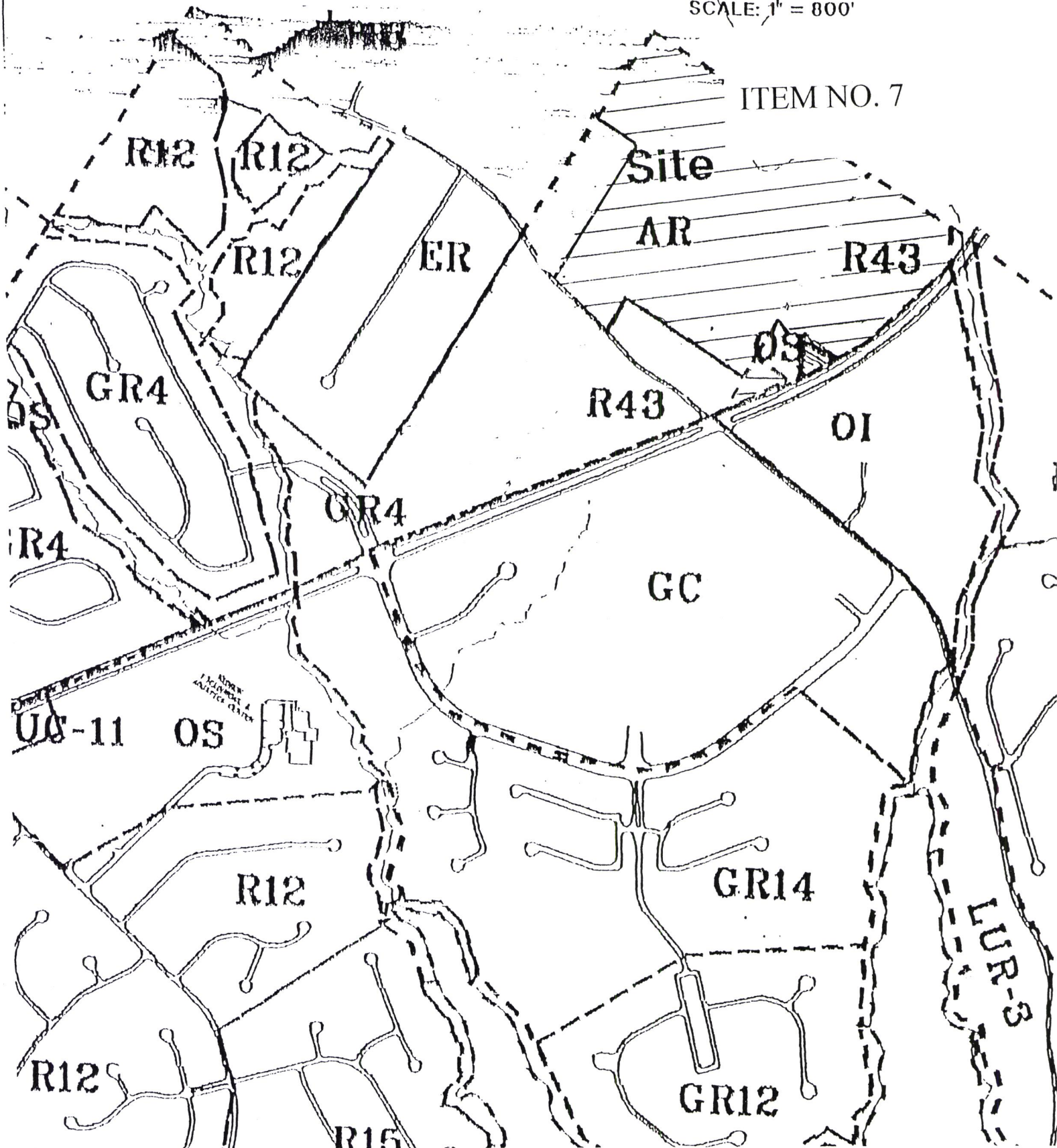
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CITY ZONING DISTRICTS

SCALE: 1" = 800'

ITEM NO. 7



REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

8. There are no major natural, geographic or cultural features which presently exist on or near the property. The intersection of GA Highway 74 and Crabapple Road has commercial, office, residential and community service facilities. Located immediately adjacent to the subject site is a fire station and water tower, west of the subject site is a developed subdivision under R-12 of the Peachtree City Ordinance; and adjacent to Peachtree City is the City of Tyrone, which property is likewise developed as similar densities. In light of this type of land use along Crabapple Road, this request is consistent with these existing land use patterns.

