

City Council of Peachtree City
Agenda
March 20, 2008
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Recognize Sandy Faulkner for 15 Years of Service
 - Recognize Employee of the Month – Tim Maret
 - Recognize Steve Fraas & David Miller for Service on Development Authority
 - Recognize Cyndi Plunkett for Service on Recreation Commission
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - February 21, 2008, Regular Meeting Minutes
- VII. Consent Agenda
 - 1. Consider Easement Request for Georgia Power
 - 2. Consider Lease Extension for Police Department
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 03-08-05 Alcohol License – NEW – Pit Stop #28
 - 03-08-06 Consider Appointment of Police Chief
 - 03-08-07 Public Hearing – Consider Rezoning, GC to LUC-21, Wisdom Road (Fairfield Inn)
 - 03-08-08 Public Hearing – Consider Rezoning, GC to LUC-22, Commerce Drive North (Hilton Garden)
 - 03-08-09 Public Hearing – Consider Variance to Sign Ordinance, 315 Highway 74 North (Delta Community Credit Union)
 - 03-08-10 Public Hearing – Consider Variance to the Fence Ordinance, 233 Smokerise Trace
 - 03-08-11 Public Hearing – Consider Variance to Rear Building Setback, 516 Clearwater Cove
- X. Council/Staff Topics
- XI. Executive Session

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

City Council of Peachtree City
Minutes of Meeting
February 21, 2008
7:00 p.m.

The City Council of Peachtree City met Thursday, February 21, 2008, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present: Steve Boone, Don Haddix, Cyndi Plunkett, and Doug Sturbaum.

Announcements, Awards, Special Recognitions

Mayor Logsdon recognized Al Yougel for his efforts to establish a Peachtree City affiliate of Keep America Beautiful.

Public Comment

Chadwick Barr addressed Council regarding the SR 54 West development and crime. The Police Department cared more about policing the internet than the City. He said Council's decisions had a profound effect on the residents, and they had blatantly voted against the wishes of the people.

Kathy Taylor discussed her property at 122 Crofts Corner. Her neighbor was extending his driveway, which was located between the properties. There was approximately 25 feet between the two properties, and a driveway could be located on the property line. Her concern was that the view of the area, which was located on a golf course, would become a view of houses, carports, and trucks.

Camille Hampton, 100 Meadow Court, addressed Council regarding stormwater drainage and the debris, sand, and trash that ended up in her yard after a recent hard rain. She purchased her home new three years ago, and the builder was no longer in business. She had written to the City and asked for assistance. She was concerned that the issue would get out of hand. Her property sat lower than the surrounding homes, and everything ran into her yard.

Agenda Changes

Logsdon had received a request to move Agenda Item #02-08-14 Consider Request for Funding from Fayette Senior Services to the top of New Agenda Items. There were no objections.

Minutes

Logsdon noted an additional document on the dais – a change to the January 8, 2008, workshop minutes. Plunkett moved to approve the January 8, 2008, workshop minutes as corrected and the February 6, 2008, workshop minutes as written. Sturbaum seconded. The motion carried unanimously.

Consent Agenda

- 1. Consider Request for Funding from Promise Place**
- 2. Consider Lease Amendment – Tourism Association (Agenda Item 01-08-15)**
- 3. Consider Lease – Southern Conservation Trust**
- 4. Consider RFP for Solicitor Pro Hac**

Plunkett asked why the funding for Promise Place was on the Consent Agenda instead of under New Agenda Items. City Manager Bernard McMullen answered that it was a routine request for

the same amount that came in every year. Council had seen the request as part of the budget process.

Haddix moved to approve Consent Agenda Items 1 – 4. Boone seconded. The motion carried unanimously.

New Agenda Items

02-08-14 Consider Request for Funding from Fayette Senior Services

Acting Administrative Services Director/City Clerk Betsy Tyler explained that staff had pulled this item off the Consent Agenda because Fayette Senior Services had asked for increased funding. Staff recommended that Council approve \$7,500 for this year since it was in the budget. Staff would bring the policy back to Council at the March 6 meeting since there were additional requests for consideration, and staff needed direction from Council on those. Tyler introduced Debbie Britt, the new executive director for Fayette Senior Services.

Boone moved to approve funding for Fayette Senior Services in the amount of \$7,500 and to have the Mayor sign the agreement. Haddix seconded.

Plunkett asked whether Britt was going to ask for additional funding at this meeting. Tyler said that Britt was at the meeting to answer questions. Staff was not recommending additional funding at this time. Logsdon recommended Council approve the \$7,500 and discuss the request for additional funds later.

The motion carried unanimously.

**02-08-09 Public Hearing – Consider Amendment to Article X, Section 1007, LI
Limited Industrial District**

City Planner David Rast addressed Council and noted that some uses were permitted in both LI Limited Industrial and GI General Industrial districts. The proposed amendment identified specific uses that would be permitted solely in LI zoning. In some situations, uses that should be located in the LI district were located in GI zoning. Staff wanted to have two separate ordinances that identified the specific uses that would be permitted in each district.

Rast continued that staff had looked at 14 different jurisdictions in metro Atlanta and compared the uses allowed in the various industrial districts to determine which were appropriate in the City. The LI zoning district should be limited to low intensity uses, such as showrooms, office/warehouses, and contractor offices. The intense manufacturing uses should be restricted to GI zoning. If a use was not on the list, then the applicant needed to ask Council for a variance. Some retail uses of 10,000 square feet or less were also permitted in LI zoning, but there was no size limit on the building size for non-retail uses. The Planning Commission had looked at the proposed ordinance at a several workshops and recommended adoption.

Rast said that, if Council approved the proposed ordinance, there would be two stand-alone ordinances, with no crossover of uses between the LI and GI districts. Staff and the Planning Commission also planned to look at the existing uses in the industrial park. Most of the retail and service businesses were on parcels zoned GI. As part of the Comprehensive Plan and Land Use Map update, they would come back to Council with rezoning requests for some parcels.

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

City Attorney Ted Meeker clarified that an applicant would not be able to request a use variance under Georgia law. Uses were uses, and any change would require a text amendment to the zoning ordinance. There was not a variance provision for uses in the ordinance.

Rast pointed out that the commercial uses in industrially-zoned areas were primarily located at Kelly Drive/Dividend Drive and at Crosstown/SR 74. The areas were zoned LI and GI, but the use was retail. There were a few other similar sites. Logsdon asked if the City would have to get the landowners' permission for the rezonings. Rast said the City would have to contact the owners and explain what was being done. He had discussed it with some owners, and most were in favor of the change since it would clean up some leasing issues.

Plunkett asked if zoning could be changed without concurrence from a landowner. Meeker said it could be done, but the City would have a fight on its hands regarding whether the zoning was constitutional. Plunkett asked if the retail uses on Dividend Drive were nonconforming. Rast said not all of them were, but there was a hair salon and a church in the Kelly Drive development. A church use was appropriate in the industrial park, but it should be on a stand-alone tract. One or two other retail businesses were in GI zoning and shared a wall with a GI use. There were some logistical issues with those situations. Plunkett clarified that the retail uses that were currently in GI and LI zoning could continue to operate. Meeker said the use could continue even if it were sold for the same use. There would be an issue under the nonconforming use clause if the building were expanded.

Sturbaum moved to approve the amendment to Article X, Section 1007, LI Limited Industrial District. Boone seconded. The motion carried unanimously.

**02-08-10 Public Hearing – Consider Amendment to Article X, Section 1008, GI
General Industrial District**

Rast noted that the proposed amendment was clarification of the uses in GI zoning. An LI use could occur in GI zoning if the lot was large enough, but staff would try to steer the more intense uses to GI zoning. At the Planning Commission's meeting, the Planterra residents asked for language that allowed discretion on orienting buildings so the air turbines and canopy units faced away from a residential area. This amendment would clean up the uses and provide a distinction between GI and LI zoning.

Richard Granger asked whether the golf course owner could sell the property for any use on the list if the golf course went out of business. Rast said the reason that a golf course was included in the uses was because the golf course was located in a GI zoning district. Staff wanted to change the golf course zoning designation to OS Open Space, which was what the other golf courses were zoned. The City tried to do that a few years ago during an update, but all the adjacent property owners to the property to be rezoned had to be notified by certified letter, which would have cost the City thousands of dollars in mailings. The notification requirement in the ordinance had changed to first-class mail, so one additional change that would come to Council would be to remove golf courses from the list of permitted uses in GI zoning. The other two golf courses in the City had OS zoning.

The public hearing closed.

Plunkett asked what types of buildings fell under public buildings, facilities, and utilities. Rast read the list, which included the Fayette County Water Department, the Water and Sewerage Authority, electric substation, or a senior center. Meeker said the wording meant government buildings. It would not apply to utilities because public utilities were not necessarily government utilities. Meeker suggested changing the wording to government buildings and adding "cable" after "electrical, telephone, or other government utilities." Rast said there would be more amendments to both the LI and GI ordinances in the future. Council could add or delete uses the next time also. Plunkett suggested that "public" be replaced with "government" and the wording, "electrical, cable, telephone, or other public utility," be included. Logsdon noted that public inferred government. The wording could change to "public/government buildings."

Plunkett moved to approve the amendments to Article X, Section 1008, GI General Industrial District with the two changes discussed. Boone seconded. The motion carried unanimously.

02-08-11 Consider Ordinance Amendment – Unrestricted Kennels in Residential Zoning Areas

Rast noted that, under the accessory uses section of the zoning ordinance, private kennels were allowed in specific residential districts, which included R-12, R-15, R-22, R-43, and ER. It was found that residents in residential zoning districts not included on the list had more than three or four dogs or cats on the premises. Currently, the neighbors had to file a nuisance complaint and go to court as opposed to having Code Enforcement take care of the issue when the animals were a problem. The proposed amendment would be applicable to all residential zoning and would limit the number of animals that could be kept in residential areas. Residents in ER Estate Residential and AR Agricultural Reserve areas were allowed to keep horses as long as the area met the setback requirements. The Planning Commission recommended approval.

Al Yougel said he was in favor of the amendment to the ordinance, but he needed to see a map since he did not know how the ordinance related to him as a homeowner. Rast showed the areas on the zoning map located in Council Chambers.

The public hearing closed.

Boone said it sounded like a lot of residents had kennels. He asked how the ordinance would apply to someone whose dog had four puppies. He added that, to him, a kennel meant the raising and boarding of animals for sale.

Plunkett asked if the City was trying to prohibit people from having more than three dogs or cats. Rast said yes. Plunkett asked why the term private kennel was used. Rast read the following definition of kennel from the Code of Ordinances – *Any location where more than three dogs, cats or other animals are kept for commercial or noncommercial purposes. This definition does not include litters of animals of not more than four months of age.* Rast pointed out that the private kennel owners also had to get rid of puppies and kittens within four months.

Boone asked if people who currently had four dogs and one cat would be grandfathered. Rast said that, unless the animals were a nuisance and the neighbors were complaining, Code

Enforcement would not go out knocking on doors. Staff did know of a few situations where the amended ordinance would be enforced because it was a nuisance issue.

Plunkett asked how the City would determine if someone had a private kennel. Meeker said it would be the same as with any other use that was permitted at one time, but would no longer be permitted. It would be challenging to prove, but the City needed to have something on the books to try to enforce. There would not be selective enforcement, but the City would have to go on the information it had. Private kennels were permitted in certain districts. Neighbors could always file a nuisance complaint. Sometimes two dogs could constitute a nuisance depending on their behavior and animal control. The ordinance provided a regulatory mechanism.

Haddix asked which rule had more authority, an ordinance or a homeowner association restriction. Meeker said they were two different restrictions and enforcement mechanisms. The homeowner association covenants could always be more restrictive.

Sturbaum asked if the amendment should include some language regarding the nuisance ordinance and enforcement. Meeker said it was better to keep them separate since a nuisance complaint was very fact specific.

Boone moved to adopt the amendment to the ordinance regarding unrestricted kennels in residential zoning areas. Haddix seconded. The motion carried unanimously.

**02-08-12 Public Hearing – Consider Ordinance Amendment – Variance Procedures
(Zoning Ordinance)**

Rast noted that the proposed amendment had been discussed at Planning Commission and Council workshops. The proposal came from the 2007 Council Retreat. The amendment tightened up the criteria used to evaluate variances. Rast continued that, currently, there was an administrative variance and a standard variance. Staff was requesting a change in the criteria used to review the applications. Administrative variances would be reviewed by the Zoning Administrator, the City Manager, and a City Council representative. Variances would be reviewed by City Staff and Council.

Rast continued that, if approved, the amendment would add a special exception variance that would apply in situations that did not affect the City as a whole. The criteria included encroachments into existing setbacks that did not exceed 25% of the required setback if the property abutted a City-owned greenspace or open space and there was no other location on the property for the expansion to occur. Another criterion would be a decrease in not more than 25% in the number of parking spaces required by City ordinance. The amendment would allow a developer to request a variance to provide less parking on the property. The third situation would apply to fence installations where there would be topography or security issues. The property owner could apply for a variance to increase the height of the fence. The application process for a special exception variance was the same. The application would be reviewed by staff and the Planning Commission, and then it would go to Council. Approval of the variance would still be solely a Council decision. The Planning Commission recommended Council adopt the amendment.

No one spoke for or against the proposed amendment.

Haddix moved to adopt the amendment to Article XII Appeals of the Zoning Ordinance, amending and establishing procedures for submitting, reviewing, and granting requests for variances and appeals, and for other purposes. Plunkett seconded. The motion carried unanimously.

02-08-13 Public Hearing – Consider Ordinance Amendment – Height Restrictions in GC Zoning

Rast noted that the proposed amendment had been reviewed exhaustively in workshops with Council and the Planning Commission. The issue had come up during the site plan review for two of the three new hotels. All had exceeded 35 feet in height. Two of the hotels would be located in GC General Commercial zoning. The other was located in a LUC Limited Use Commercial district and was allowed to proceed. The proposed amendment would set a maximum building height with design and aesthetic stipulations that would be reviewed by the Planning Commission if a building exceeded a certain height. Currently, there was a maximum height of 35 feet in all zoning districts but LUC. The LUC ordinance allowed a developer to go up to 10 stories, which would also be brought forward as an amendment. The City did not have any buildings that exceeded 60 feet in height, but had some that were close. If a building exceeded 35 feet, but was less than 60 feet, the property should first be rezoned to LUC. Staff and the Planning Commission would look at the aesthetics to determine if the building would look out of place with the surrounding area. The language in the proposed amendment would limit the maximum building height at 35 feet from finished grade to the top of the ridge line or the tallest portion of the roof, but the maximum height allowed would be 60 feet. Staff had met with the Fire Marshal and Building Official to look at language regarding the building type and sprinklers. The Fire Marshal and Building Official would like to incorporate their stipulations in the conditions for approval of the rezoning. The Planning Commission recommended approval.

Rajesh Patel with the Hilton Garden Inn asked where his project stood. The plans had been submitted, and clarification was needed. Rast said that, when the plans were submitted for the Hilton and the Fairfield Inn projects, they had not realized there was an issue with the height restriction until the Planning Commission workshop was held. The conceptual site plans were approved with the condition that the height restriction be changed to allow the building. If not, the applicants would have to go through the rezoning process. The City had received the rezoning application from the Fairfield Inn. Rast continued that he met with the Hilton Garden Inn's engineer that day about the rezoning process for that site. They were continuing the review of the final site plan, but would need to rezone the tract to accommodate the building height. Patel asked Rast if he still recommended a rezoning to LUC and how changes to that ordinance would affect his project. Rast said the LUC zoning was more site specific. They would like to cap the building height at 60 feet, and a developer that wanted something taller than 35 feet would have the Fire Marshal and Building Official look at the plans and the Planning Commission look at the aesthetics.

Juan Matute told Council he was pleased to see the ordinances tightened.

The public hearing closed.

Logsdon clarified that the proposed amendment set the building height at 35 feet. If anyone wanted a taller building, they would have to ask for a rezoning and come before Council to get it.

Boone moved to approve the amendment to height restrictions in General Commercial zoning. Haddix seconded. The motion carried unanimously.

02-08-15 Consider Ordinance Amendment – General Design Guidelines

Rast noted this ordinance was also a result of dealing with the hotels and the height issues. The Planning Commission had been concerned about the aesthetics of the building and adding architectural elements that would reduce the visual scale of the building. They worked closely with the Hilton Garden and Fairfield Inns to come up with some fairly unique buildings. Approximately 18 months ago, the general design guidelines ordinance had been presented to Council. Until then, the City had relied on the primary developer for the architectural review for buildings on the property they owned. The developer turned the process over to the City, and it was very evident there was nothing to send to applicants regarding how projects should look. Staff came up with a fairly extensive ordinance that dealt with everything from building materials to entrances, but it did not have anything in it dealing with building massing and architectural style. The amendment regarding the guidelines was developed during the review of the hotel projects. They did not want to have a prototypical Hilton Garden or Fairfield Inn. In general terms, buildings had a top, middle, and a base. The guidelines identified certain items the City would like to see on a building and incorporated in the architectural design. The Planning Commission recommended approval of the ordinance amendment.

Plunkett moved to approve the general design guidelines as outlined in the agenda packet. Haddix seconded. The motion carried unanimously.

02-08-16 Consider Ordinance Amendment – Variance Procedures (Land Development Ordinance)

Rast said that the approval of Agenda Item 02-08-12 had updated the appeals and variance procedures in the zoning ordinance. The proposed amendment would add similar wording in the land development ordinance, except the criteria for the special exception variance. The proposed amendment also identified the appeal procedure and further defined the criteria for a variance.

Boone moved to approve the amendment to Article XIII, Appeals and variances, of the land development ordinance amending and establishing procedures for submitting, reviewing, and granting requests for variances and appeals, and for other purposes. Haddix seconded. The motion carried unanimously.

02-08-17 Consider Fee Change – Ambulance Services

Plunkett moved to approve the fee changes for the ambulance services. Boone seconded.

Assistant Operations Officer (EMS)/Captain Dave Williamson said the last time the fees were modified was 2001. Presently, the City used itemized billing due to Medicare requirements. Now, Medicare required everyone to go to flat fee billing, which would simplify the process. It would also reduce the administrative workload from the paramedics up. Two new categories were included – treat and release and helicopter assistance. The changes included the following:

- Treat & Release – \$125, used for patients that refuse transport to a hospital after receiving a procedure(s) that included administration of a pharmaceutical drug, currently no charge;

- Basic Life Support (BLS) – \$425, as defined by Medicare, non-life threatening trauma or long bone fracture and transport, current charge \$300;
- Advance Life Support (ALS) Level I – \$425, as defined by Medicare, life-threatening trauma or severe difficulty breathing and transport, current charge \$300;
- Advanced Life Support (ALS) Level II – \$650, as defined by Medicare, serious cardiac or cardiac arrest and transport, current charge \$300;
- Helicopter Assistance – \$200, procedures, equipment, and supplies used for patient treatment prior to helicopter transport, currently no charge; and
- Mileage – \$10 per patient loaded mile, assessed from scene to receiving hospital, current charge \$5 per patient loaded mile.

Williamson said there would be an increase of approximately 16% in the fees. The expected increase in revenue was \$43,000 per year, and \$25,593 for the remainder of this fiscal year.

Sturbaum asked if the County was also raising its fees. Williamson said that the County raised fees in July 2007. Sturbaum why there were two levels of advanced life support. Williamson said the difference was the severity of the call. The Department ran an average of 18 ALS Level II calls annually. An additional person was needed in the back of the ambulance for those calls, so a person was pulled off the fire truck. More specialized equipment and additional drugs were also used. Fayette County was looking at increasing the ALS Level II calls again. The City had had the lowest fees for a number of years.

Plunkett asked if the patient was responsible for the mileage cost remaining after Medicare paid its \$6.42 per mile. Williamson said that patients were responsible for 20% of what Medicare paid; the remaining cost was a write-off.

The motion carried unanimously.

02-08-18 Discussion/Consideration on Repair of Police Department Building

Plunkett moved to continue the agenda item to the March 6 meeting due to additional information that Council was not privy to yet. Boone seconded.

McMullen said there were meetings scheduled the next week, and he was not sure when they would have all the information.

The motion carried unanimously.