ITEM NO. 8

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

11. The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. The request is consistent with these recommendations of the Plan.

The proposal is consist with existing uses of adjacent and nearby property. This will be basically a single-family community and will be consistent with the uses which are already present in the immediate vicinity of the subject property.

ITEM NO. 11

REZONING APPLICATION
CRABAPPLE LANE PROPERTY
FOR
HYLAND DEVELOPERS, INC.

12. How will the proposed rezoning affect the City, with respect to:
- a) Tax Base – Based on 45 homes with an average sales price of approximately \$350,000, calculated on the current county mileage rate, the additional property tax base would be \$15,750,000.
 - b) Public Education – Addressed in letter from Fayette County Board of Education attached.
 - c) The proposed rezoning of the property would not cause substantial detriment to the public good or impair the purposes and intent of the public services provided by the City of Peachtree City. The Peachtree City Land Use Map calls for low density residential and medium density residential along Crabapple Road west of its intersection with Highway 74. This request is consistent with those recommendations of the Plan.
 - d) The property is located adjacent to the Satterwaite Fire Station thereby causing no apparent adverse affect or additional burden on the fire or emergency medical services provided by the City of Peachtree. The property will be basically a single family community and will be consistent with the uses which are already present in the immediate vicinity as well as throughout Peachtree City.
 - e) The intersection adjacent to the property has recently undergone major improvements including an existing traffic light with turn arrows and acceleration/deceleration lanes. While the development will increase traffic, the intersection of Crabapple Road and GA Highway 74 has the capacity to accommodate the additional trips per day to be generated by the proposed zoning change.

- f) All major utilities are currently available to the property.**
- g) All environmental protection laws will be complied with during the engineering and development process. The property under its current zoning of agricultural has no reasonable economic use. Additionally, the same is significantly detrimental to the property owner and has no benefit to the public.**
- h) The proposed community will be provided with an established Homeowners Association.**
- i) The Peachtree City Land Use Map calls for low density residential along Crabapple Road west of its intersection with Highway 74. The request is consistent with the recommendations of the Plan.**

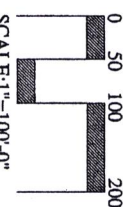


PPLE LANE PRC
FAYETTE CO., GEORGIA
FOR
HYLAND DEVELOPERS, INC.

[illegible]

Job No: 407638
Scale: 1" = 100'
Date: 1/4/01

NOT FOR CONSTRUCTION



ITEM NO. 14

SITE DENSITY - ± 0.77 UNITS/ACRE

JetLimo, LLC
P. O. Box 2394
Peachtree City, GA 30269
770-487-9608

March 29, 2001

Mr. Jim Williams
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Re: PH-01-02: Proposed Rezoning, Jet Limo Tract, Falcon Drive and Victor Road

Via: United States Postal Service and Facsimile (770-631-2505)

Dear Mr. Williams:

At this time we respectfully request you disregard our request for rezoning of the above referenced tract.

If you have questions please feel free to call.

Sincerely,



V. Michael Rossetti

/slg

POSITION PAPER
Proposed Rezoning: Jet Limo Property, Falcon Field
Director of Developmental Services JBW/jf
March 14, 2001

Situation:

The owner of the 4.95-acre tract at Falcon Drive, Victor Road, and Echo Court wishes to rezone his property from GI General Industrial to LI Limited Industrial in order to provide more parking and reduce the required setback/buffer adjacent to the three public streets which adjoin the tract (Attachment "A").

Facts:

1. The property is owned by Jet Limo, LLC, Mr. Mike Rossetti, Manager. The agent for the rezoning is Mr. Mike Lorber.
2. The General Industrial zoning district requires a 50-foot setback for buildings and pavement along all public streets; while the Limited Industrial zoning district only requires 30 feet.
3. All surrounding property is zoned either AI Airport (Falcon Field) or GI General Industrial.
4. The Applicant currently has pending before the Planning Commission a conceptual site plan based on the 50-foot setbacks required in General Industrial districts (Attachment "B").
5. The Applicant has also prepared a revised conceptual site plan based on the proposed 30-foot setbacks required in Limited Industrial (Attachment "C").
6. At its meeting on March 12, 2001, the Planning Commission voted to recommend denial of the proposed rezoning. The Commission felt the request would constitute a "spot zone." It was intended only to allow for encroachments into the setback and accommodate more intensive development of the site. It was not felt the existing zoning imposed an unreasonable hardship on the owner, and a rezoning was not justified under the circumstances.

Recommendation:

The Staff agrees with the Planning Commission that the proposed rezoning should be denied. There is no other property zoned LI within miles of the Applicant's site.

JBW/jir

Attachments "A" – "C"

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

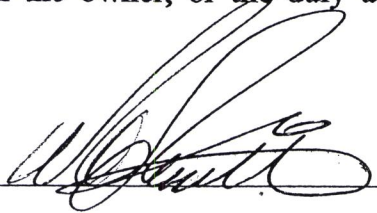
A request is hereby being made to change the zoning classification of the following described property:

The site is approximately 4.9 acres located on the corner of Falcon Drive
/Victor Road and Echo Court in the Falcon Field Industrial District of
Peachtree City.

This property is presently zoned: GI General Industrial

The proposed zoning classification is: LI Limited Industrial

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

Signature:  Michael D. Lorber

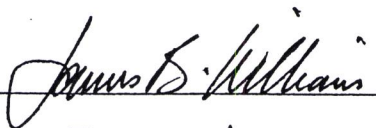
Owner: (print) Jet Limo, LLC c/o Michael Rossetti

Agent: (print) Michael D. Lorber

Address: P.O. Box 2394, Peachtree City, GA 30269

Phone: 770-487-9676 Date: 2/8/2001

This request, along with the required fee (\$10/acre, minimum \$200) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: 

Title: ZONING ADMINISTRATOR

Date: FEBRUARY 20, 2001

Request Number: 2001-02

Date of Planning Commission Public Hearing: MARCH 12, 2001

Date of City Council Public Hearing: ~~APRIL 5, 2001~~ MARCH 29, 2001

11/17/00

REZONING APPLICATION INFORMATION

1. See attached copies (3) of the boundary survey.
2. See attached legal description of parcel.
3. A rezoning from General Industrial to Limited Industrial would best serve this parcel for the following reasons:
 - Would reduce the setbacks from 50' to 30' allowing better site planning of an unusually configured property.
 - Allows for more needed parking.
 - Helps in grading the site that has a challenging topography.
 - Providing better interval traffic circulation.
 - The limited Industrial zoning category best reflects the proposed use of the property as office/warehouse and hangar space.
 - Removes the owner concern of taking of property for an excessive buffer that is not needed to protect the public's health safety and welfare.
4. To the best of our knowledge this property and all contiguous properties are zoned GI General Industrial with an overlay of airport regulations and restrictions.
5. Property Owners within 200' of property:
 1. Richard Bearden and Bob Vanacek
 2. David Goode
 3. Peachtree City Airport Authority
 4. National Oceanographic and Atmospheric Administration.
 5. Hunting Aviation
C/o GVA Marquette Advisors
410 Young Quinlan Bldg.
81 South 9th Street
Minneapolis, MN 55402-3200
6. See attached conceptual site plan, which includes a location map of the property.
7. The City Zoning Districts are displayed at City Hall and available at the City Planning Department.
8. The property is totally wooded with a mature stand of pines and hardwoods. There is an elevation change of approximately 25 + feet from the corner of Falcon Drive & Victor Road to the rear corner of the property which backs up to a taxiway. No cultural features exist on the property.
9. All public utilities are available to the site along the r/o/w's of Falcon Drive, Victor Road & Echo Court. (See attached site plan for utility locations.)
10. Public facilities that are presently near the site are the Peachtree City Municipal Airport Facility and the National Weather Service building. Other public facilities servicing this property (fire & police) are located on Hwy 74 South.
11. No planning documents have been prepared or needed for the property except a conceptual site plan showing the intended use of the property as Office/Warehouse & Airplane hangar space.
12. The proposed rezoning of this property from GI (General Industrial) to the lesser zoning category of Limited Industrial will not change the affect on the City.