02-08-19 Consider DOT Request for Donation of Right-of-Way for SR 74

City Engineer Dave Borkowski asked Council to authorize the Mayor to sign paperwork to donate additional rights-of-way and easements for the second phase of the road widening, specifically on two parcels of property. The documents for this request would fix some errors on the original documents approved by Council on October 18. At the Baseball/Soccer Complex, DOT was asking for an easement for a total of 0.6 acres located between the right-of-way and the existing Fayette County waterline easement. This area was missed in October. The other area needing revision was the right-of-way adjacent to Flat Creek and Wilshire Pavilion. Originally, the request showed that all the land belonged to the City. The title research revealed that

CENTEX Homes owned some of the property. The right-of-way request was reduced from 2.3 acres to 0.5 acres. The original offer was reduced by \$11,850, from \$16,500 to \$4,650. The DOT also asked for a temporary easement to build a sediment pond to keep mud out of Flat Creek during the road construction. Staff supported the donation of the easements due to the insubstantial worth of the property because of the easement for water systems; it would also expedite the process. The let date for the road contract had moved from May to June due to other right-of-way issues.

Haddix moved to grant the easements to the DOT for the widening of SR 74. Boone seconded. The motion carried unanimously.

02-08-20 Consider Authorization to Submit Community Choices Application for ARC Implementation Assistance for Huddleston Road

Rast informed Council that the City did not receive funding for the Livable Centers Initiative program for the Huddleston Road corridor, so staff looked at the Community Choices program option for the area. The program offered quality growth implementation assistance. As part of the program, the Atlanta Regional Commission (ARC) would designate some of its staff to work with local officials to review the area and to come up with a redevelopment plan and ordinances to enhance development. There was no money involved. If approved for the program, ARC would assist staff in looking at sanitary sewer, alternative transportation, and zoning issues.

Sturbaum referred to subpoint #6 in the application (tax allocation districts) and asked if the recent Georgia Supreme Court decision would affect it. Rast said the court decision would affect any project that had not issued bonds as part of the tax allocation district. It would apply to this.

Haddix said the application had also been presented to the Development Authority of Peachtree City (DAPC). He had also recommended pursuing reuse water since the taps for sewer and reuse were available in the area.

Boone moved to endorse the request for quality growth implementation assistance on the Huddleston Road corridor. Haddix seconded. The motion carried unanimously.

Council/Staff Topics

Plunkett asked McMullen to contact Dominion Partners about the six acres on Rockaway Road across from the project. The City had first right of refusal on the property. The City should set up a meeting and find out what had to be done to secure the property, so the City could look at it.

Boone asked how the Huddleston Pond repairs were going. Borkowski said the rain was causing delays. The contractor had cut through the dam and poured the pad for the outlet structure. They had planned to lay the pipe through the dam that day, but the rain delayed it. There were setbacks due to the weather.

Plunkett moved to convene in executive session for threatened or pending litigation and a personnel matter at 8:45 p.m. Sturbaum seconded. The motion carried unanimously.

Sturbaum moved to reconvene in regular session at 9:00 p.m. Haddix seconded. The motion carried unanimously.

Boone moved to approve the settlement of subrogation claim regarding Ricky Howard in the amount of \$7,000. Sturbaum seconded. The motion carried unanimously.

There being no further business to discuss, Sturbaum moved to adjourn. Plunkett seconded the motion. The motion carried unanimously. The meeting adjourned at 9:01 p.m.

Betsy Tyler, Acting City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager *WMA*
Financial Services Director *P.S.*
Assistant Financial Services Director *J*
Developmental Services Director *WMA*

FROM: City Engineer *David A. Borikashvili*

DATE: March 13, 2008

SUBJECT: Easement Agreement with Georgia Power
March 20, 2008 City Council Meeting

Recommendation:

Staff recommends that City Council dedicate two easements to Georgia Power for the purposes of installing and maintaining power distribution poles and lines.

Discussion:

The construction of the widening of the first phase of State Route 74 is underway and making progress. One of the issues left for construction is for all the utilities to be moved. Georgia Power still needs to move some of their distribution poles and some of them will need to be on City property.

Georgia Power is requesting two easements (copies attached), one at the intersection of Paschall Road and State Route 74, and the other along State Route 74 from the Villas north to State Route 54. In the interest of keeping the widening project moving forward, staff recommends the donation of these easements to Georgia Power.

Budget Impact:

There will not be a budget impact with the donation of these easements.

Attachments

cc: City Engineer
Public Services Director

 Name of Line JOEL COWAN PARKWAY - PHASE 2 (DOT) (FAYETTE COUNTY)
 No 8884 DISTRIBUTION LINE
 Parcel No 031 Account No 69596-002346-0-89251-30000000
 Letter File 9-7298 Deed File 15445 Map File _____

State of Georgia
Fayette County

E A S E M E N T

Received of **Georgia Power Company**, hereinafter called the Company, the sum of **Ten and 00/100** ***** Dollars
\$ 10.00 and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, in exchange for which the undersigned

City of Peachtree City

whose Post Office Address is David A. Borkowski, City Engineer
P.O. Box 2371, Peachtree City, GA 30269

does hereby grant and convey to said Company, its successors and assigns, the right, privilege and easement to go in, upon, along and across that tract of land owned by the undersigned at

Highway 74 South, Peachtree City, GA 30269
 (address of property) in Land Lot 128,129 of the 7th District of FAYETTE County, State of Georgia, said lands being bounded as follows:

on the North by lands of	<u>Highway 54</u>	,
on the South by lands of	<u>Twiggs Corner</u>	,
on the East by lands of	<u>Twiggs Corner</u>	,
and on the West by lands of	<u>Highway 74, Joel Cowan Parkway</u>	.

Said lands being more particularly described on a plat marked "Exhibit A" and attached hereto and made a part hereof,

together with the right to construct, operate, and maintain continuously upon and under said lands, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures, and appliances, including the right to attach communication facilities to said poles, to stretch communication or other lines on said poles, or under said lands and to attach related apparatus, fixtures, and appliances, with the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company, or person, to said poles for electric, communications or other purposes, upon or under said lands with necessary appliances; with the right to assign this easement in whole or in part; together with the right at all times to enter upon said lands for the purpose of inspecting said lines, making repairs, renewals, alterations

Parcel 031 Name of Line **JOEL COWAN PARKWAY - PHASE 2 (DOT) (FAYETTE
COUNTY)**

and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures, and appliances, all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures, and appliances; also the right of ingress and egress over the property of the undersigned to and from said lines. The rights herein granted include without limitation all the necessary rights for Company to install and maintain electrical and communication lines and facilities to existing and future structure(s) under the easement terms herein provided, on the property of the undersigned. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The rights herein include and embrace the right to clear and keep clear all trees and other obstructions located within fifteen (15') feet of the distribution pole line, plus the right to install and maintain anchors and guy wires as needed in the construction and maintenance of the above mentioned distribution line.

Said Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the undersigned ha____ hereunto set _____ hand____ and seal, this _____ day of _____, _____.

Signed, sealed and delivered
in the presence of:

City of Peachtree City

Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

**Joel Cowan Parkway Distribution Line
City of Peachtree City
Parcel No. 031**

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lots 127 and 128 of the 7th District of Peachtree City, Fayette County, Georgia, and being a strip of land adjacent to the existing road right-of-way intersection of State Road 54, Flo Farr Parkway and State Road 74, Joel Cowan Parkway, said strip being more particularly described as follows: BEGINNING at a point on the Northeasterly corner of the intersection of State Road 54, Flo Farr Parkway and State Road 74, Joel Cowan Parkway, said point having a coordinate value of North 1236037.222 and East 2167244.453, according to the Georgia State Plane Coordinate System, NAD83 (1944), West Zone and being the true POINT OF BEGINNING; from said POINT OF BEGINNING thence North 31° 52' 39" East a distance of 32.61 feet to a point; thence North 61° 18' 27" East a distance of 44.36 feet to a point; thence North 59° 49' 34" East a distance of 77.04 feet to a point; thence South 32° 24' 52" East a distance of 4.20 feet to a point; thence South 51° 45' 13" West a distance of 134.92 feet to a point; thence South 50° 35' 35" East a distance of 194.09 feet to a point; thence South 46° 41' 39" East a distance of 277.93 feet to a point; thence South 47° 17' 28" East a distance of 263.08 feet to a point; thence South 46° 56' 13" East a distance of 206.27 feet to a point; thence South 47° 18' 08" East a distance of 205.08 feet to a point; thence South 47° 38' 12" East a distance of 228.00 feet to a point; thence South 22° 30' 56" West a distance of 31.16 feet to a point; thence in a general Northwesterly direction along a curve to the left, having a radius of 5813.69 feet and an arc distance of 227.66 feet, with a chord bearing and distance of North 45° 49' 43" West 227.64 feet to a point; thence North 46° 57' 01" West a distance of 833.38 feet to a point; thence in a general Northwesterly direction along a curve to the left, having a radius of 1713.30 feet and an arc distance of 135.17 feet, with a chord bearing and distance of North 49° 12' 44" West 135.14 feet to a point; thence North 46° 57' 01" West a distance of 202.42 feet to the POINT OF BEGINNING, said tract containing 0.718 acre, more or less.

The above described tract of land is more particularly shown on Georgia Power Company's drawing of Parcel No. 31 on its Joel Cowan Parkway Distribution Line – (DOT Conflict), said drawing being designated Exhibit "A", and being attached hereto and made a part hereof by reference.

EXHIBIT A

N/F
WPW LIMITED PARTNERSHIP

31
CITY OF PEACHTREE CITY
EASEMENT AREA: 0.718 ACRES

S.R. 74, JOEL COWAN PKWY.

N/F
CITY OF PEACHTREE CITY

EASEMENT LINE & CURVE TABLE				
LINE	CH. LENGTH	BEARING	ARC. LENGTH	RADIUS
L20	32.61'	N31°52'39"E		
L21	44.36'	N61°18'27"E		
C1	77.04'	N59°49'34"E	77.04'	2347.83'
L22	4.20'	S32°24'52"E		
L23	134.92'	S51°45'13"W		
L24	194.09'	S50°35'35"E		
L25	277.93'	S46°41'39"E		
L26	263.08'	S47°17'28"E		

EASEMENT LINE & CURVE TABLE				
LINE	CH. LENGTH	BEARING	ARC. LENGTH	RADIUS
L27	206.27'	S46°56'13"E		
L28	205.08'	S47°18'08"E		
L29	228.00'	S47°38'12"E		
L30	31.16'	S22°30'56"W		
C2	227.64'	N45°49'43"W	227.66'	5813.69'
L31	833.38'	N46°57'01"W		
C3	135.14'	N49°12'44"W	135.17'	1713.30'
L32	202.42'	N46°57'01"W		

REFERENCE: GEORGIA DEPARTMENT OF TRANSPORTATION, PROJECT #STP-209-1(1) SHEET U20 & U21

GEORGIA POWER COMPANY - LAND DEPARTMENT

JOEL COWAN PARKWAY DISTRIBUTION LINE - (DOT CONFLICT)
CROSSING THE PROPERTY OF
CITY OF PEACHTREE CITY

LAND LOT 128 & 129, 7TH DISTRICT, PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SYMBOL LEGEND

- ⊙ DEPICTS IRON PIN FOUND
- ⊠ DEPICTS R/W MARKER
- ⊙ DEPICTS CONTROL MONUMENT
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT
- DEPICTS EXISTING GPC POLE
- DEPICTS PROPOSED GPC POLE
- ⊠ DEPICTS POINT OF BEGINNING (POB)
- ⊠ DEPICTS REQUIRED EASEMENT

PARCEL No. 13

P.I. NUMBER: 322350

DATE: 10/1/2007

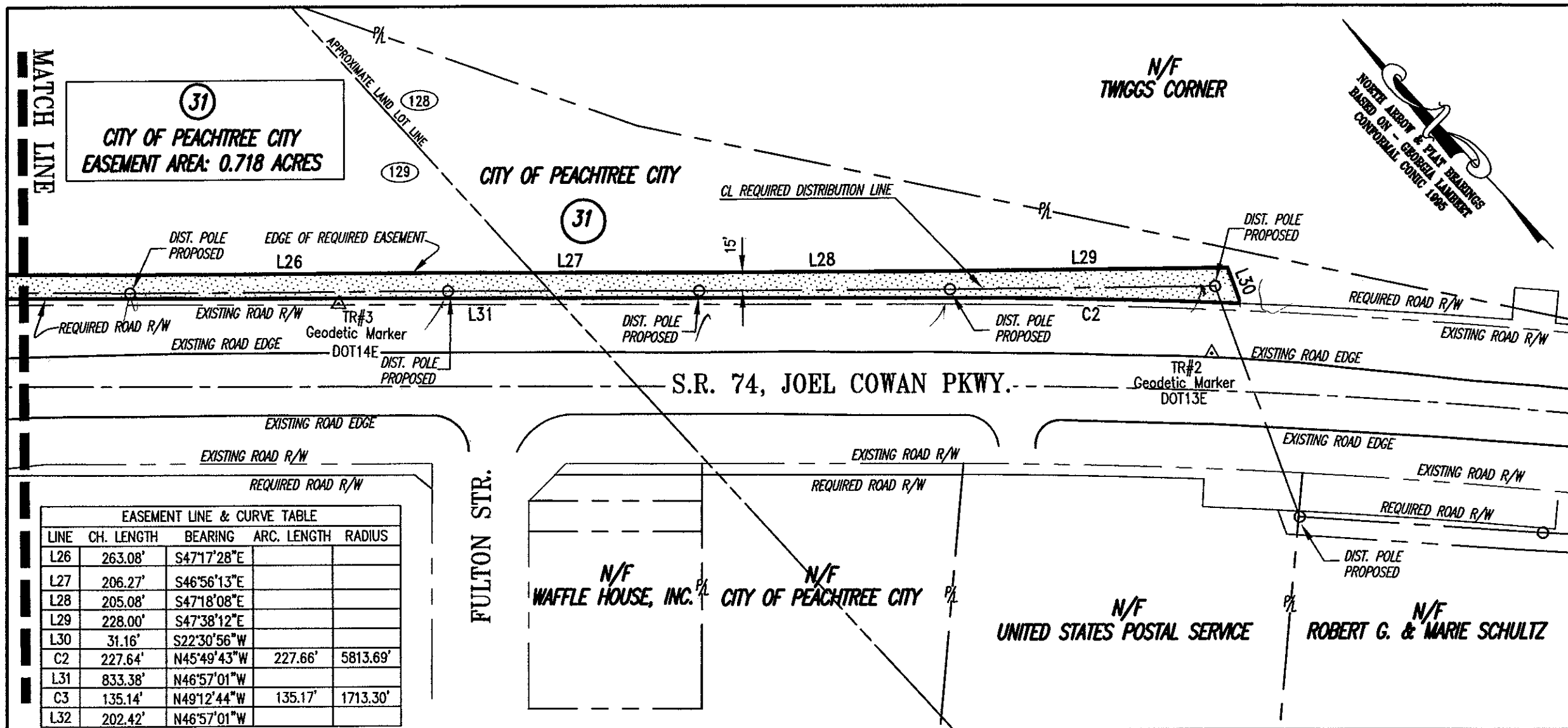
SCALE: 1" = 100'

DRAWN BY: DMD/LAC

EXHIBIT A

SHT 1 OF 2

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EASEMENT LINE & CURVE TABLE				
LINE	CH. LENGTH	BEARING	ARC. LENGTH	RADIUS
L26	263.08'	S47°17'28"E		
L27	206.27'	S46°56'13"E		
L28	205.08'	S47°18'08"E		
L29	228.00'	S47°38'12"E		
L30	31.16'	S22°30'56"W		
C2	227.64'	N45°49'43"W	227.66'	5813.69'
L31	833.38'	N46°57'01"W		
C3	135.14'	N49°12'44"W	135.17'	1713.30'
L32	202.42'	N46°57'01"W		

REFERENCE: GEORGIA DEPARTMENT OF TRANSPORTATION, PROJECT #STP-209-1(1) SHEET U20 & U21

P.I. NUMBER: 322350

SYMBOL LEGEND		GEORGIA POWER COMPANY - LAND DEPARTMENT		DATE: 10/1/2007
⊙ DEPICTS IRON PIN FOUND	● DEPICTS EXISTING GPC POLE	JOEL COWAN PARKWAY DISTRIBUTION LINE - (DOT CONFLICT) CROSSING THE PROPERTY OF CITY OF PEACHTREE CITY		SCALE: 1" = 100'
⊠ DEPICTS R/W MARKER	○ DEPICTS PROPOSED GPC POLE			DRAWN BY: DMD/LAC
⊙ DEPICTS CONTROL MONUMENT	⊗ DEPICTS POINT OF BEGINNING (POB)			EXHIBIT A
P.O.B.=POINT OF BEGINNING	⊞ DEPICTS REQUIRED EASEMENT	LAND LOT 128 & 129, 7TH DISTRICT, PEACHTREE CITY, FAYETTE COUNTY, GEORGIA		SHT 2 OF 2
P.O.C.=POINT OF COMMENCEMENT				

Name of Line JOEL COWAN PARKWAY - PHASE 2 (DOT) (FAYETTE COUNTY)
No 8884 DISTRIBUTION LINE
Parcel No 025 Account No 69596-002346-0-89251-30000000
Letter File 9-7298 Deed File 15445 Map File _____

State of Georgia
Fayette County

E A S E M E N T

Received of Georgia Power Company, hereinafter called the Company, the sum of
Ten and 00/100 ***** Dollars
\$ 10.00 and other good and valuable consideration, the receipt and
sufficiency whereof are hereby acknowledged, in exchange for which the
undersigned

City of Peachtree City

whose Post Office Address is Fire Department - Leach Station

P.O. Box 2371, Peachtree City, GA 30269

does hereby grant and convey to said Company, its successors and assigns,
the right, privilege and easement to go in, upon, along and across that tract of
land owned by the undersigned at

Highway 74 South, Peachtree City, GA 30269

(address of property) in Land Lot 128 of the 7th District of
FAYETTE County, State of Georgia, said lands being bounded as follows:

on the North by lands of Frank W. Cawood and Asso. ,
on the South by lands of Paschall Road ,
on the East by lands of Highway 74 South ,
and on the West by lands of Railroad .

**Said lands being more particularly described on a plat marked
"Exhibit A" and attached hereto and made a part hereof,**

together with the right to construct, operate, and maintain continuously upon
and under said lands, its lines for transmitting electric current, with poles,
wires, transformers, service pedestals, and other necessary apparatus,
fixtures, and appliances, including the right to attach communication
facilities to said poles, to stretch communication or other lines on said
poles, or under said lands and to attach related apparatus, fixtures, and
appliances, with the right to permit the attachment of the cables, lines,
wires, apparatus, fixtures, and appliances of any other company, or person, to
said poles for electric, communications or other purposes, upon or under said
lands with necessary appliances; with the right to assign this easement in
whole or in part; together with the right at all times to enter upon said lands
for the purpose of inspecting said lines, making repairs, renewals, alterations

Parcel 025 Name of Line JOEL COWAN PARKWAY - PHASE 2 (DOT) (FAYETTE
COUNTY)

and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures, and appliances, all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures, and appliances; also the right of ingress and egress over the property of the undersigned to and from said lines. The rights herein granted include without limitation all the necessary rights for Company to install and maintain electrical and communication lines and facilities to existing and future structure(s) under the easement terms herein provided, on the property of the undersigned. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The rights herein include and embrace the right to clear and keep clear all trees and other obstructions located within fifteen (15') feet of the distribution pole line, plus the right to install and maintain anchors and guy wires as needed in the construction and maintenance of the above mentioned distribution line.

Said Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the undersigned ha____ hereunto set _____ hand____ and seal, this _____ day of _____, _____.

Signed, sealed and delivered
in the presence of:

City of Peachtree City

Witness

By: _____ (SEAL)
Name: _____
Title: _____

Notary Public

Attest: _____ (SEAL)
Name: _____
Title: _____

Parcel	025	Name of Line	JOEL COWAN PARKWAY - PHASE 2 (DOT) (FAYETTE COUNTY)
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**Joel Cowan Parkway Distribution Line
City of Peachtree City
Parcel No. 025**

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 128 of the 7th District of Peachtree City, Fayette County, Georgia, and being a strip of land adjacent to the existing road right-of-way intersection of Paschal Road and State Road 74, Joel Cowan Parkway, said strip being more particularly described as follows: BEGINNING at a point on the Westerly side of Paschal Road at the point of a Monument found, said point having a coordinate value of North 123933.913 and East 2168956.003, according to the Georgia State Plane Coordinate System, NAD83 (1944), West Zone and being the true POINT OF BEGINNING; from said POINT OF BEGINNING thence South 52° 12' 45" West a distance of 80.28 feet to a point; thence South 46° 44' 11" West a distance of 90.25 feet to a point; thence North 41° 37' 27" West a distance of 3.06 feet to a point; thence North 42° 33' 44" East a distance of 199.41 feet to a point; thence North 35° 19' 18" West a distance of 146.41 feet to a point; thence North 54° 00' 02" East a distance of 24.53 feet to a point; thence South 35° 10' 12" East a distance of 122.21 feet to a point; thence South 07° 19' 52" West a distance of 72.69 feet to the POINT OF BEGINNING, said tract containing 0.127 acre, more or less.