- a. Tax Base: The Ad Valorem Tax rate would remain the same.
 - b. Public education: No student population is directly generated from industrial use.
 - c. Police and fire protection needs would not change.
 - d. Emergency & medical service needs would not change.
 - e. The transportation network serving this property and the airport are (2) convenient accesses onto Hwy 74 (Crosstown Road and South Dividend Drive).
 - f. Utilities: theoretically the usage of sewer & water could decrease for a limited industrial user.
 - g. There are no environmentally sensitive areas on the property. All erosion control regulations will be adhered to in the development of this site and the City's Tree Ordinance will protect buffer trees and require sufficient replacement trees for those removed during development.
 - h. No recreational needs will be required for the property
 - i. The property will be developed in two (2) phases with the development of the first building on the corner of Falcon Drive & Victor Road. The entire site will be pre-graded and the area for the second Office/Warehouse building & hangar will be stabilized.
13. See attached site plan - no floodplain or wetlands are on the property

REC'D 7/2/01

JetLimo, LLC
P. O. Box 2394
Peachtree City, GA 30269
770-487-9608

February 12, 2001

Mr. Jim Williams
The City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Re: Rezoning of JetLimo Property
4.949 Acres at The Falcon Field Airport

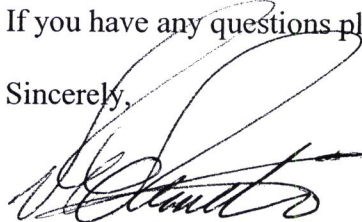
Dear Jim:

The original plat of our property consisted of two lots. The 100' taxiway easement was to access the back lot.

Since JetLimo has purchased both lots and is combining them into one project, we will no longer need the taxiway easement to access the back lot.

If you have any questions please call.

Sincerely,

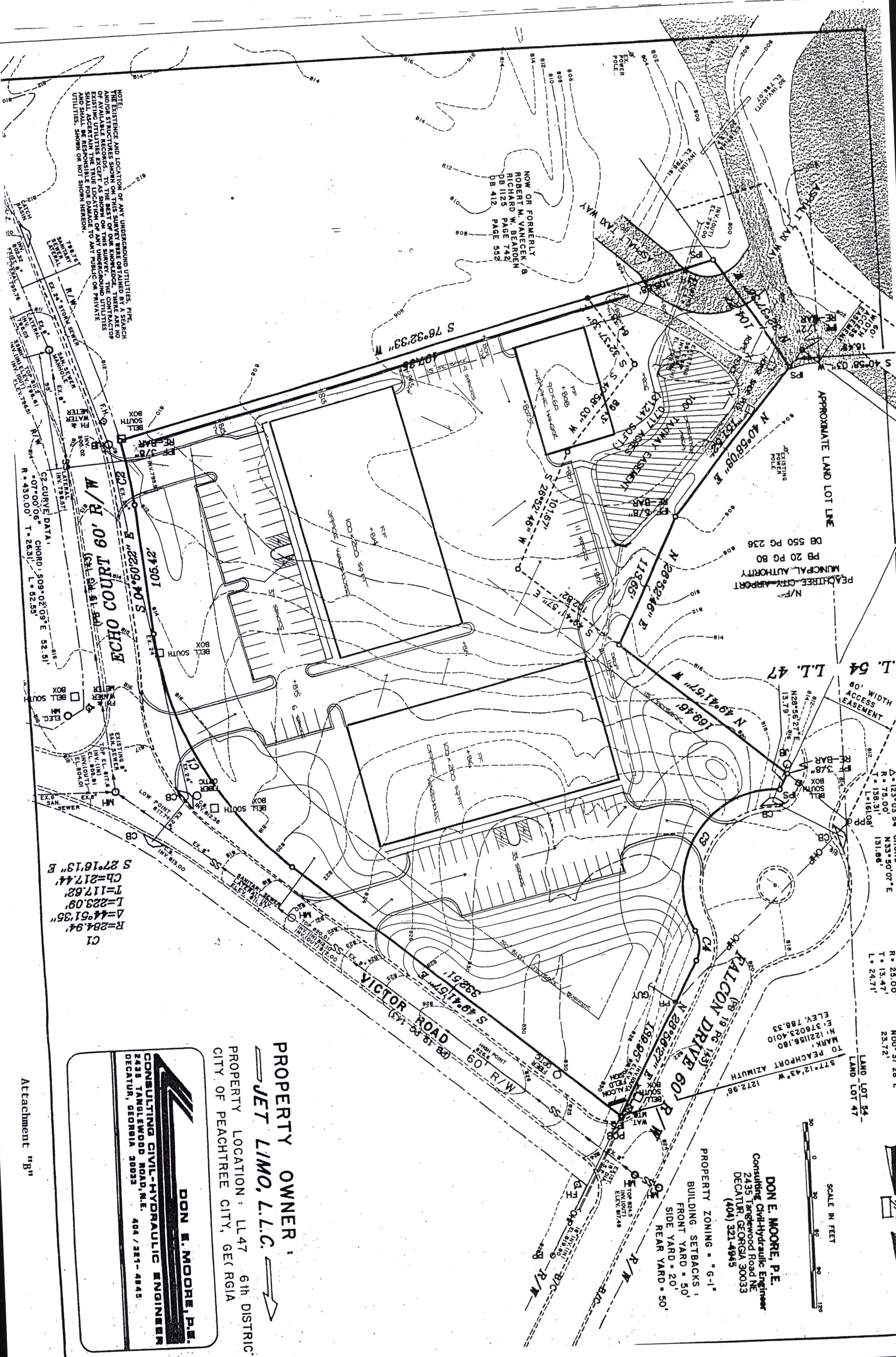


V. Michael Rossetti
Manager

Enclosure.

/slg

RECEIVED FEB 12 2001



NOTE:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE FACTOR OF ANY UTILITY EXCEPT AS SHOWN ON THIS SURVEY, THE UTILITY SHALL ASCERTAIN THE TRUE LOCATION OF ANY UTILITY FOR DAMAGE TO PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

NOW OR FORMERLY
ROBERT M. VANECEK &
RICHARD W. BEARDEN
DB 1125 PAGE 742
DB 412 PAGE 552

C1
R=284.94'
Δ=44°51'35"
L=223.09'
T=117.62'
CB=217.44'
S 27°16'13" E

LAND LOT 54
LAND LOT 47
TO PEACHTREE AZIMUTH
S 77°12'43" W
E 376°23'40'10"
ELEV. 788.33

DON E. MOORE, P.E.
Consulting Civil-Hydraulic Engineer
2435 Tanglewood Road NE
DECATUR, GEORGIA 30033
(404) 321-4945

PROPERTY ZONING = "G-1"
BUILDING SETBACKS:
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 50'