The above described tract of land is more particularly shown on Georgia Power Company's drawing of Parcel No. 25 on its Joel Cowan Parkway Distribution Line – (DOT Conflict), said drawing being designated Exhibit "A", and being attached hereto and made a part hereof by reference.

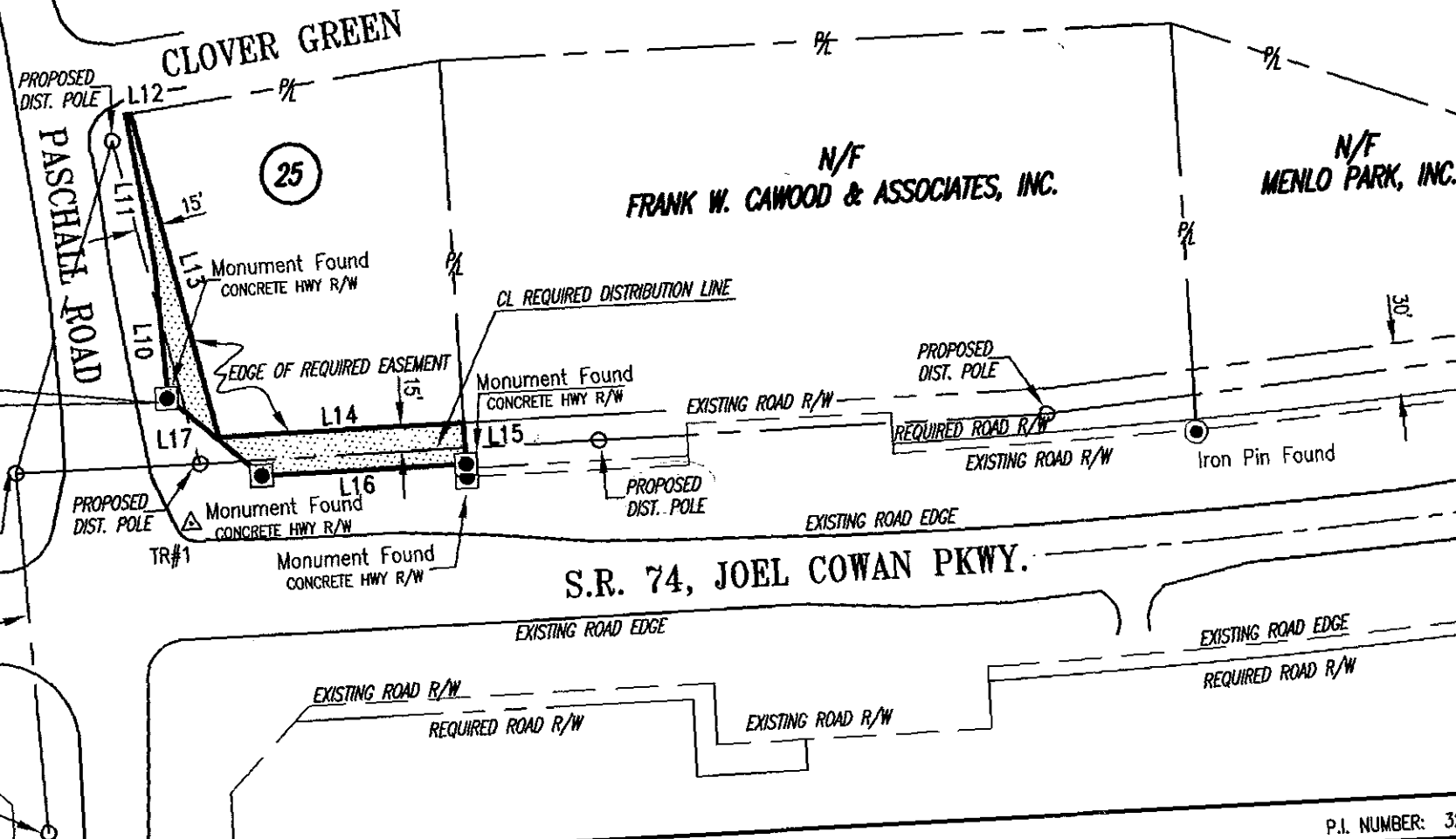
EXHIBIT A

(25)
CITY OF PEACHTREE CITY
EASEMENT AREA: 0.127 ACRES

NORTH ARROW & PLAT BEARINGS
BASED ON - GEORGIA LANDRETT
CONFORMAL CONIC 1995

EASEMENT LINE TABLE		
LINE	CH. LENGTH	BEARING
L10	80.28'	S52°12'45"W
L11	90.25'	S46°44'11"W
L12	3.06'	N41°37'27"W
L13	199.41'	N42°33'44"E
L14	146.41'	N35°19'18"W
L15	24.53'	N54°00'02"E
L16	122.21'	S35°10'12"E
L17	72.69'	S07°19'52"W

P.O.B.
STATE PLANE COORD.
N 123933.913
E 2168956.003



REFERENCE: GEORGIA DEPARTMENT OF TRANSPORTATION, PROJECT #STP-209-1(1) SHEET U19

GEORGIA POWER COMPANY - LAND DEPARTMENT

JOEL COWAN PARKWAY DISTRIBUTION LINE - (DOT CONFLICT)
CROSSING THE PROPERTY OF
CITY OF PEACHTREE CITY

LAND LOT 128, 7TH DISTRICT, PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

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SYMBOL LEGEND

- DEPICTS EXISTING GPC POLE
- DEPICTS PROPOSED GPC POLE
- ⊗ DEPICTS IRON PIN FOUND
- ⊗ DEPICTS R/W MARKER
- ⊗ DEPICTS POINT OF BEGINNING (POB)
- ⊗ DEPICTS CONTROL MONUMENT
- ⊗ DEPICTS REQUIRED EASEMENT
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT

PARCEL No. 25

P.I. NUMBER: 322350

DATE: 10/1/2007

SCALE: 1" = 100'

DRAWN BY: DMD/LAC

EXHIBIT A

SHT 1 OF 1

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Assistant City Manager *CWS*
Financial Services Director *P.S.*
Developmental Services Director *CWS*

FROM: City Engineer *David A. Brkaski*

DATE: March 13, 2008

SUBJECT: Consider Lease Extension Request for the Peachtree City Police Department
March 20, 2008 City Council Meeting

Recommendation:

That Council authorize a lease extension request of 3 months for the temporary Police Department facility located at 2011 Commerce Drive North.

Discussion:

As Council and Staff continue to weigh options in how to proceed with the Police Department, it has become evident that the lease for the current facility, which terminates on June 30, 2008, will not be adequate to finalize a permanent solution.

Attached is a draft letter requesting an extension of the lease until September 30, 2008. As a modification to the lease approved by Council, this extension requires Council approval.

Budget Impact:

The lease was signed for 9 months with an option for an additional 3 months. A total of \$112,946 was programmed for the 9 month lease. Since we will be extending this lease an additional 3 months, at \$12,550 per month, this will add a total of \$37,650 on the project budget.

March 20, 2008

Mr. J.D. Holmes
140 Old Mill Court
Fayetteville, Georgia 30214-4507

RE: Lease Extension

Dear Mr. Holmes:

This letter is to serve as a request for a 3-month extension to the lease at 2011 Commerce Drive North. The existing lease terminates on June 30, 2008. If you agree to the extension, the terminate date would then be extended to September 30, 2008.

If you have any questions, please feel free to contact me at 770-487-7657.

Thank you.

Sincerely,

Bernard McMullen
City Manager

cc:	<i>Mr. David Borkowski</i>	<i>City Engineer</i>
	<i>Mr. David Rast</i>	<i>Interim Developmental Services Director</i>
	<i>Ms. Janet Camburn</i>	<i>Finance</i>
	<i>Major Mike Dupree</i>	<i>Acting Police Chief</i>

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Acting City Clerk

DATE: March 6, 2008

SUBJECT: Alcohol License – NEW – Pit Stop #28
March 20, 2008, Regular Meeting

Recommendation:

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

Discussion:

Pit Stop #28, a convenience store to be located at 555 Highway 74 South, has submitted a request for a new alcohol license. Mr. W. Michael Hyde has requested he be appointed as the Licensee and the License Representative. He will attend the meeting on Thursday, March 20th, to answer any questions you may have.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage and wine (\$1,350).

BT:pd

Attachments

Application For Alcoholic Beverage License

Business Name: <i>Pit Stop #28</i>	Business Location: <i>555 Hwy 24 S. (PTC)</i>	
Nature of Business: <i>Retail (C-store)</i>	Mailing Address: <i>P.O. Box 2506 (PTC)</i>	Business Phone Number: <i>770-487-9897</i>
Name of Licensee: <i>W. Michael Hyde</i>	Home Address: <i>103 Country Club Ct. (PTC)</i>	Home Phone Number: <i>770-487-8623</i>
Name of License Representative: <i>(SAME)</i> ↑	Home Address: <i>(SAME)</i> ↑	Home Phone Number: <i>(SAME)</i> ↑

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:
<i>H + H Operations, Inc</i>		
<i>W. Michael Hyde</i>	<i>(SEE LICENSEE) →</i>	

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

If YES, Please Provide Name of Employee: _____

M

State of Georgia

City of Peachtree City:

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

William Michael Hyde
Name

103 Country Club Ct. Peachtree City, GA 30269
Address

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


Signature

2-28-08
Date


Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
City Attorney

FROM: Acting Administrative Services Director / City Clerk 

DATE: March 13, 2008

SUBJECT: Consider Appointing Skip Clark as Police Chief
March 20, 2008, City Council Meeting

Recommendation:

That Council appoint the H.C. "Skip" Clark as Peachtree City Police Chief, per Section 2-12 of the Peachtree City Code of Ordinances.

Discussion:

As Council is aware, the City began accepting applications for the position of Police Chief early this year. To assist in evaluating the applicants, the City enlisted the professional expertise of LaGrange Police Chief Louis Dekmar, who is the 2007/2008 Vice Chairman of the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) and is a professor in Police Management and Human Resources for Columbus State University.

Chief Dekmar, the City Manager, the City Attorney, and I comprised a panel that reviewed all the applications and rated applicants based on experience, training, education, professional affiliations, and community involvement. The candidates with the highest rating were selected for initial interviews, and the panel asked a series of questions covering issues such as current case law, management practices, and community policing initiatives. Following the interviews, the panel scheduled the top four ranking candidates to meet individually with the Mayor and City Council Members.

Mr. Clark had the highest ratings from the Council interviews. He holds an Associate's Degree in Criminal Justice, a Bachelor's Degree in Professional Studies, and a Master's Degree in Public Administration. Mr. Clark has served as the Police Chief for the last eight years in Juno Beach Florida, a Florida Accredited and CALEA recognized agency. He also served as the president of the Florida Police Chiefs Association. Following a successful extensive background check, Mr. Clark is the City Manager's recommended appointee as Police Chief.

Budget Impact:

The Police Chief salary is included in the FY2008 Budget.

H. C. "Skip" Clark II
[REDACTED]
Palm Beach Garden, Florida 33419
[REDACTED]
[REDACTED]



January 12, 2008

Bernard McMullen, City Manager
Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

Dear Mr. McMullen:

Please accept this letter and attached resume as my application for the position of Chief of Police for the Peachtree City. For the last 29 years I have actively taken a progressive, responsible approach to law enforcement. As an officer, Assistant Chief, and Chief in the Juno Beach Police Department, I led our state and nationally accredited agency to more effective use of technological advancements and consistently high standards of service.

I have a passion for law enforcement excellence and a leadership style that encourages and rewards creativity and innovation. I am committed to leading an agency that makes the most of its resources through team-building, community policing, and problem solving. You will find that I am a dedicated professional with a strong work ethic, the utmost integrity, and a commitment to building partnerships with residents, businesses, and other town departments and employees.

I hope that you will find that my resume reflects the qualifications and experience that are necessary to be a desirable candidate in your community. I look forward to the opportunity to discuss my attributes and qualifications in further detail.

Sincerely,

H. C. "Skip" Clark II

H. C. "Skip" Clark II

Home [REDACTED]

[REDACTED]
Palm Beach Gardens, Florida 33418
[REDACTED]

Executive Summary

Over twenty-nine years of law enforcement experience. A proven effective results oriented manager that provides vision and leadership with emphasis on strategic planning and execution, fiscal management, superior service and citizen satisfaction. Broad supervisory and command experience with a diversified background encompassing community policing, operations, criminal investigations, administration and technology development. Strong human relations and communications skills with the ability to work effectively with the city management, civic leaders, staff and all facets of the community. Currently employed as the Chief of Police serving a Town with a strong commitment to community policing, problem solving and developing and maintaining strong police/community relations and partnerships.

Experience

Juno Beach Police Department
Police Chief

Juno Beach, Florida
2000 to Present

- Directed and coordinated activities of governmental police department in accordance with authority delegated by Board of Police.
- Promulgated rules and regulations for department as delegated by law, policy, and procedures
- Designed and produced Departmental policies and procedures
- Coordinated and administered daily police activities through subordinates.
- Instrumental in obtaining Florida Accreditation (CFA) and National Recognition (CALEA).
- Instrumental in obtaining Florida Re-Accreditation (CFA) – 2007.
- Coordinated internal investigation of members of the department for alleged wrong doing.
- Directed the activities of personnel engaged in preparing budget proposals, maintaining police records and recruiting staff.
- Approved police budget and negotiated with municipal officials for appropriation of funds.

H. C. "Skip" Clark II

- Supervised employees, scheduled work hours, resolved conflicts, and determined salaries.
- Commanded force during emergencies, such as hurricanes.
- Successfully introduced technological advances that increased department productivity and security.
- Addressed various groups to inform public of goals and operation of department.
- Structured and maintained an open line of communication with the Town Manager through periodic reports regarding the departments activity.
- Prepared requests to obtain funds for special operations and for purchasing equipment for department.
- Instrumental in the implementation and execution of a 911 (PSAP) Communication Center.

Juno Beach Police Department	Juno Beach, Florida
Assistant Chief	1993 to 2000

Juno Beach Police Department	Juno Beach, Florida
Lieutenant	1987 to 1993

Juno Beach Police Department	Juno Beach, Florida
Sergeant	1982 to 1987

Juno Beach Police Department	Juno Beach, Florida
Police Officer	1980 to 1982

Royal Palm Beach Police Department	Royal Palm Beach, Florida
Police Officer	1978 to 1980

Education	Nova Southeastern University	Ft. Lauderdale-Davie, Florida
	Master of Public Administration	1999

Barry University	Miami Shores, Florida
Bachelor of Professional Studies	1994

Palm Beach Junior College	Lake Worth, Florida
Associate of Science Degree	1976

Additional Training

FBI National Academy - Session #219, Quantico, VA	2004
FBI - Florida Executive Development Seminar, Federal Bureau of Investigations, Palm Beach Gardens, Florida	2001
Senior Management Institute for Police, Boston, MA Police Executive Research Forum; Harvard University - Kennedy School of Government	1999
The Chief Executive Seminar - Florida Criminal Justice Executive Institute, Wakulla, Florida	1997
The Senior Leadership Program - Florida Criminal Justice Executive Institute, Tallahassee, Florida	1995
Over 2,000 hours of training in law enforcement specialties, leadership, communication, management, and training.	
Details and certificates are available upon request.	

Career Achievements

- The development of the Visual Planning Technologies (VPT) program as the chair. Integration of over 28 municipality's record management systems along with county state and federal record searches.
- Florida Police Chiefs Association – President
- Palm Beach County Chief's Association, Inc – Past President
- Florida Criminal Justice Executive Institute – Executive Board Member
- Palm Beach County Law Enforcement Planning Council – Past Chair
- Palm Beach County Criminal Justice Commission – Past Board Member
- Florida Criminal Justice Executive Institutes Associates, Inc – Past President
- Juno Beach Police Department Officer of the Year
- Palm Beach County Region Twelve Training Council – Board Member
- Jupiter, Tequesta, Juno Beach Chamber of Commerce Education Committee - Member

**CITY OF PEACHTREE CITY
EMPLOYMENT APPLICATION**

(PLEASE PRINT)

Qualified applicants are considered for all positions without regard to race, color religion, sex, national origin, marital or veteran status, or disability

Date of Application January 12, 2008

Position(s) Applied For Chief of Police

Referral Source: ☒ Advertisement ☐ Friend ☐ Relative
☐ Employment Agency ☐ Other

Name Clock II Halifax Coetzer
Last First Middle

Address [REDACTED] Palm Beach Gardens, FL 33418
Number Street City State Zip Code

Phone No. [REDACTED] Social Security No. [REDACTED]
Area Code

Are you at least 18 years old? ☒ Yes ☐ No

Have you filed an application before? ☐ Yes ☒ No Date _____

Have you ever been employed here before? ☐ Yes ☒ No Date _____

Are you a citizen of the United States or are you legally authorized to work in the United States? ☒ Yes ☐ No

Are you on lay-off and subject to recall? ☐ Yes ☒ No

Are any of your relatives employed by the City? ☐ Yes ☒ No

If yes, list name(s) _____

Have you been convicted of a felony? ☐ Yes ☒ No

If yes, explain _____

Answer these questions only if the job for which you are applying requires a drivers license.

Do you have a valid driver's license? ☒ Yes ☐ No

If yes, give driver's license number and state [REDACTED] Florida

AN EQUAL OPPORTUNITY EMPLOYER

Per-19 "Non-Stock"

6-96

EMPLOYMENT EXPERIENCE
Full and accurate phone numbers are required

List each job held. Start with your present or last job. Include military service assignments and volunteer activities. (Exclude groups which indicate race, color, religion, sex, national origin or disability.)

Employer Town of Juno Beach (561) 626-2100	TELEPHONE	Dates		Work Performed
		From	To	Department
Address 340 Ocean Drive Juno Beach, FL 33408		10/2000	Present	
Job Title Chief of Police		Salary		
		Starting	Final	
Supervisor Jeff Naffal, Town Manager		\$73,283	\$112,247	Reason for Leaving Still Employed
Employer Town of Juno Beach (561) 626-2100	TELEPHONE	Dates		Work Performed
		From	To	Police Operations
Address 340 Ocean Drive Juno Beach, FL 33408		1993	2000	
Job Title Assistant Chief		Salary		
		Starting	Final	
Supervisor Mitchell Tyre, Chief		\$50,113	\$69,793	Reason for Leaving NIA - Promoted
Employer Town of Juno Beach (561) 626-2100	TELEPHONE	Dates		Work Performed
		From	To	Police Operations
Address 340 Ocean Drive Juno Beach, FL 33408		1987	1993	
Job Title Lieutenant		Salary		
		Starting	Final	NIA - Promoted
Supervisor Mitchell L Tyre, Chief		\$28,100	\$47,238	Reason for Leaving NIA Promoted
Employer Town of Juno Beach (561) 626-2100	TELEPHONE	Dates		Work Performed
		From	To	Shift Supervisor
Address 340 Ocean Drive Juno Beach, FL 33408		1982	1987	
Job Title Sergeant		Salary		
		Starting	Final	
Supervisor Robert J. DiGiorgio, Chief		\$14,898	\$26,418	Reason for Leaving NIA - Promoted

If you need additional space, please continue on a separate sheet of paper.

Summarize Special Skills and Qualifications Acquired From Employment or Other Experience FBI National Academy - Session #219, FBI-Florida Executive Development Seminar, Senior Management Institute for Police - PERF, The Chief Executive Seminar, The Senior Leadership Program, Over 2000 hours of training in Law Enforcement specialties, leadership, communication, management and training

REFERENCES: Give the names of three persons not related to you, whom you have known at least one year.
COMPLETE AND ACCURATE DAY TIME PHONE NUMBERS ARE REQUIRED.