DON E. MOORE, P.E.
CONSULTING CIVIL-HYDRAULIC ENGINEER
2435 TANGLEWOOD ROAD, N.E.
DECATUR, GEORGIA 30033 404 / 321-4945

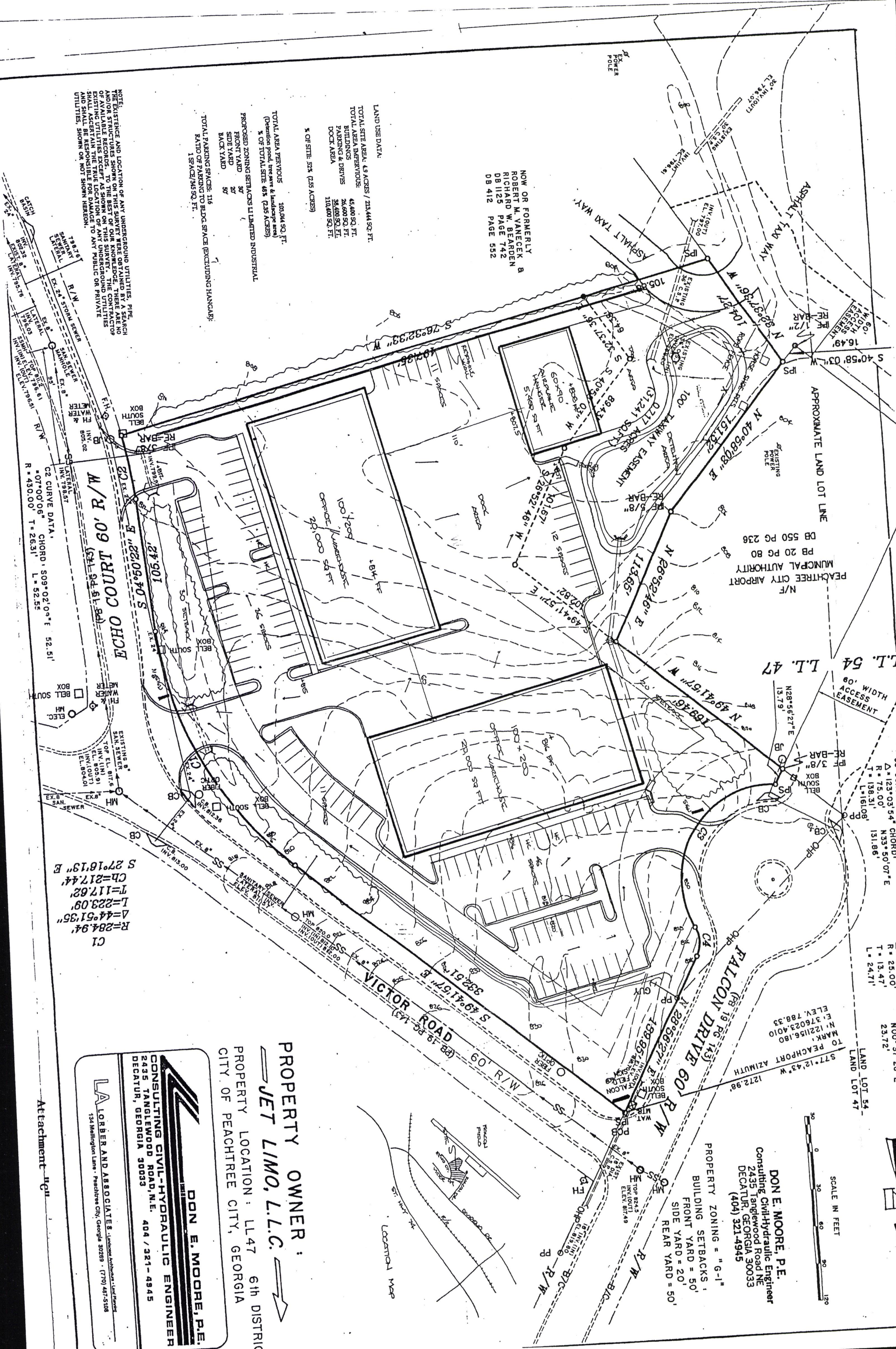
PROPERTY OWNER:
— JET LIMO, L.L.C. —

PROPERTY LOCATION: LL47 6th DISTRICT
CITY OF PEACHTREE CITY, GEORGIA

NOTE:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE
AND/OR STRUCTURES SHOWN ON THIS SURVEY ARE OBTAINED BY A SEARCH
OF AVAILABLE RECORDS. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO
EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. THE COMPLETION
AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE
UTILITIES, SHOWN OR NOT SHOWN HEREON.

LAND USE DATA:
TOTAL SITE AREA: 4.9 ACRES / 213,444 SQ. FT.
TOTAL AREA IMPERVIOUS: 45,400 SQ. FT.
BUILDINGS: 26,600 SQ. FT.
PARKING & DRIVES: 38,400 SQ. FT.
DOCK AREA: 110,400 SQ. FT.
% OF SITE: 51% (2.5 ACRES)
TOTAL AREA PERVIOUS: 169,044 SQ. FT.
(Detention pond, tree area & landscape area)
% OF TOTAL SITE: 49% (2.35 ACRES)
PROPOSED ZONING SETBACKS IN UNLIMITED INDUSTRIAL
FRONT YARD: 30'
SIDE YARD: 20'
BACK YARD: 30'
TOTAL PARKING SPACES: 116
RATIO OF PARKING TO BLDG. SPACE (EXCLUDING HANGAR):
1 SPACE/345 SQ. FT.

NOW OR FORMERLY
ROBERT M. VANECEK, B
RICHARD W. BEARDEN
DB 1125 PAGE 742
DB 412 PAGE 552



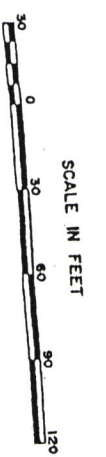
DON E. MOORE, P.E.
CONSULTING CIVIL-HYDRAULIC ENGINEER
2435 TANGLEWOOD ROAD, N.E.
DECATUR, GEORGIA 30033
404 / 321-4945

LA LORBER AND ASSOCIATES, P.C.
134 Wellington Lane - Peachtree City, Georgia 30269 - (770) 467-5108

PROPERTY OWNER:
JET LIMO, L.L.C.
PROPERTY LOCATION: LL47 6th DISTRICT
CITY OF PEACHTREE CITY, GEORGIA

DON E. MOORE, P.E.
Consulting Civil-Hydraulic Engineer
2435 Tanglewood Road NE
DECATUR, GEORGIA 30033
(404) 321-4945

PROPERTY ZONING = "G-1"
BUILDING SETBACKS:
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 50'



LAND LOT 54
LAND LOT 47

C3 CURVE DATA:
 $\Delta = 123.03^\circ 54'$ CHORD:
 $R = 75.00'$ $N33^\circ 50' 07'' E$
 $T = 138.31'$ $L = 161.08'$
 $\Delta = 56^\circ 38' 20''$ CHORD:
 $R = 25.00'$ $N00^\circ 37' 28'' E$
 $T = 13.47'$ $L = 24.71'$

PEACHTREE CITY AIRPORT
MUNICIPAL AUTHORITY
PB 20 PG 80
DB 550 PG 236

APPROXIMATE LAND LOT LINE
N 40° 58' 03" W 16.49'
S 40° 58' 03" W 16.49'

ASPHALT TAXI WAY
N 82° 37' 36" W 104.27'
S 40° 58' 03" W 16.49'

EXISTING
EL. 192.00
EL. 192.00
EL. 192.00

EXISTING
EL. 192.00
EL. 192.00
EL. 192.00

EXISTING
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EXISTING
EL. 192.00
EL. 192.00
EL. 192.00

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager

DATE: March 24, 2001

SUBJECT: City Clerk Position

At the January 4, 2001, Council meeting, I was appointed City Clerk for a period of three months. With this period coming to a close, Council needs to again consider taking further action to address this matter on a more permanent basis.