Name	Address	Telephone Number	Years Acquainted
1 Gail F Nelson	14912 Palmyra Road North Palm Beach, FL 33408	561.626.5354	27 ⁺ years
2 Robert C Blomquist	421 South Lyra Circle Juno Beach, FL 33408	561.626.8294	10 years
3 William B Kallmeier	350 Celestial Way Juno Beach, FL 33408	561.626.3559	27 years

EDUCATION

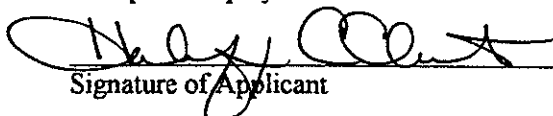
	High	College/University	Graduate/Trade/Professional
School Name	Palm Beach Gardens H.S.	Palm Beach Junior College Barry University	Nova Southeastern University
Years Completed: (Circle)	9 10 11 (12)	1 2 3 (4)	1 (2) 3 4
Diploma/Degree	General	AS / BPS	MPA
Describe Course of Study:		Criminal Justice / Business	Govt
Describe Specialized Training, Apprenticeship, Skills, and Extra-Curricular Activities:			
Honors Received:			

AGREEMENT

I certify that answers given herein are true and complete to the best of my knowledge.

I authorize investigation of all statements contained in this application, including a driver's license and any criminal background checks, as may be necessary in arriving at an employment decision.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I understand, also, that I am required to abide by all rules and regulations of the City and that no real or implied employment contract exists.


Signature of Applicant

1/12/08
Date

(Over)

CITY OF PEACHTREE CITY, GEORGIA

AUTHORIZATION FOR RELEASE OF PERSONAL INFORMATION

I, Helen O'Clock IV, do hereby authorize a review of and full disclosure of all records concerning myself to any duly authorized agent(s) of the City of Peachtree City, or to any authorized agent of a criminal justice agency or any private agency upon request of the City of Peachtree City, whether the said records are of public, private, or confidential nature.

The intent of this authorization is to give my consent for full and complete disclosure of the records of educational institutions; financial or credit institutions, including records of loans, the records of commercial or retail credit agencies (including credit reports and/or ratings); and other financial statements and records wherever filed; employment, and pre-employment records, including background reports, efficiency ratings, complaints or grievances filed by or against me and the records and recollections of attorneys at law, or of other counsel, whether representing me or another person in any case, either criminal or civil, in which I presently have or have had an interest.

I understand that any information obtained by a personal history background investigation, which is developed directly or indirectly, in whole or in part, upon this release authorization, will be considered in determining my suitability for employment by the City of Peachtree City. I also certify that any person(s) who may furnish such information concerning me shall not be held accountable for giving this information; and I do hereby release said person(s) from any and all liability, which may be incurred as a result of furnishing such information.

I acknowledge that I understand fully the nature of the authorization I am giving, and I have no objection to same. I give this permission voluntarily, in that I am not under any type of coercive influence or undue pressure.

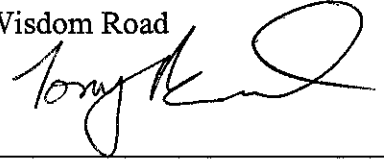
A photocopy of this release form will be valid as an original thereof, even though the said photocopy does not contain an original writing of any signature.

1/12/08
DATE

Helen O'Clock IV
SIGNATURE OF APPLICANT

POSITION PAPER

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



Situation:

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

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

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

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

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

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

Facts:

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

Fairfield Inn tract

March 12, 2008

Page 2

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

Recommendation:

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

Fairfield Inn tract

March 12, 2008

Page 3

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

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

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

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

Attachments

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

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

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

This property is presently zoned: GC - GENERAL COMMERCIAL

The proposed zoning classification is: LUC - LIMITED USE COMMERCIAL

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

Signature: [Signature]

Owner: (print) KASANDAS PROPERTIES PEACHTREE LLC.

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

Address: 814 COVERED BRIDGE WAY, FAIRBURN, GA 30213

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

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

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date: 02-22-08

Request Number: 2008-10

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

Date of City Council Public Hearing: 03-10-08 adv. 03-05-08

Reasons for Rezoning

Fairfield Inn & Suites

Wisdom Road at Highway 74, Peachtree City Ga.

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

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

Impact on City Services:

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

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

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

**STATE OF GEORGIA
COUNTY OF FAYETTE**

LIMITED WARRANTY DEED

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

WITNESSETH:

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

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

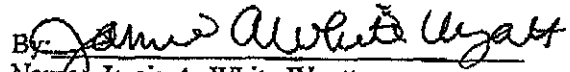
GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

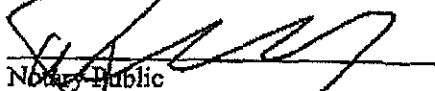
IN WITNESS WHEREOF, Grantor has caused its duly authorized agent to execute this indenture, and to deliver this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:


Unofficial Witness

By: 
Name: Jamie A. White Wyatt


Notary Public

My Commission Expires:

(NOTARIAL SEAL)

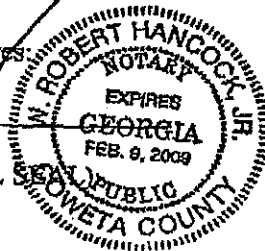




EXHIBIT "A"

Property Description

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

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

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

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

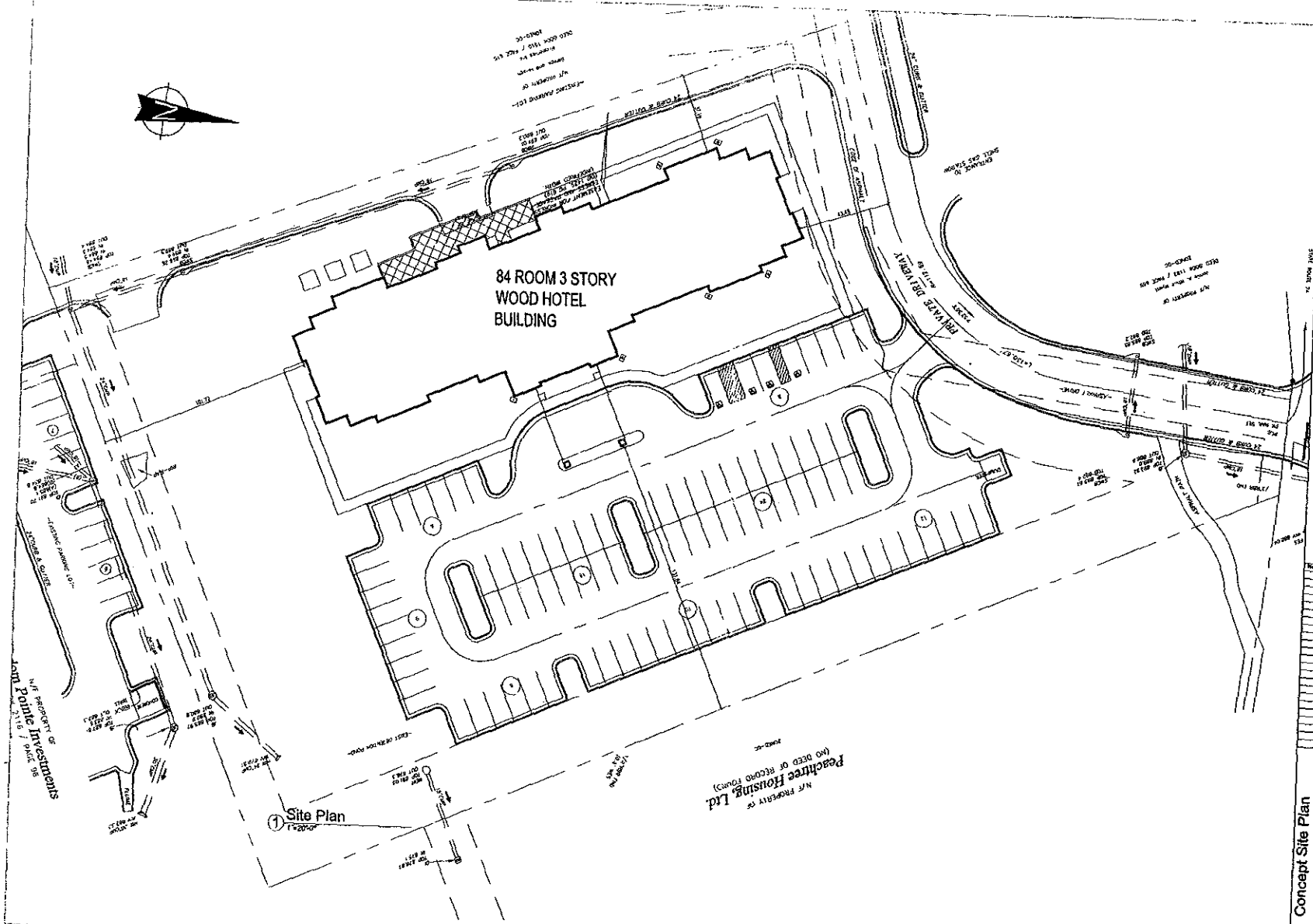
Together with easement rights reserved in Warranty Deed from Jamie A. White Wyatt to John Barrow, dated September 1, 1999, filed September 14, 1999, recorded in Deed Book 1429, page 623, Fayette County, Georgia records.

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

jaw

EXHIBIT B**PERMITTED EXCEPTION**

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



NOT PROPERTY OF
Peachtree Housing, Ltd.
(NO DEED OF RECORD FOUND)

Fairfield Inn & Suites
Medford Road @ Hwy 74, Peachtree City, Ga.

A001

[illegible]



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

**PH-08-04 Proposed rezoning, Fairfield Inn and Suites, Wisdom Road, GC
to LUC-21 (to allow a building taller than 35').**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

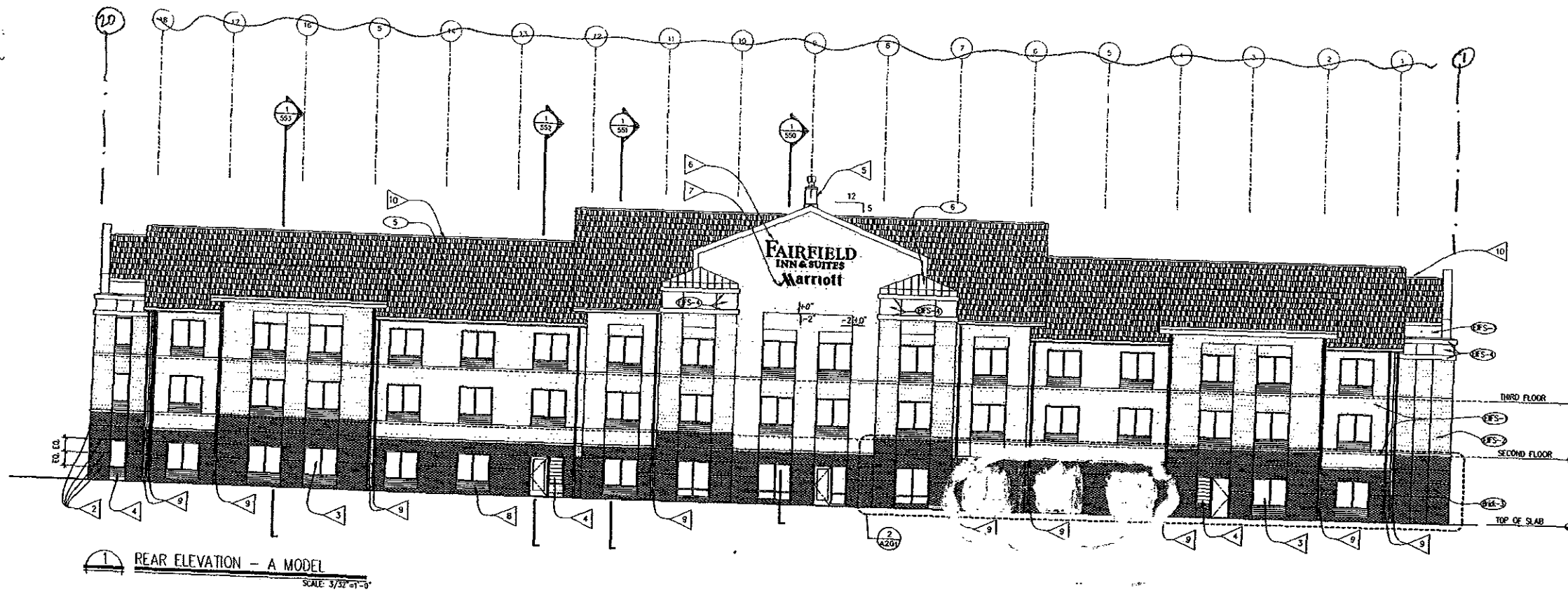
Mr. Scott closed the public hearing at 7:50 p.m.

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

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

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

The Applicant agreed to the conditions.



REVISE ELEVATION
GRID TO MATCH FLOOR
PLAN GRID.



ARCHITECTURAL DESIGN WORKSHOP P.C.
814 COVERED BRIDGE WAY, FAIRBURN, GA. 30243. TEL 770 308 7484.

CLIENT: Kasandas Properties Inc.

PROJECT: New Fairfield Inn & Suites #7329.
Wisdom Road @ Highway 74, Peachtree City, Ga.

PLAN TO CONSOLIDATE VENTS AND FLOES
AND INDICATE ACCURATELY ON THE CD
SUBMISSION.

GENERAL NOTES

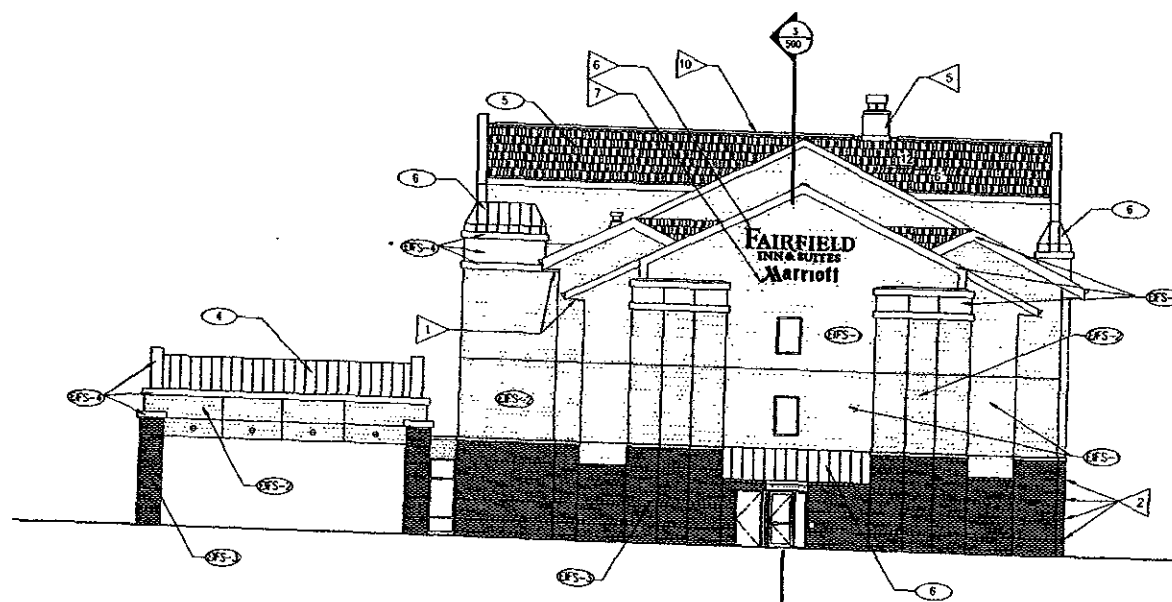
- FOR EXTERIOR FINISHES SEE EXTERIOR FINISH INDEX IN PROJECT DESIGN MANUAL.
- SEE SPECIFICATIONS FOR MANUFACTURER.
- DOWNSPOUT BOOT AND EXPOSED PORTION OF UNDERGROUND STORM SEWER PIPE TO BE PAINTED TO MATCH DOWNSPOUT.
- E.L.F.S. COLORS ARE INTEGRAL IN THE FINISH COAT, NOT A PAINTED FINISH.
- GUTTERS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .032, BEVELED PROFILE, SIZED AS REQ'D (4"X 4" MIN) w/ 1" HIGHER BACK & NON-CORROSIVE LEAF SCREEN. DOWNSPOUTS SHALL BE PREFINISHED ALUMINUM w/ MINIMUM THICKNESS OF .027, SIZED AS REQ'D: (3"x4" MIN).
- COLOR TO MATCH PRE-FINISHED GUTTER COLOR.
- PAINT ALL ROOF TOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ROOF.
- ALL LOUVERS AND HVAC GRILLS' COLOR TO MATCH ADJACENT MATERIAL COLOR EXCEPT WHERE NOTED.
- SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- SEE DESIGN GUIDELINE SPECIFICATIONS FOR ALTERNATE BRICK OPTION AND COLORS.
- SEE MARRIOTT SIGN MANUAL FOR EXTERIOR SIGN DESIGN AND PLACEMENT.
- SEE COVER SHEET FOR INFORMATION REGARDING THE INTENT AND LIMITATIONS OF THIS DOCUMENT.
- PRE-FINISHED
- ALL ROOF PENETRATIONS ARE TO BE LOCATED ON THE REAR ELEVATION ROOF UNLESS NOTED OTHERWISE.
- BUILDING SIGN IS OPTIONAL ON SIDE AND REAR ELEVATIONS.

CRITERIA NOTES

- SOFFIT
- 1 1/2" V JOINT IN EPS (TYP)
- WINDOWS (TYPICAL) 6'-0" WIDE, C-37 (4" MAX OPENING STOPS MECHANICAL FASTEN)
- MEDIA LOUVER
- 22-GAUGE SHEET METAL CAP ON ALL CHIMNEYS
- LOCATE SIGN AS CLOSE TO TOP PLATE AS POSSIBLE, WHILE STILL ALLOWING ELECTRICAL CONNECTION TO EACH LETTER FROM ATTIC
- PIAC ORILE (TYP.)
- DOWNSPOUT (TYP)
- CONTINUOUS RIDGE VENT TYPICAL CHIMNEYS
- EPS RECESS TO MATCH WINDOW SIZE

Item	Material	COLOR	GENERAL NOTES
ROOFING	SHINGLES (5)	ANTIQUE SLATE	2
GUTTERS	ALUMINUM	WHITE	5, 13
DOWNSPOUTS	ALUMINUM	WHITE	3, 5, 13
FASOM	WOOD W/ METAL	WHITE	6
SKITTE	E.L.F.S.	E.L.F.S.-4	4
WINDOWS	ALUMINUM OR VINYL	WHITE	2
CHIMNEY	E.L.F.S. FINISH COAT	E.L.F.S.-1	4
CENTRIC AT ENTRIES	E.L.F.S. FINISH COAT	E.L.F.S.-4	4
POOL FENCE	SPLIT FACE CMU / ALUMINUM	VARIES	4
HVAC GRILLS	ALUMINUM	VARIES	13
HVAC ENCLOSURE FENCE	WOOD	WHITE	8, 13
RAKE TRIM	WOOD W/ METAL	WHITE	13
METAL ROOF	METAL (6)	CHARCOAL GREY	6
PORT, COUCHER CORING	METAL (4)	WHITE	13

Graphic	E.L.F.S. Wall System	ALTERNATE BRICK
	(EFS-1) - MATCH DRYKIT #102 "MAJOR WHITE" TEXTURE - MATCH DRYKIT "SAMPLEABLE FINE" REFER TO DESIGN GUIDELINE SPECIFICATIONS EXTERIOR FINISH INDEX	TO MATCH OLDF GERY "TANNEY BE" SIZE - STANDARD MODULAR
	(EFS-2) - MATCH DRYKIT #116 "MICRON LACE" TEXTURE - MATCH DRYKIT "SAMPLEABLE FINE" REFER TO DESIGN GUIDELINE SPECIFICATIONS EXTERIOR FINISH INDEX	TO MATCH OLDF GERY "OLDEN DARY" SIZE - STANDARD MODULAR
	(EFS-3) - MATCH DRYKIT #120 "WHITE WHITE" - FINE TEXTURE - MATCH DRYKIT "SAMPLEABLE FINE" REFER TO DESIGN GUIDELINE SPECIFICATIONS EXTERIOR FINISH INDEX	SIZE - STANDARD MODULAR
	PTAC Grille and Integral Frames	
	PTAC GRILL, FULL WIDTH ARCHITECTURAL LOUVER - WHITE TO MATCH WINDOW COLOR	

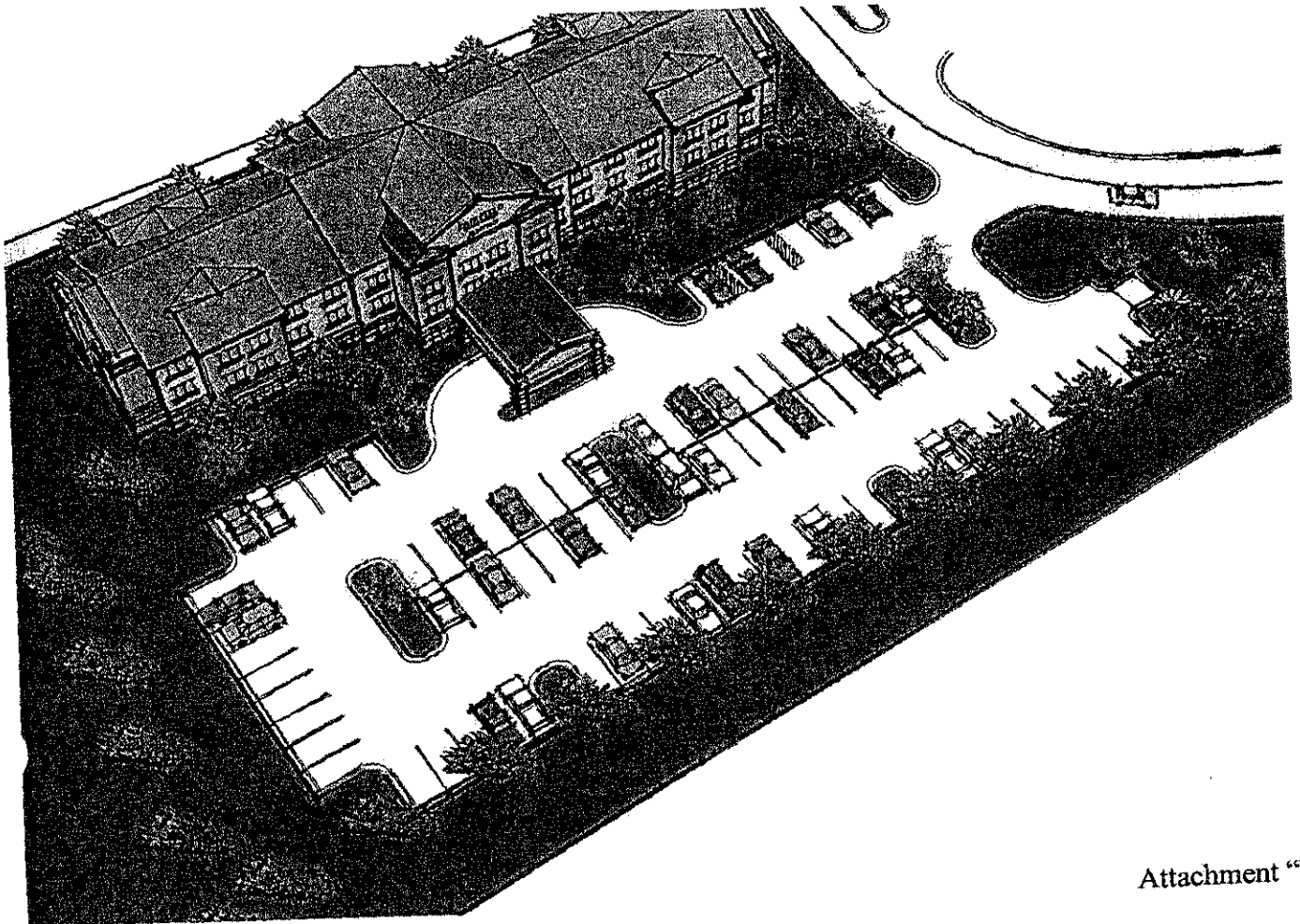
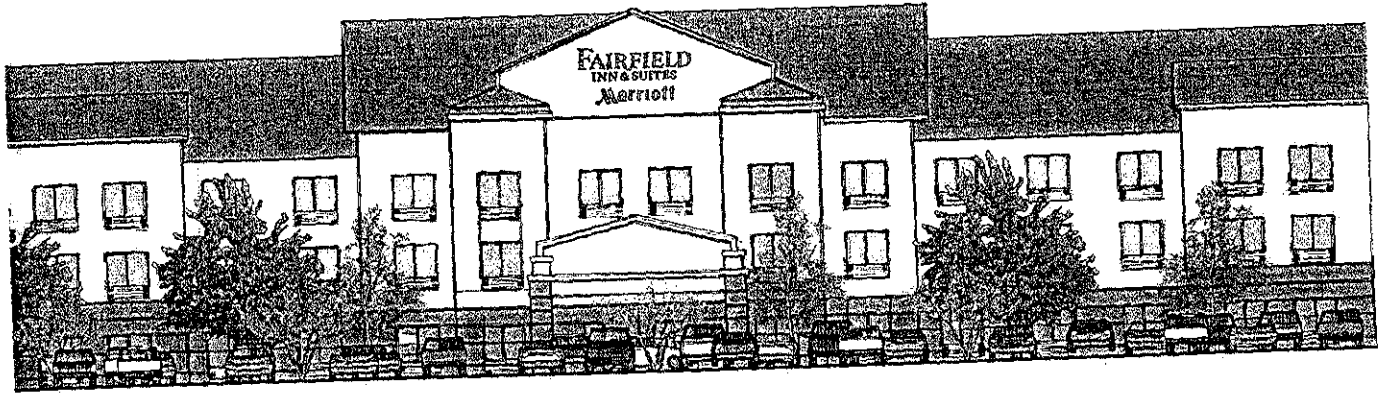


3 SIDE ELEVATION - A MODEL
SCALE: 3/32"=1'-0"

Building Elevations

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

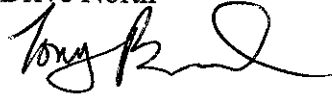
A201





POSITION PAPER

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



Situation:

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

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

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

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

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

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

Facts:

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

Hilton Garden Inn tract

March 12, 2008

Page 2

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

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

Hilton Garden Inn tract

March 12, 2008

Page 3

Recommendation:

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

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

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

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

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

Attachments

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

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

LAND LOTS 130, 131, 158 & 159 OF THE 7TH DISTRICT AT THE
INTERSECTION OF COMMERCE DRIVE & ABERDEEN PARK

This property is presently zoned: GC

The proposed zoning classification is: LVC

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

Signature: [Signature]

Owner: (print) RAJESH PATEL

Agent: (print) _____

Address: 3434 BROWNS MILL RD ATLANTA, GA 30354

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

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

Signature: David E. Pant

Title: City Planner / Zoning Administrator

Date: 02-22-08

Request Number: 2008-11

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

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

REQUEST FOR REZONING

IMPORTANT

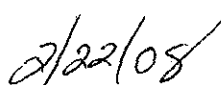
Please read the following information relative to campaign contributions to local government officials, initial where indicated, and submit as part of your application for rezoning.

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

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

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


Initial


Date

Bridge Park Hotel Tract

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

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

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

4/13/2007

Rezoning Report

Hilton Garden Inn – Peachtree City

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

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

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

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

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

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

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

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

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

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

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

CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	240.00'	42.42'	42.36'	N 10°10'14"E
2	60.00'	19.43'	100.61'	S 51°46'54"W

IF
P.B. LEASING CORPORATION
ZONED GC

IF
P.B. LEASING CORPORATION
ZONED GC

1. INVERT 2" C&P ELEV. = 904.34'
2. INVERT 5" C&P ELEV. = 905.04'
3. SANITARY SEWER MANHOLE ELEV. = 908.24'
4. DRAIN W/LET ELEV. = 895.96'
5. DRAIN W/LET ELEV. = 898.26'
6. DRAIN W/LET ELEV. = 894.02'
7. DRAIN W/LET ELEV. = 898.12'
8. 1" UP OF FIRE HYDRANT ELEV. = 903.55'

SITE NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, SPECIFICATIONS AND REQUIREMENTS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
2. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
3. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS.
4. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB EXCEPT WHERE NOTED.
5. PAVEMENT MARKINGS INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, SHALL BE PAINTED ON PAVEMENT AT LOCATIONS SHOWN.
6. SITE CONTRACTOR TO VERIFY EXISTING TOPOGRAPHIC AND UTILITY DATA PRIOR TO ANY CONSTRUCTION.
7. DEVELOPER:
APLON MANAGEMENT PEACHTREE CITY, LLC.
3434 BROWN HILL RD.
ATLANTA, GA. 30354
(404) 456-8483
8. EXISTING INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY:
HURD - PRINCE & ASSOCIATES, INC.
100 N. BERRY STREET
STOCKBRIDGE, GA. 30281
PHONE: (770) 474-4401
9. ALL HANDICAPPED PARKING, STRIPING AND SIGNAGE SHALL BE INSTALLED AS PER THE AMERICAN DISABILITIES ACT, AND PEACHTREE CITY STANDARDS.
10. ALL SITE WORK, EARTHWORK, AND PAVING WILL AT A MINIMUM ADHERE TO PEACHTREE CITY SPECIFICATIONS.

PEACHTREE CITY CONCEPTUAL SITE PLAN APPROVAL CONDITIONS:

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

REQUIRED PARKING:

1. SPACES/ROOM	
43 ROOMS = 43 SPACES	
1. SPACED EMPLOYEES	
30 EMPLOYEES = 15 SPACES	
TOTAL REQUIRED = 108 SPACES	
TOTAL PROVIDED = 111 SPACES	
HANDICAP REQUIRED = 5 SPACES	
TOTAL GIVEN = 5 SPACES	

SITE LEGEND

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



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REVISIONS

DATE	DESCRIPTION	PER CITY COMMENTS
12/10/08		

OWNER/DEVELOPER

APLON MANAGEMENT
PEACHTREE CITY, LLC.
3434 BROWN HILL RD.
ATLANTA, GA. 30354
(404) 456-8483

24 HOUR CONTACT:
RAJ PATEL
(404) 456-8483

TITLE

REZONING PLAN

HILTON GARDEN INN
PEACHTREE CITY

LOCATED IN
LAND LOTS 130,
131, 158, & 159
DISTRICT 1
PEACHTREE CITY
FAYETTE COUNTY
GEORGIA

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DATE: 02/22/08

DRAWN BY: HBJ

DESIGNED BY: DSP

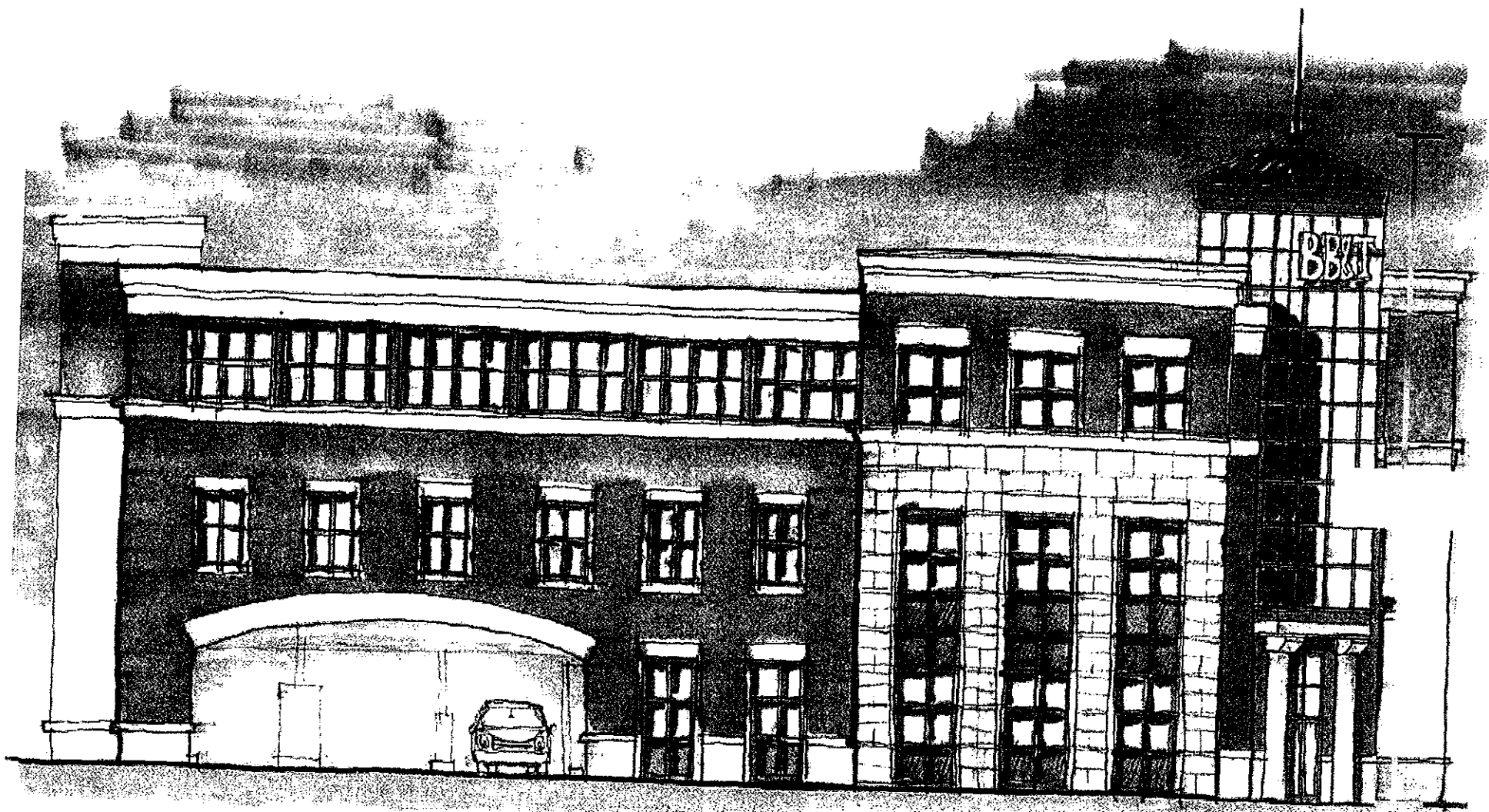
CHECKED BY: DSP

SEAL

SHEET NO.

1 OF 1

PROJECT NO: 07052



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

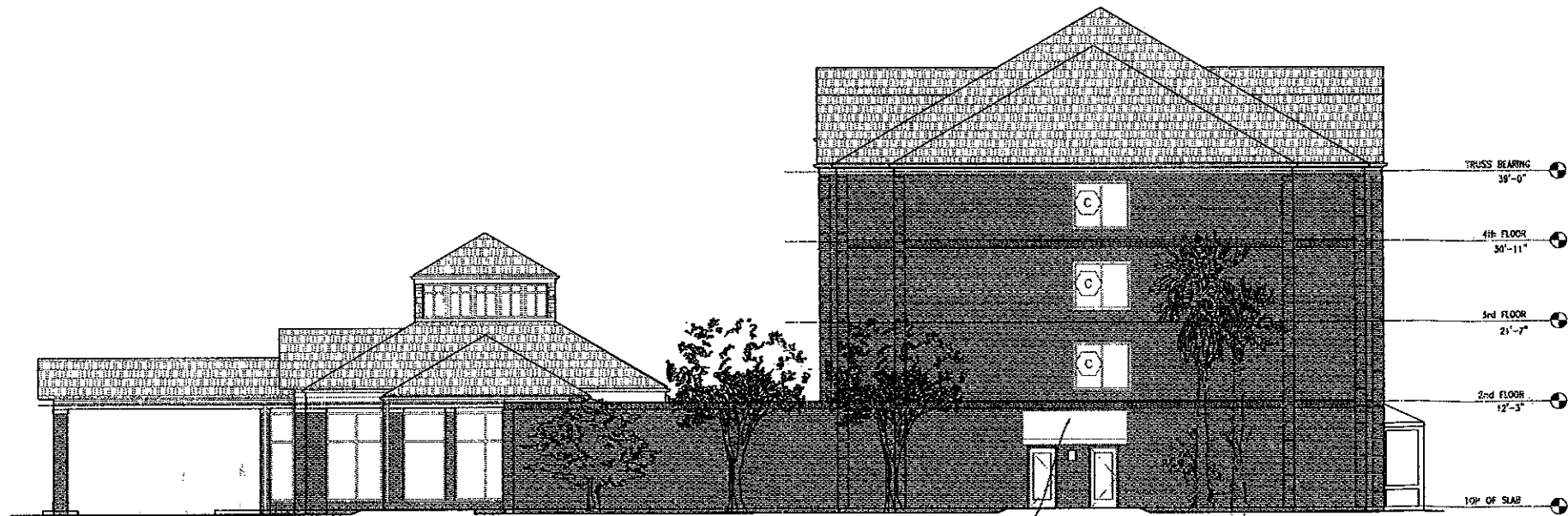
- 1. As shown on the schematic building elevations, the maximum height of the building shall not exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.*
- 2. All conditions of conceptual site plan approval (granted October 8, 2007) shall be incorporated into the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

The Applicant agreed to the conditions.

REVISIONS	DATE



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PEACHTREE CITY, GEORGIA

**Hilton
Garden Inn**

DANIEL LEMBERG - ARCHITECT & ASSOCIATES
3445 CONCORD CORNER
CONYERS, GA. 30013
(770) 922-8922

DRAWN:
D.L.L./T.M./C.C.S.
DATE:
3-9-2007
JOB NO:
2159
SHEET

A201

PRELIMINARY

POSITION PAPER

Proposed Variance: Sign - Delta Community Credit Union
315 Hwy 74 North

City Planner/ Zoning Administrator

March 12, 2008



Situation:

Ms. Gina Hughes of ELRO Signs of Atlanta, Inc. is representing the owners of the property and is seeking a variance to the city's sign ordinance to increase the size of the wall signs on the existing building. The subject tract was rezoned to OI Office Institutional and according to the city's established sign ordinance, is restricted to a wall sign no larger than 30 SF. The applicant is requesting a variance to Section 66-15 (4)(a) to allow a wall sign of 142 SF, or an increase of 470% of the maximum size permitted. A copy of the sign variance application that addresses variance policies and procedures as well as a drawing of the sign proposal are included as Attachment "A."

Facts:

1. The subject parcel is zoned OI Office Institutional. Wall signs are permitted for a single or multi-tenant office building, at 1.5 SF per linear foot of building frontage to a maximum of 30 SF.
2. The proposed signage consists of blue and green aluminum reverse channel halo lit letters attached to brick walls. The proposed signage would replace the current wall signage. The area of the current non-illuminated brushed stainless steel wall signs is approximately 30 SF each, while the proposed signs would have an area of approximately 142 SF each. The signage would require a variance from city council.

Sign Ordinance	Applicant's Proposal	Required Variance
Section 66-15 (4) a. For a single or multi-tenant office building, the wall sign shall be limited to one-half square feet per linear foot of building frontage to a maximum of 30 square feet.	Replace current 30 SF signs with 142 SF signs.	To permit a wall sign having a total area of 142 SF in the OI Office Institutional zoning district.

3. Delta Community Credit Union is reimaging their logo nationwide.
4. Reverse channel halo lit letters are allowed by current sign code in all zoning districts.
5. Section 66-15(3)(b), the sign ordinance for retail and commercial zoning districts, allows a wall sign a maximum size not to exceed 150 SF.

Proposed Variance: Sign – Delta Community Credit Union

March 12, 2008

Page 2

Section 66-15(3)(b)

For a single tenant building and/ or a multi-tenant building with more than 100 linear feet of building frontage, the wall sign for each tenant shall be limited to no more than two and one-half square feet per linear foot of building frontage. The maximum size of the wall sign for each tenant shall not exceed 150 square feet.

Recommendation:

City Staff recommends that the variance request be denied as it exceeds the sign ordinance limit of 30 SF for the OI Office Industrial district. The proposed 470% increase in sign size would not be in conformance with the existing sign ordinances.

The current non-illuminated signs have been in place since November 2006 and appear to have had little or no impact on the neighborhood in the immediate vicinity as the Peachtree City planning department has not received any complaints from neighbors. The current size of the sign also seems to appropriately serve the requirement for building identification for personnel and visitors as well as emergency services.

Attachment "A"

REQUEST FOR VARIANCE ZONING ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: 315 North Hwy 74

The reason this variance is being requested is as follows: TO allow size increase from 30 sq ft to 141 sq ft per wall sign.

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

- Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

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

Name: (Please type or Print) Gina Hughes - EIRO Signs of Atlanta
Address: 1640A Sands Place Marietta Ga 30067
Phone: 678-201-6415
Signature: Gina Hughes

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: David E. Rant
Title: City Planner / Zoning Administrator
Date of Acceptance: 02-21-08
Date of Public Hearing: 03-20-08 adv. 03-05-08

 Permitable, Inc.
Sign Permit - Building Permit - Expeditor

February 20, 2008

Peachtree City
Zoning
153 Willowbend Rd
Peachtree City, GA 30269

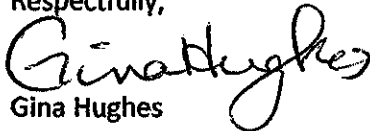
Subject: Delta Community Credit Union
Wall Signage

On behalf of Delta Community Credit Union (DCCU), this letter is intent to request an appeal for code Chapter 16-15 (3 and 4). We are requesting approval for the increase in size from 30 square feet to 142 square feet. Code does allow up to 150 square feet for commercial zoning.

Attached is a copy of the building elevation showing the proposed location of signage. At present time there are two small wall signs that exist in these locations. The existing signs are non-illuminated. These proposed signs will have halo lighting with reverse channel letters, which is allowed by current code. This gives direction and best visibility for emergency personnel and customers to locate the proper building and entrance. Delta Credit Union is reimaging their logo nationwide. We feel this request is esthetically pleasing to the eye and enhances the look of the building façade.

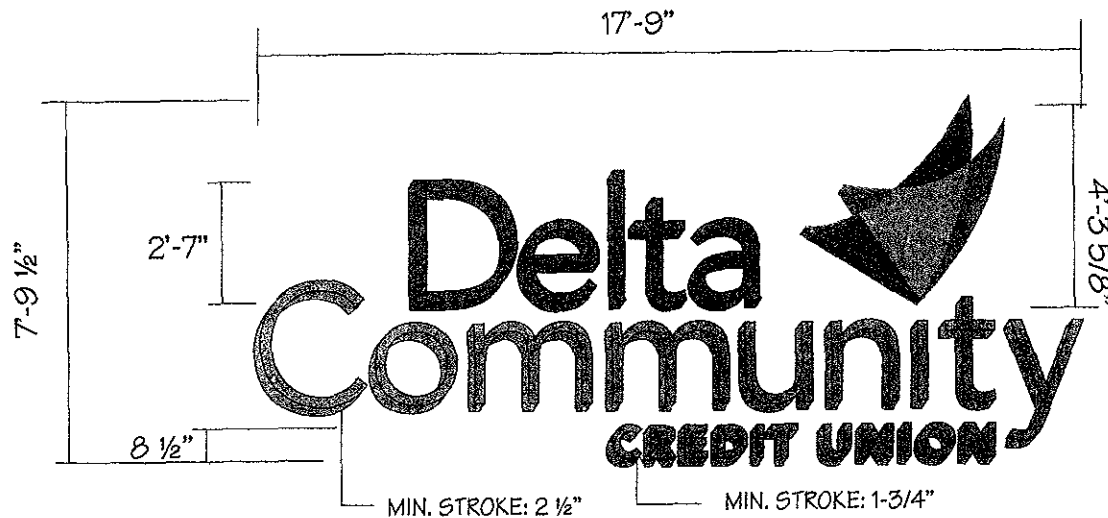
If you have any questions, please contact me.

Respectfully,



Gina Hughes
Permit Expeditor

117 Wolf Creek Way, Locust Grove, Ga 30248
678-272-0755 Office
678-272-0850 Fax



EXISTING CONDITIONS

SIGNS F:

MANUFACTURE & INSTALL ONE (1) SET OF HALO LIT

REVERSE CHANNEL LETTERS Scale: 1/4"=1'-0"

"LOGO & LETTER RETURNS": FABRICATED FROM ALUMINUM. RETURNS PAINTED TO MATCH ITS FACE.

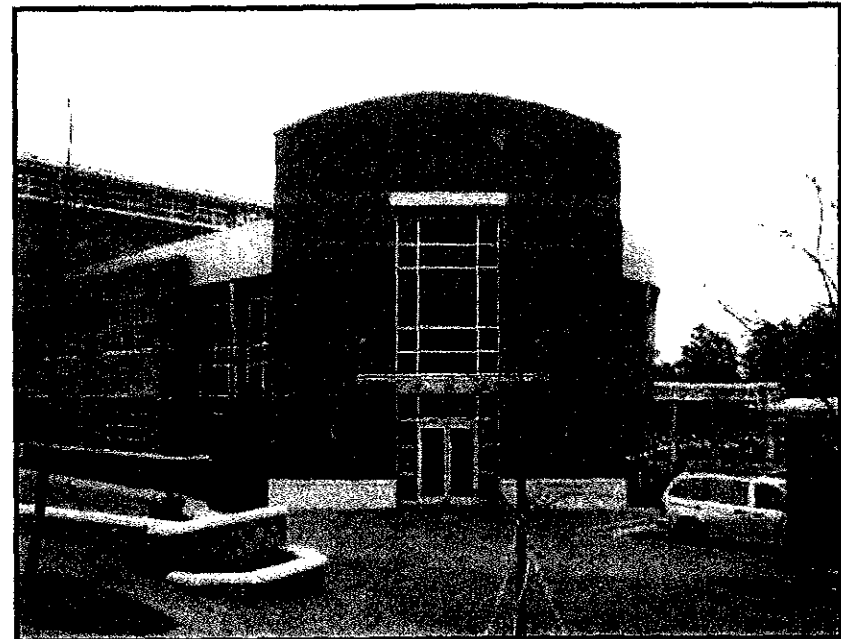
FRONT WING OF LOGO TO PROJECT AND ADDITIONAL 1" FROM BACK WING.

"LOGO & LETTER FACES": PAINTED TO MATCH FILM COLORS ESDCCU-1351, ESDCCU-1490, AND ESDCCU-1525.

"ILLUMINATION": WHITE LEDs.

MOUNT LETTERS WITH A 1" STAND-OFF FROM FASCIA.

NOTE: AFTER REMOVAL OF EXISTING SIGNAGE, PATCH HOLES AND REFINISH SURFACE.



PROPOSED SIGN F

This is an original unpublished drawing created by Elro Signs. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without the express written consent of Elro Signs.



CALIFORNIA
400 West Walnut Street, Gardena, CA 90248
(800) 927-4555 • Fax (310) 380-7451

GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Tel Free: (877) 367-3576 • Fax (770) 852-4710

REVISIONS

	DATE

Client **DCCU: PEACHTREE CITY**

Address **315 North Hwy. 74 / Peachtree City, GA 30269**

Design No. **09160**

Store No. _____

Scale: **AS NOTED**

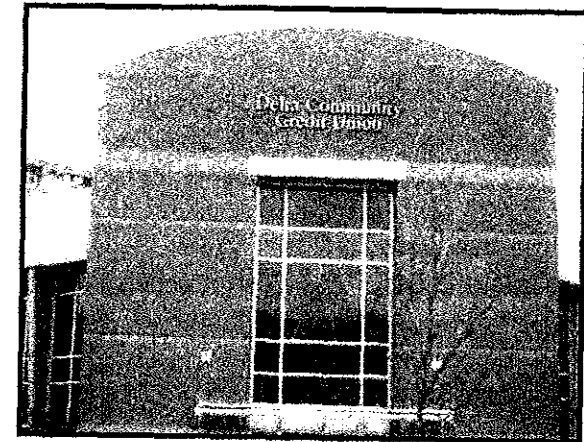
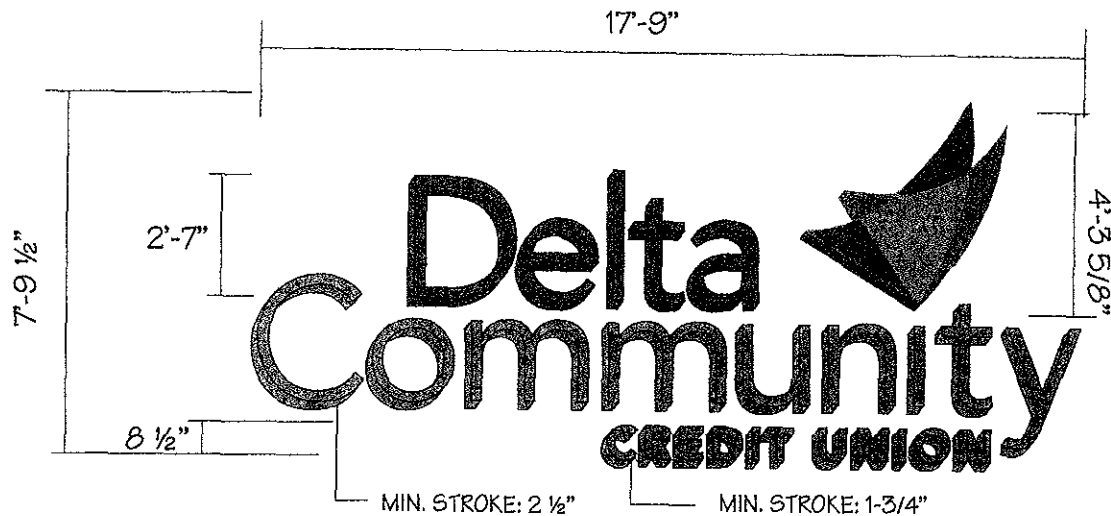
Sheet **5** of **12**

Drawn By: **RF**

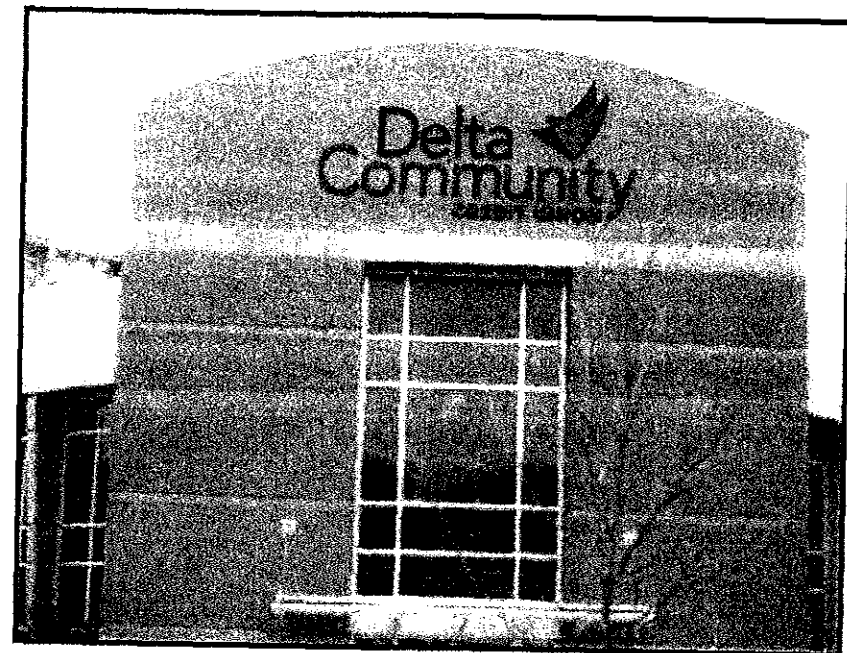
Date **02-13-08**

Approved By: _____

Date _____



EXISTING CONDITIONS



PROPOSED SIGN G

SIGNS G:

MANUFACTURE & INSTALL ONE (1) SET OF HALO LIT

REVERSE CHANNEL LETTERS Scale: 1/4" = 1'-0"

"LOGO & LETTER RETURNS": FABRICATED FROM ALUMINUM. RETURNS PAINTED TO MATCH ITS FACE.

FRONT WING OF LOGO TO PROJECT AND ADDITIONAL 1" FROM BACK WING.

"LOGO & LETTER FACES": PAINTED TO MATCH FILM COLORS ESDCCU-1351, ESDCCU-1490, AND ESDCCU-1525.

"ILLUMINATION": WHITE LEDs.

MOUNT LETTERS WITH A 1" STAND-OFF FROM FASCIA.

NOTE: AFTER REMOVAL OF EXISTING SIGNAGE, PATCH HOLES AND REFINISH SURFACE.

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GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS

	DATE

Client **DCCU: PEACHTREE CITY**

Address **315 North Hwy. 74 / Peachtree City, GA 30269**

Design No. **09160**

Store No. _____

Scale: **AS NOTED**

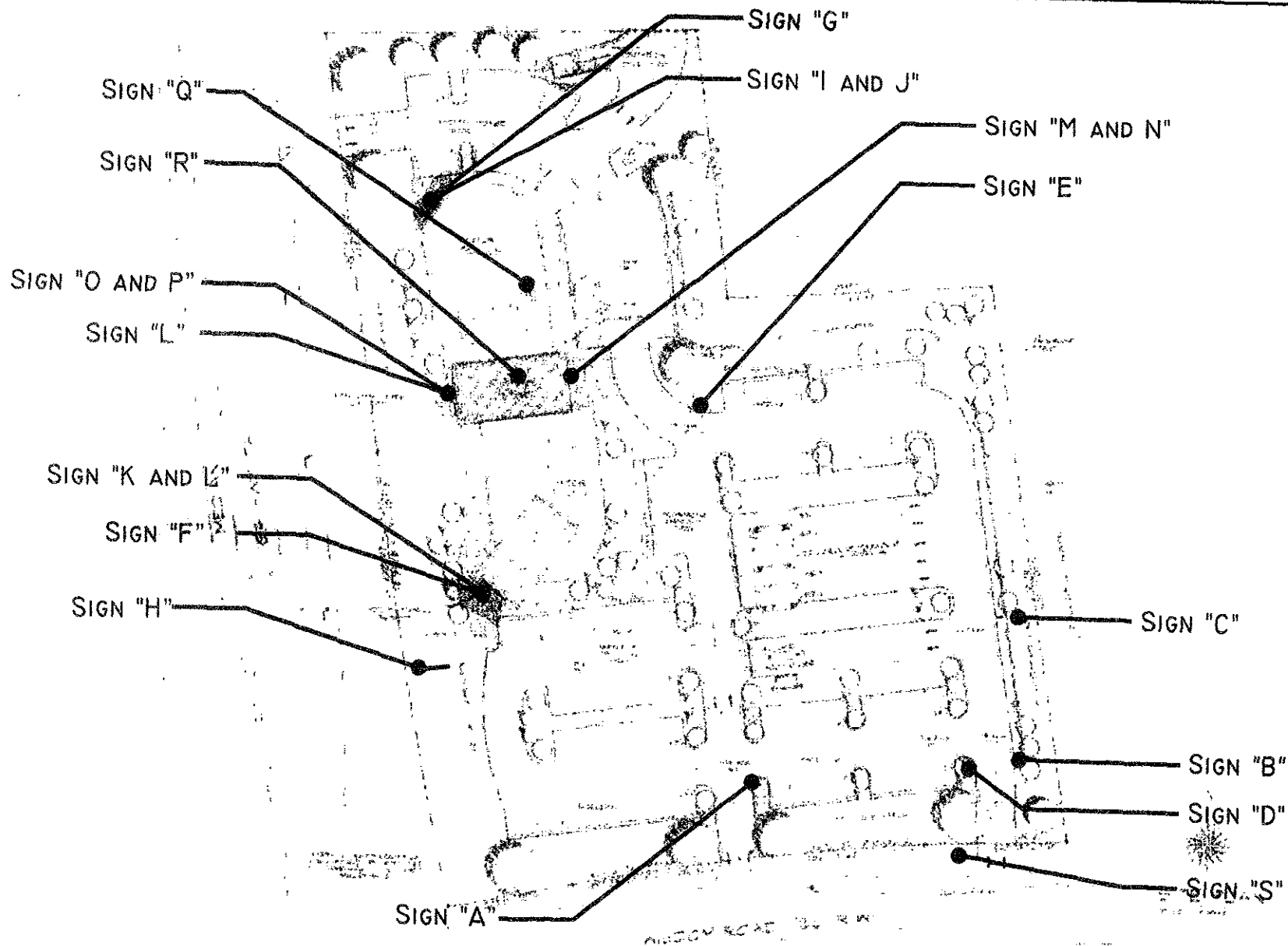
Sheet **6** of **12**

Drawn By: **RF**

Date **02-13-08**

Approved By: _____

Date _____



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GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS

	DATE

Client **DCCU: PEACHTREE CITY**

Address **315 North Hwy. 74 / Peachtree City, GA 30269**

Design No. **08180**

Scale: **AS NOTED**

Drawn By: **RF**

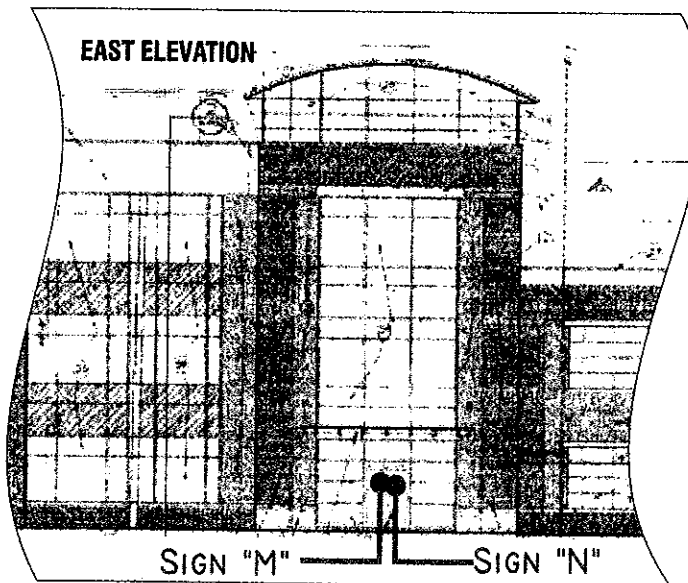
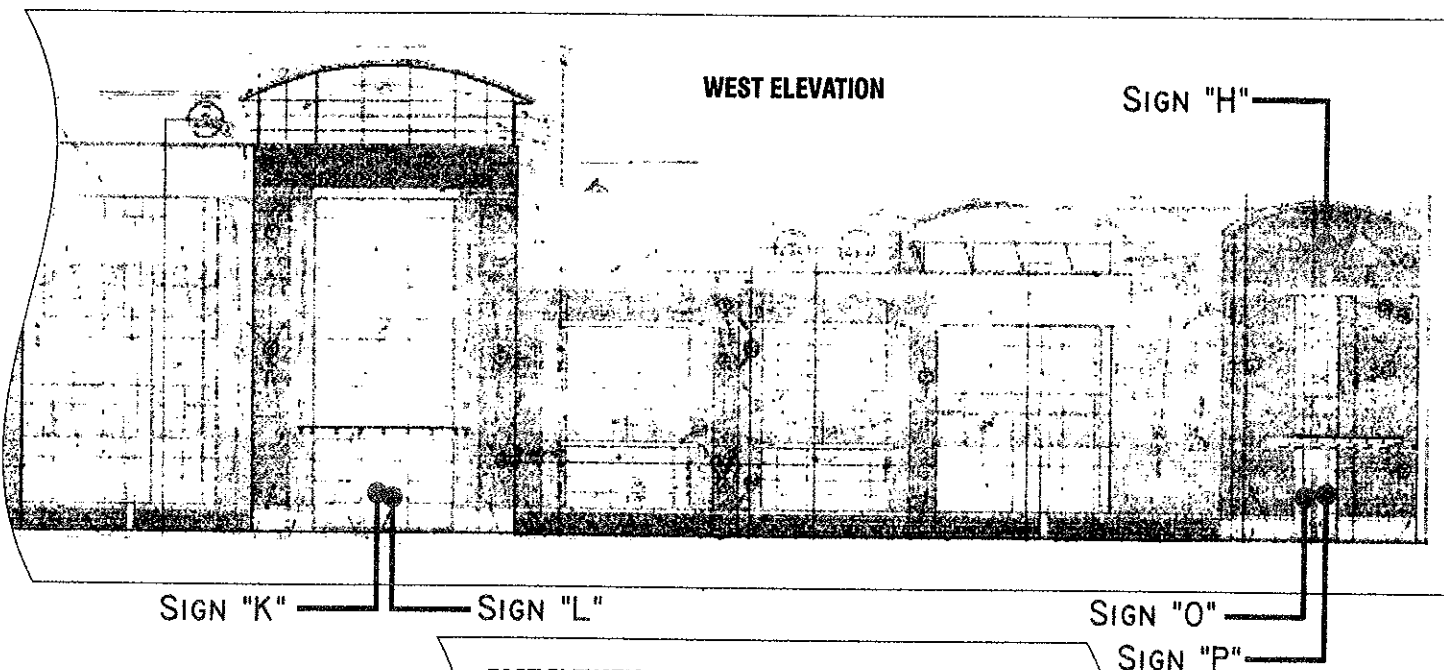
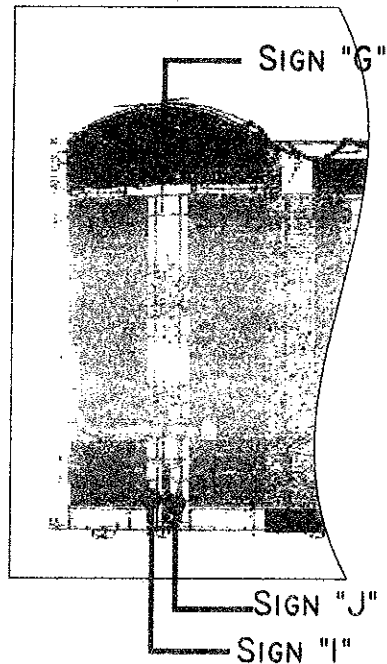
Approved By: _____

Store No. _____

Sheet **1** of **12**

Date **02-13-08**

Date _____



SCALE: 1/32" = 1'-0"

This is an original and published drawing created by Elro Signs. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without the express written consent of Elro Signs.

elro signs
 CALIFORNIA
 400 West Walnut Street, Gardena, CA 90248
 (800) 927-4555 • Fax (310) 380-7451
 GEORGIA
 1640 Sands Place SE Suite A / Marietta, GA 30067
 Toll Free: (877) 387-3576 • Fax (770) 952-4710

REVISIONS	
	DATE

Client **DCCU: PEACHTREE CITY**
 Address **315 North Hwy. 74 / Peachtree City, GA 30269**
 Design No. **09160** Store No.
 Scale: **AS NOTED** Sheet **2** of **12**
 Drawn By: **RF** Date **02-13-08**
 Approved By: Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Acting Administrative Services Director / City Clerk 

DATE: March 14, 2008

SUBJECT: Public Hearing – Consider Variance to the Fence Ordinance,
233 Smokerise Trace
March 20, 2008, City Council Meeting

The City Planner has been out of the office due to a family emergency and is expected to return on Tuesday, March 18. Staff will forward a recommendation at that time for Council's consideration.

The legal advertisements have been run for this item, so it must remain on the agenda and, if necessary, be continued until the following meeting by Council.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Acting Administrative Services Director / City Clerk 

DATE: March 14, 2008

SUBJECT: Public Hearing – Consider Variance to the Rear Building Setback,
516 Clearwater Cove
March 20, 2008, City Council Meeting

The City Planner has been out of the office due to a family emergency and is expected to return on Tuesday, March 18. Staff will forward a recommendation at that time for Council's consideration.

The legal advertisements have been run for this item, so it must remain on the agenda and, if necessary, be continued until the following meeting by Council.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
Developmental Services Director

FROM: City Planner/ Zoning Administrator *David*

DATE: March 19, 2008

SUBJECT: Rezoning request, Fairfield Inn and Suites
March 20, 2008 City Council agenda

Additional items for consideration:

The Position Paper forwarded to City Council last week (dated March 12, 2008) included a recommendation from Staff and the Planning Commission that the proposed rezoning be approved. I am attaching a copy of the proposed LUC-21 zoning ordinance for your review as well.

The ordinance identifies specific items related to the subject tract, as the Limited Use Commercial zoning designation allows us to identify site-specific conditions of approval. In this particular case, the Applicant is requesting that the height of the proposed hotel be increased from 35' to no more than 55' in height. The architecture of the building has been modified accordingly in accordance with the provisions of the city's Design Guidelines Ordinance.

Due to the fact the Applicant is requesting a 33% increase in the height of the building, Staff is recommending that the total number of canopy and understory trees required under the city's Landscape Ordinance also be increased to not less than 33%. These additional trees would assist in re-establishing a vegetated buffer along the perimeter of the property.

Attachments

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 2.846-ACRE TRACT OF LAND ON WISDOM ROAD TO
ACCOMMODATE A FULL SERVICE HOTEL WITH A MAXIMUM HEIGHT
OF 55' FROM FINISH GRADE TO THE RIDGE LINE OR TALLEST
PORTION OF THE ROOF, AND FOR OTHER PURPOSES.**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Peachtree City that:

Section 1. Article X, Requirements by district, of the Peachtree City Zoning Ordinance, specifically Section 1016B Specific limited-use commercial districts, be amended as follows:

(Section 1016B.21) Limited-use commercial district no. 21

- (a) A single tract of land as described below shall be rezoned from its present classification of GC General Commercial to LUC-21 Limited-use commercial, subject to the conditions set forth herein. In the event of a conflict between the provisions of this ordinance and the regulations of the LUC Zoning District, the most restrictive regulation shall apply.

LEGAL DESCRIPTION TO BE ADDED

- (b) This tract of land is illustrated on the ALTA/ ACSM Land Title Survey prepared for Kassandas Properties Peachtree, LLC and its Lender Lawyers Title Insurance Corporation, prepared by GEO Surveys, Ltd. (dated November 14, 2006), a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by express reference.

It is intended that the LUC-21 zoning district be established specifically for a three-story hotel to be developed substantially in accordance with the conditions set forth in this ordinance.

- (c) Development shall take place substantially in conformance with the schematic master plan prepared by Architectural Design Workshop P.C. dated August 17, 2007 (Exhibit "B"). It is understood the building, internal circulation, parking areas and stormwater detention areas may change once detailed site and grading plans are prepared; however, any increase in the height of the building, the total number of rooms or any of the conditions and requirements of this section shall require a new rezoning action.

(Section 1016B.21.1) Permitted uses.

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

(Section 1016B.21.2) Uses not permitted.

1. Extended stay lodging facility.

(Section 1016B.21.3) Conditional uses.

No conditional uses shall be permitted within this zoning district.

(Section 1016B.21.4) Other requirements.

1. Maximum floor area: 43,272 SF.
2. Maximum number of rooms: 84.
3. Maximum number of floors: 3.
4. Maximum building height: 55'.
5. Minimum front, rear and side setbacks.

As set forth within the LUC zoning ordinance.

6. Parking.

As set forth within the city's Parking Ordinance.

7. Signage.

As set forth within the city's Sign Ordinance.

8. Architectural concept.

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

Planning Commission on March 10, 2008 as a part of the rezoning process.

9. Site lighting.

As set forth within the city's Lighting Ordinance.

10. Landscape concept.

As set forth within the city's Landscape Ordinance. Based on the fact the proposed building will exceed the maximum building height established within the GC zoning ordinance (35') by 33%, the total number of canopy and understory trees shall be increased by no less than 33%.

11. Stormwater detention.

As set forth within the city's Post-construction Stormwater Runoff Management Ordinance.

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

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

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

This _____ day of _____ 2008.

Harold K. Logsdon, Mayor

Attest:

City Clerk

Boundary Survey
to be added.



84 ROOM 3 STORY
WOOD HOTEL
BUILDING

Site Plan
1/2000

Peachtree Housing, Ltd.
1147 Peachtree
N.E. Peachtree, Atlanta, GA 30309



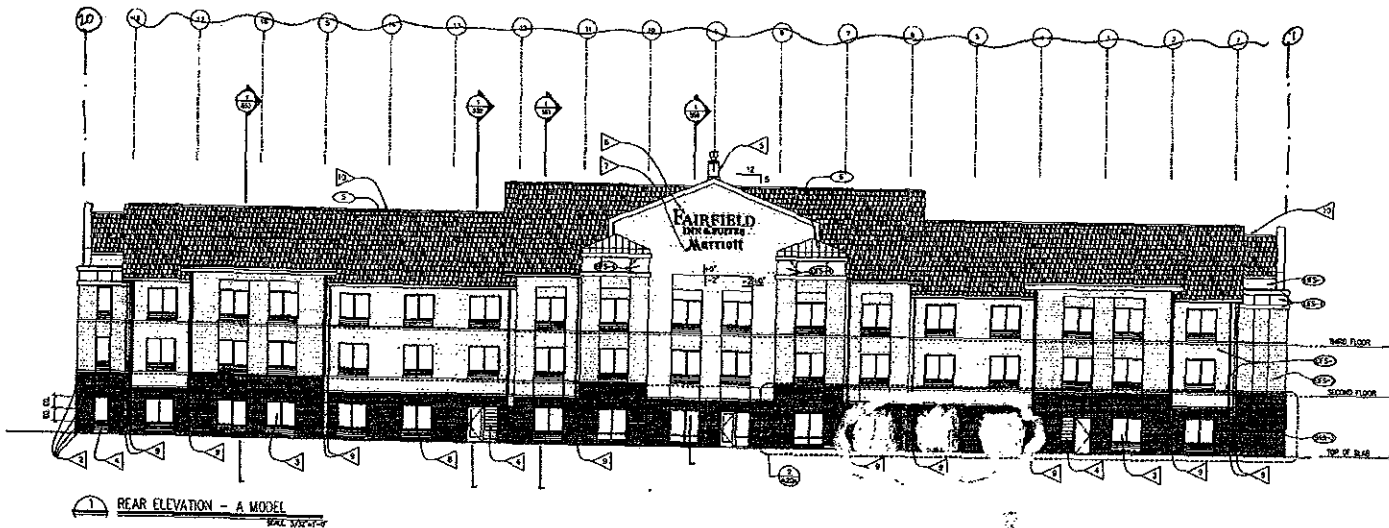
ARCHITECTURAL DESIGN WORKSHOP P.C.
204 LYNNWOOD DRIVE, N.W. ATLANTA, GA 30313 TEL 770 406 7464

Kasandas Properties Peachtree City LLC
Fairfield Inn & Suites
10000 Peachtree Road, Suite 100, Peachtree City, Ga.

Concept Site Plan

Project No. 2007-206
Date 8/1/07
Drawn by DAYABHAI ANJAN
Checked by DAYABHAI
A001

Pointe Investments



REUSE ELEVATION
GRID TO MATCH FLOOR
PLAN GRID.

1 REAR ELEVATION - A MODEL

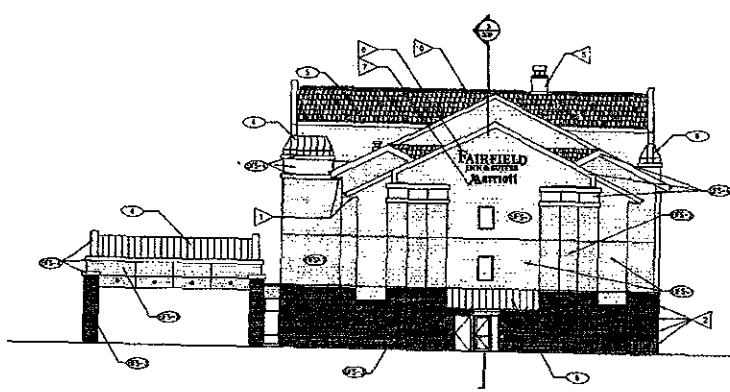
PLAN TO CONSOLIDATE VENTS AND ROOFS
AND INDICATE ACCURATELY ON THE GD
SUBMISSIONS.

GENERAL NOTES

- FOR EXTERIOR FINISHES SEE EXTERIOR FINISH SCHEDULE IN PROJECT DESIGN MANUAL.
- SEE SPECIFICATIONS FOR MATERIALS.
- DEVELOP ROOF AND EXPOSED PORTION OF OVERHEAD DRAIN SCHED PIPE TO BE PAINTED TO MATCH ROOFING.
- EXTERIOR FINISHES ARE REQUIRED IN THE FINISH ONLY NOT A FINISHED FINISH.
- OUTLETS SHALL BE PROVIDED ALTERNATE WITH MINIMUM SLOPES OF 1/4" PER FOOT. SEE ALSO REAR ELEVATION AND 1/4" ROOF DRAIN & NON-CORROSION NEW SPECIAL COMPONENTS SHALL BE PROVIDED ALUMINUM & JAMMED FINISHES OF 1/4" SIZE AS NOTED (EPA 100).
- COLOR TO MATCH PRE-FINISHED EXTERIOR COLOR.
- PAINT ALL ROOF TOP MEMBERS BENCHES AND PENETRATIONS TO MATCH ROOF.
- ALL GUTTERS AND DRAIN CHUTES SHALL TO MATCH ADJACENT EXTERIOR COLOR EXCEPT WHERE NOTED.
- SEE COLOR AND WINDOW SCHEDULES FOR ALTERNATE BRICK COLOR AND COLORS.
- SEE DESIGN SPECIFICATIONS FOR ALTERNATE BRICK COLOR AND COLORS.
- SEE WINDOW SCHEDULES FOR EXTERIOR WINDOW COLOR AND PLACEMENT.
- SEE OTHER SHEET FOR INFORMATION REGARDING THE VENTS AND LIMITATIONS OF THIS DOCUMENT.
- PRE-FINISHED.
- ALL ROOF PENETRATIONS ARE TO BE LOCATED ON THE REAR ELEVATION ROOF VALLEY VENT OFFSHORE.
- BUILDING SIGN IS OPTIONAL ON SEE AND REAR ELEVATIONS.

CRITERIA NOTES

- 1. 1/4" VENT IN EPS (EPS)
- 2. 1/4" VENT IN EPS (EPS)
- 3. 1/4" VENT IN EPS (EPS)
- 4. 1/4" VENT IN EPS (EPS)
- 5. 1/4" VENT IN EPS (EPS)
- 6. 1/4" VENT IN EPS (EPS)
- 7. 1/4" VENT IN EPS (EPS)
- 8. 1/4" VENT IN EPS (EPS)
- 9. 1/4" VENT IN EPS (EPS)
- 10. 1/4" VENT IN EPS (EPS)
- 11. 1/4" VENT IN EPS (EPS)
- 12. 1/4" VENT IN EPS (EPS)
- 13. 1/4" VENT IN EPS (EPS)
- 14. 1/4" VENT IN EPS (EPS)
- 15. 1/4" VENT IN EPS (EPS)
- 16. 1/4" VENT IN EPS (EPS)
- 17. 1/4" VENT IN EPS (EPS)
- 18. 1/4" VENT IN EPS (EPS)
- 19. 1/4" VENT IN EPS (EPS)
- 20. 1/4" VENT IN EPS (EPS)
- 21. 1/4" VENT IN EPS (EPS)
- 22. 1/4" VENT IN EPS (EPS)
- 23. 1/4" VENT IN EPS (EPS)
- 24. 1/4" VENT IN EPS (EPS)
- 25. 1/4" VENT IN EPS (EPS)



1 SIDE ELEVATION - A MODEL

ITEM	DESCRIPTION	COLOR	GENERAL NOTES
1	ROOFING	NO ROOF SCHEDULE	1, 13
2	OUTLETS	ALUMINUM	WHITE
3	DOWNSPUTS	ALUMINUM	WHITE
4	FRAMES	WOOD BY METAL	WHITE
5	SHUTTERS	WOOD BY METAL	WHITE
6	WINDOWS	ALUMINUM OR WOOD	WHITE
7	CHIMNEYS	CLAY TILE ROOF	CLAY-TILE
8	CLADDING AT CHIMNEYS	CLAY TILE ROOF	CLAY-TILE
9	POSS. FENCE	SHUTTER CASE / ROOFING	WHITE
10	WIND CHIMES	ALUMINUM	WHITE
11	PAINT OVERLAP / FENCE	WOOD	WHITE
12	PAINT ROOF	WOOD BY METAL	WHITE
13	MECH. ROOF	MECH.	CHIMNEY GREY
14	PORTS (LOOKING CORNER)	MECH.	WHITE
15	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
16	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
17	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
18	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
19	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
20	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
21	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
22	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
23	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
24	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK
25	Graphic	E.I.F.S. Wall System	ALTERNATE BRICK



ARCHITECTURAL DESIGN WORKSHOP P.C.

814 COVERED BRIDGE WAY FAIRFIELD, GA 30204 TEL: 770 368 1846

Kasandas Properties Inc.

New Fairfield Inn & Suites #7329.
Watson Road @ Highway 74, Peachtree City, Ga.

Building Elevations

Project Name: 2007-11-13/2007
Client: Kasandas Properties Inc.
Date: 11/13/2007

A201

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
Developmental Services Director

FROM: City Planner/ Zoning Administrator *David*

DATE: March 19, 2008

SUBJECT: Rezoning request, Hilton Garden Inn
March 20, 2008 City Council agenda

Additional items for consideration:

The Position Paper forwarded to City Council last week (dated March 12, 2008) included a recommendation from Staff and the Planning Commission that the proposed rezoning be approved. I am attaching a copy of the proposed LUC-22 zoning ordinance for your review as well.

The ordinance identifies specific items related to the subject tract, as the Limited Use Commercial zoning designation allows us to identify site-specific conditions of approval. In this particular case, the Applicant is requesting that the height of the proposed hotel be increased from 35' to no more than 60' in height. The architecture of the building has been modified accordingly in accordance with the provisions of the city's Design Guidelines Ordinance.

Due to the fact the Applicant is requesting a 42% increase in the height of the building, Staff is recommending that the total number of canopy and understory trees required under the city's Landscape Ordinance also be increased to not less than 42%. These additional trees would assist in re-establishing a vegetated buffer along the perimeter of the property.

In addition to the proposed ordinance, I am also attaching a copy of a letter of support from Pathway Communities, which was received on February 25.

Attachments

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 2.48-ACRE TRACT OF LAND ON
COMMERCE DRIVE NORTH TO ACCOMMODATE A FULL SERVICE
HOTEL WITH A MAXIMUM HEIGHT OF 60' FROM FINISH GRADE TO
THE RIDGE LINE OR TALLEST PORTION OF THE ROOF,
AND FOR OTHER PURPOSES.**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Peachtree City that:

Section 1. Article X, Requirements by district, of the Peachtree City Zoning Ordinance, specifically Section 1016B Specific limited-use commercial districts, be amended as follows:

(Section 1016B.22) Limited-use commercial district no. 22

- (a) A single tract of land as described below shall be rezoned from its present classification of GC General Commercial to LUC-22 Limited-use commercial, subject to the conditions set forth herein. In the event of a conflict between the provisions of this ordinance and the regulations of the LUC Zoning District, the most restrictive regulation shall apply.

Legal Description

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

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

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

- (b) This tract of land is illustrated on the Boundary and Topography Survey prepared for Apsilon Management Peachtree City LLC, prepared by Hurd-Prince & Associates, Inc. (dated October 3, 2007), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUC-22 zoning district be established specifically for a four-story hotel to be developed substantially in accordance with the conditions set forth in this ordinance.

- (c) Development shall take place substantially in conformance with the schematic master plan prepared by ACES Engineering dated February 22, 2008 (Exhibit "B"). It is understood the building, internal circulation, parking areas and stormwater detention areas may change once detailed site and grading plans are prepared; however, any increase in the height of the building, the total number of rooms or any of the conditions and requirements of this section shall require a new rezoning action.

(Section 1016B.22.1) Permitted uses.

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

(Section 1016B.22.2) Uses not permitted.

1. Extended stay lodging facility.

(Section 1016B.22.3) Conditional uses.

No conditional uses shall be permitted within this zoning district.

(Section 1016B.22.4) Other requirements.

1. Maximum floor area: 58,580 SF.
2. Maximum number of rooms: 93.
3. Maximum number of floors: 4.
4. Maximum building height: 60'.
5. Minimum front, rear and side setbacks.

As set forth within the LUC zoning ordinance.

6. Parking.

As set forth within the city's Parking Ordinance.

7. Signage.

As set forth within the city's Sign Ordinance.

8. Architectural concept.

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

9. Site lighting.

As set forth within the city's Lighting Ordinance.

10. Landscape concept.

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

11. Stormwater detention.

As set forth within the city's Post-construction Stormwater Runoff Management Ordinance.

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

Section 3. Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The city council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of

the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

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

This _____ day of _____ 2008.

Harold K. Logsdon, Mayor

Attest: _____
City Clerk

A circular sign with a diagonal slash over a cigarette and a lit match, indicating no smoking.

 **GSWCC** GEORGIA SOLID WASTE
CONVERSION COMMISSION

WALTER PRINCE
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000000148

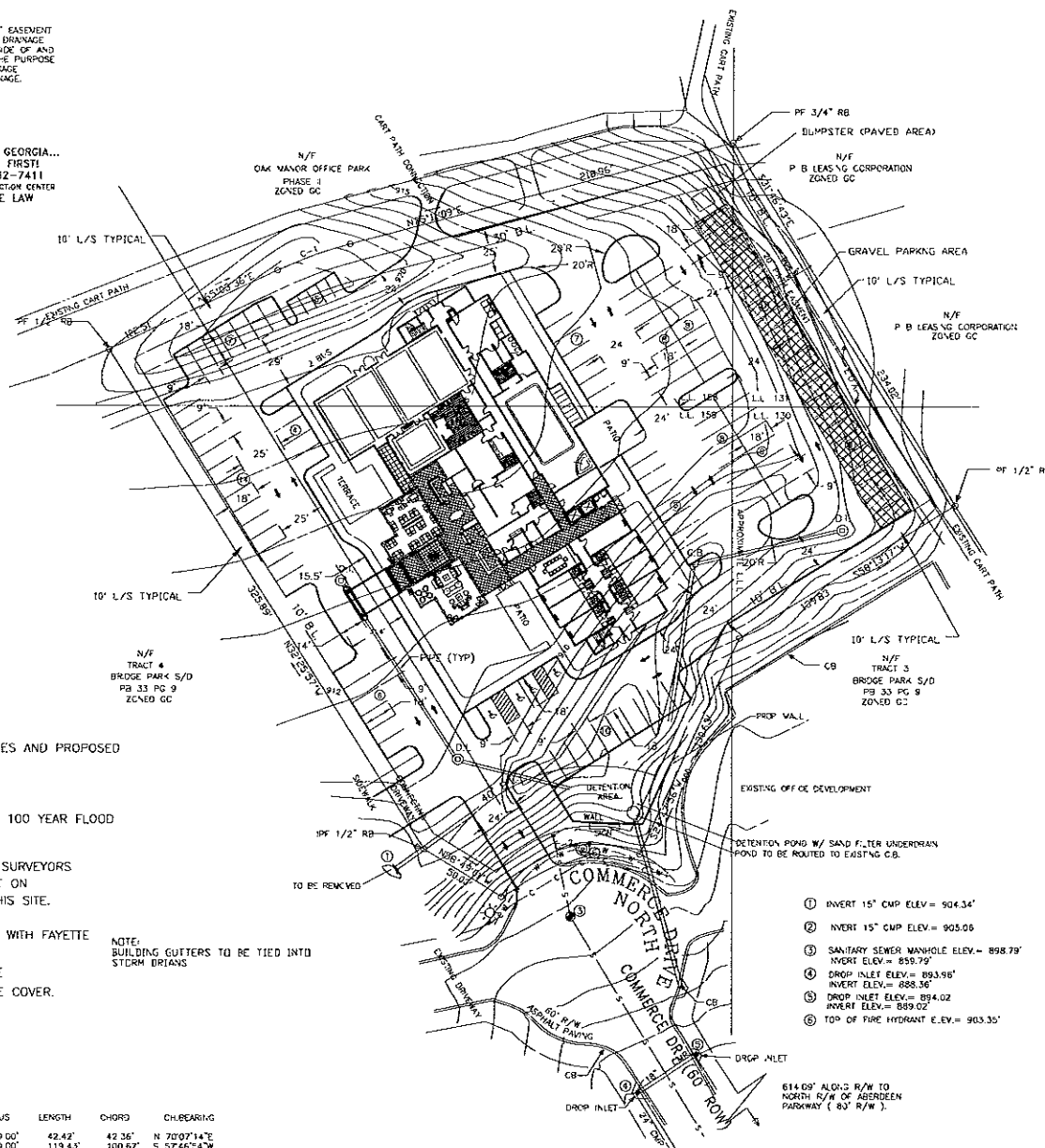
ISSUED: 06/01/2005 EXPIRES: 06/01/2008

CB	CURBING
— S —	SEWER LINE
	FIRE HYDRANT
— C —	FIBER OPTIC CABLE
	MAN HOLE
— W —	WATER LINE
	ELECTRIC BOX
	BELLSOUTH BOX
	LIGHT POLE
	WATER VALVE
	TREE

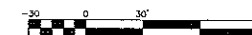
NOTE:
BUILDING GUTTERS TO BE TIED INTO
STORM DRIANS

THREE WORKING DAYS BEFORE YOU DIG

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	240.00'	42.42'	42.36'	N 70°07'14"E
C-2	60.00'	119.43'	100.67'	S 57°46'54"W



TOTAL SPACES PROVIDED= 117 SPACES



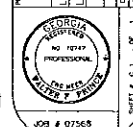
SCALE: 1"=30'

ERRY STREET STOCKBRIDGE, GA 30281
(770) 474-1487 FAX (770) 474-7487
e-mail: HURDPRINCE@AOL.COM

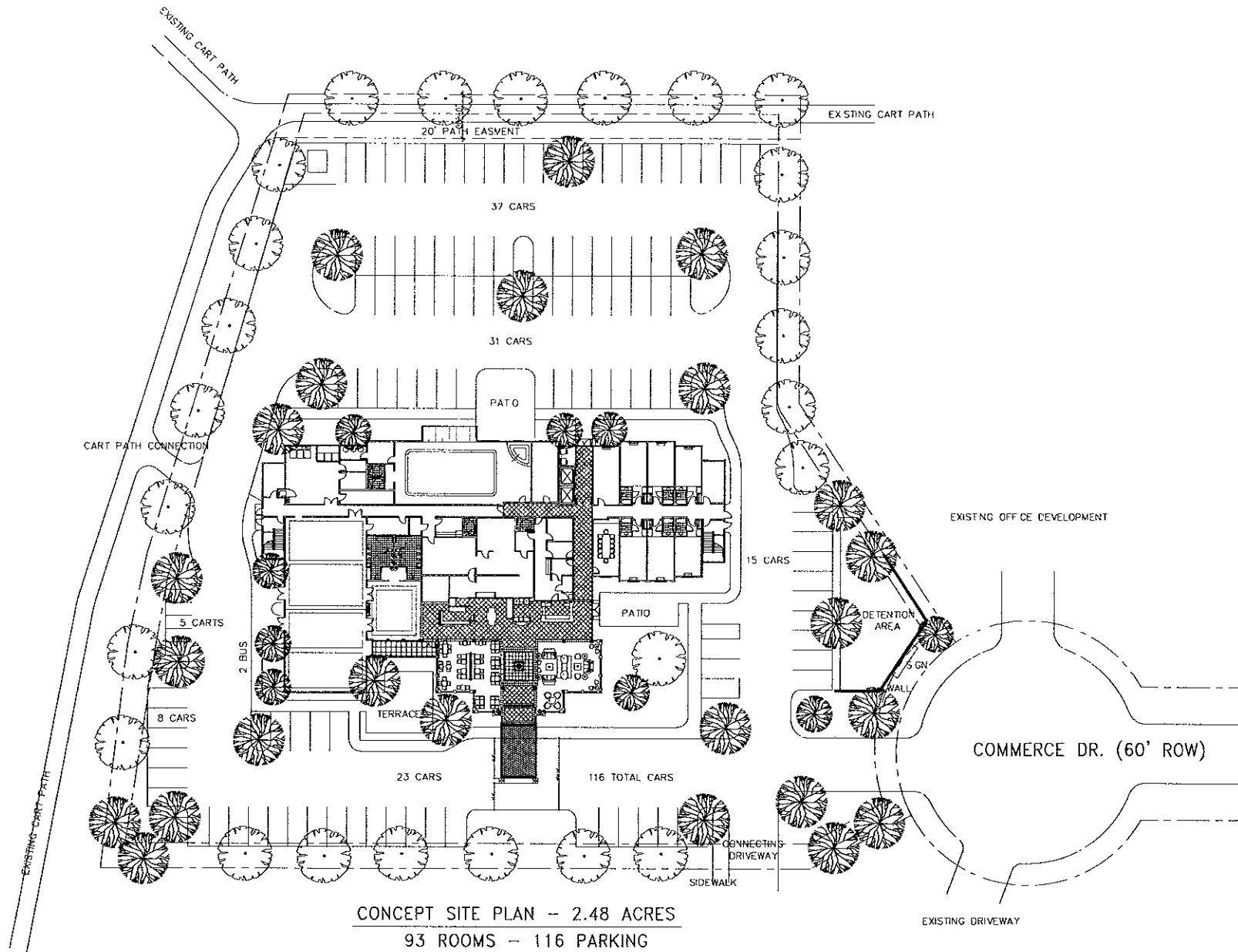
SHEET:

PROJECT NAME:	HILTON GARDEN INN		COUNTY: FAVETTE		DATE: 10/03/07	
	AND LOT 136/137/138/139		TOWNSHIP		SCALE: 1" = 30'	
	DIST: 7TH		PER ACRE			
	LOT: 4A BRIDGE PARK SUB-DIVISION		100' WIDE			
	PEACHTREE CITY					
	BRIDGE PARK					

DRAWN BY: JES



JOH 4 07568



CONCEPT SITE PLAN - 2.48 ACRES
93 ROOMS - 116 PARKING

PRELIMINARY

REVISIONS	DATE

Hilton
Garden Inn
PEACHTREE CITY, GEORGIA

DANIEL LEMBERG - ARCHITECT & ASSOCIATES
3445 CONCORD CORNER
CONYERS, GA 30013
(770) 922-8322

DRAWN BY: JLM/CLS
DATE: 3-2-2007
ISS NO: 2225
SHEET

C-1A

ALL DRAWINGS ARE THE INTELLECTUAL PROPERTY OF DANIEL L. LEMBERG, AIA

REVISIONS	DATE

Hilton
Garden Inn

DANIEL LEMBERG - ARCHITECT & ASSOCIATES
3445 CONCORD CORNER
CONYERS, GA 30013
(770) 922-8322

DATE
3-9-2007
2:00 PM
2109
SHEET

A201

PRELIMINARY

Exhibit "C"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



February 25, 2008

Mr. Raj Patel
3434 Browns Mill Rd
Atlanta, GA 30354

Dear Raj:

On behalf of Peachtree City Holdings, L.L.C., the owner of a two acre commercial site next to the proposed Hilton Garden Inn at Bridgepark in Peachtree City, we hereby support your rezoning effort to LUC to allow you to exceed the 35 foot height restriction in general commercial zoning. We believe a Hilton Garden Inn is a fine addition to Peachtree City and introduces a high quality overnight stay into the market.

If we can be of further assistance, please let us know.

Best regards,

Pat Heaberg
Vice President
Pathway Communities

PH/ra

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager
Developmental Services Director *OWA*

FROM: City Planner/ Zoning Administrator *David*

DATE: March 18, 2008

SUBJECT: Variance request, Delta Community Credit Union
March 20, 2008 City Council agenda

Recommendation:

While this memo provides additional information pertaining to the proposed variance request, Staff continues to recommend that the variance be denied.

Additional discussion:

The Position Paper forwarded to City Council last week (dated March 12, 2008) identified specific information about the new wall sign Delta Community Credit Union is proposing for their facility on SR 74 North. It is clear the size and design of the proposed sign does not comply with the wall sign criteria established within the city's Sign Ordinance, which is the reason Staff recommended that the variance not be approved.

When the Sign Ordinance was amended several months ago, Section 66-7 Permits and procedures identified specific hardship criteria that would need to be met in order to consider a variance to the Sign Ordinance. Paragraph (i) of this section states:

- (i) Variances. Each sign shall comply with the provisions of the ordinance, unless a written request is filed and approved to waive this requirement. All variance procedures shall be held in strict conformance with the procedures for variances as set forth in Article XIII, Section 1302 of the city's zoning ordinance.

Variances from the regulations of this chapter shall be limited to the following hardship situations:

Variance request, Delta Community Credit Union

March 18, 2008

Page 2

- (1) Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirements, for a sign of the type sought; or
- (2) Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings or structures on a different lot; and
- (3) Placement of the sign elsewhere on the lot would not remedy the visual obstruction;
- (4) Such visibility obstruction was not created by the owner of the subject property; and
- (5) The variance proposed would not create a safety hazard to vehicular traffic or pedestrians as determined by the city engineer.

Variances shall be limited to the minimum relief necessary to overcome the hardship. No variances shall be granted to allow a greater number of signs than would be allowed if the hardship did not exist.

Relief from the application of the provisions of this chapter by use of variances granted by the city council shall be granted only upon a finding of hardship as previously defined. Hearing on such variances shall be noticed using this same time frames and notice requirements as for variances from zoning decisions.

The proposed variance does not meet any of these hardship criteria. Because the site has two entrances, the sign ordinance permits the installation of two monument signs and two wall signs. The sign program for the overall tract was approved with two monument and two wall signs, all of which comply with the size requirements established within the Sign Ordinance.

There is no vegetation in front of the building that obstructs views to either the monument sign or the wall signs. In fact, the height of the building and the prominence of the corner architectural features clearly provide space for a wall sign that is visible from SR 74. Additionally, there are other locations on the building where the wall sign could be located and still be visible from SR 74 or Wisdom Road.

When the subject parcel was rezoned to OI Office Institutional on June 2, 2005, the zoning ordinance was adopted with the following requirement:

- (h) Signage program. Signage shall be provided as set forth within the city's sign ordinance and in accordance with an overall sign program for the tract that shall be approved by the planning commission.

Variance request, Delta Community Credit Union

March 18, 2008

Page 3

The current signage, including the size of the existing wall signs, complies with the established sign program and the city's Sign Ordinance. The Applicant is now proposing a change to the size and design of the wall sign based on a new logo established for Delta Community Credit Union. The design and color scheme of the new logo is attractive and will be a nice addition to the existing building. However, it is Staff's position the overall size of the new wall sign should not exceed the maximum size permitted within the Sign Ordinance. Staff recommends that the proposed variance not be approved.

Budget impact:

There are no budget impacts associated with this request.

Attachments

POSITION PAPER

Proposed Variance: 233 Smokerise Trace
Lot 21, Smokerise Plantation subdivision

City Planner/ Zoning Administrator
March 18, 2008

WVA
Daniel

Situation:

Mr. Rick Bazzill and Ms. Elaine Lariviere own the property located at 233 Smokerise Trace within the Smokerise Plantation subdivision. Mr. Bazzill and Ms. Lariviere purchased the home several years ago and have made significant improvements to the home as well as the overall property. One of these improvements was the installation of an electronic security gate across the driveway. The security gate is located approximately 110' from the road and ranges in height from 4' to 6' x 6".

The security gate was installed without first securing a Fence Permit from the Building Department. In their defense, the property owners nor their contractor were aware a permit was required, since the location of the gate was so far from the road.

The City's Fence Ordinance stipulates that fences in excess of 4' in height are not permitted within a residential front yard. Within this ordinance, fence is defined as "any structure constructed or erected to provide a barrier, either physical or visual, for the purpose of protecting property, providing for security and privacy, and properly containing activities on the property." Front yard is defined as *"that area bounded by a line along the front of the principal structure extended to intersect the side property lines; those side property lines; and the front property line."*

The property owners have submitted a Request for a Variance from Section 18-341(e) of the city's Fence Ordinance.

Facts:

1. Lot 21 within the Smokerise Plantation subdivision is zoned R-43 Residential, which requires a minimum lot size of one acre. The majority of homes within this subdivision are estate homes on large lots.
2. The existing security gate was installed without first securing a Fence Permit. The gate ranges in height from 4' to 6' x 6".
3. Section 18-341(e) of the city's Fence Ordinance restricts fences within residential front yards to no more than 4' in height.

Proposed Variance: 233 Smokerise Trace

March 18, 2008

Page 2

4. By definition, the security gate is considered a fence and is located within the residential front yard.
5. The security gate is located approximately 110' from Smokerise Trace and, due to the topography of the lot, is not visible from Smokerise Trace.
6. The property owners did apply for and received approval from the Smokerise Plantation Homeowner's Association.
7. The recently amended variance procedures allows an Applicant to request a Special Exception Variance for an increase to the maximum height of a fence or wall; provided that,
 - (1) such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood; or,
 - (2) such greater height is justified by requirements for security of persons or property in the area; or,
 - (3) such greater height is justified for topographic reasons; or,
 - (4) such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

Review criteria:

Based on the review criteria established within Article XII. Variances and Appeals of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

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

Proposed Variance: 233 Smokerise Trace

March 18, 2008

Page 3

- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

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

Discussion:

Procedurally, the Applicant did not follow established protocol prior to constructing the security gate. If a Building Permit application had been submitted, Staff would have notified the Applicant that a variance would have been necessary in order to construct the security gate as proposed. We would have also required approval from the Smokerise Plantation Homeowner's Association.

The security gate, however, does appear to meet the criteria established for a Special Exception Variance. The Applicant has indicated the security gate was installed to provide privacy to the residence and to keep cars from entering the property. The size and design of the security gate is compatible with the existing home and is not out of character with the estate homes within the neighborhood. Additionally, the security gate is located approximately 110' from Smokerise Trace and is not visible from the street.

Recommendation:

Staff recommends that a Special Exception Variance be approved subject to the following understandings and conditions:

1. *The Special Exception Variance shall be limited to the existing security gate only, which ranges in height from 4' to 6'-6". The variance shall not apply to extensions of the security gate or additional fences within the front yard.*
2. *The Applicant shall pay a double permit fee for the security gate because it was initially constructed without a Building Permit.*

Attachments

**REQUEST FOR VARIANCE
FENCE ORDINANCE, CITY OF PEACHTREE CITY**

V-2008-02

This is a request for a variance from the requirements of the Peachtree City Fence Ordinance for the property located at: 233 SMOKERISE TRACE

The reason this variance is being requested is as follows: _____

SRE ATTACHED

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

- a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

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

Name: (Please type or Print) ELAINE LARIVIERE

Address: 233 SMOKERISE TRACE, PTC

Phone: 770-632-5739

Signature: Elaine Lariviere

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: David E. Rant

Title: City Planner / Zoning Administrator

Date of Acceptance: 01-29-08

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

January 29, 2008

Dear Peachtree City Planning Department,

This letter is to request a variance on a gate that was built across our driveway on October 8th, 2007.

The gate was installed by Medallion Security Door & Window. The installer/ owner of Medallion Security, Bill Hughes, was unaware he needed a permit until we were notified by Code Enforcement on October 9th, 2007. The work on the gate had already finished the day before. We were informed by Code Enforcement to apply for a permit and once it was denied, which they knew it would be, to apply for a variance through the Planning Board.

All of the necessary paperwork was submitted to the Review Committee of our subdivision, with no objections for it met the requirements in our covenants and bylaws. I would have applied for a permit from the city then, but I didn't know one was needed. At the time, the installer did not know one was needed either.

Code Enforcement Officer Tim Maret, suggested we cite other gates that exceeded the height limits that were allowed when submitting this for your consideration. The location of two such gates are 216 Redding Ridge and 802 Ridgestone Court. Enclosed are photos of both of those gates along with photos of our gate. Our gate is located at the top of our driveway, barely visible from the road as you can see in the pictures.

We had this gate installed for the security of my family at a substantial expense to us, for people were coming up our driveway at all hours of the day and night and we wanted to protect ourselves and our personal property.

Thank you very much for reviewing my submission for your approval.

Sincerely,


Elaine LaRiviere

233 Smokerise Trace
Peachtree City, Ga 30269



BUILDING DEPARTMENT
153 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-8901
FAX: 770-631-2552
WWW.PEACHTREE-CITY.ORG

DATE: 10 12-07

PERMIT # _____

☐ ERECT ☐ REPAIR ☐ ADDITION	☒ RESIDENTIAL ☐ COMMERCIAL ☐ ACCESSORY USE	CONSTRUCTION TYPE _____ OCCUPANCY TYPE _____
FENCES: ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ POOL GME FENCE HEIGHT <u>4'-6 1/2</u> FENCE MATERIAL <u>Steel</u>		
SUBDIVISION/PROJECT NAME: <u>SmokeRise Trace Plantation</u>		BLOCK _____ LOT NUMBER <u>21</u>
SITE ADDRESS: <u>233 SmokeRise Trace</u>		
* OWNER: <u>Rock Bazzell</u>	ADDRESS <u>233 SmokeRise Trace</u>	PHONE NO. <u>770-632-5739</u> FAX NO. _____
CONTRACTOR: <u>Meditation Security Door & Window</u>	ADDRESS <u>Fayetteville GA 30214</u> <u>101 Kenwood Rd. #12</u>	PHONE NO. <u>770-650-9537</u> FAX NO. <u>678-817-1944</u>
APPLICANT/CONTACT PERSON: <u>Bill Hughes</u>		PHONE NO. <u>770-650-9537</u>
ARCHITECT/DESIGNER: <u>N/A</u>	ADDRESS _____	PHONE NO. _____ FAX NO. _____
* OWNER IS RESPONSIBLE FOR HOME OWNER ASSOCIATION APPROVAL (HOA)		
☐ SEWER TAP APPROVAL ☐ SEPTIC SYSTEM APPROVAL ☐ WATER TAP APPROVAL		
ZONED _____	SETBACKS: FRONT _____ SIDE _____ REAR _____	PLAN NAME _____ PLAN ON FILE YES ☐ NO ☐
NO. OF STORIES _____	NO. OF BATHS _____	BASEMENT _____ NO. OF FIREPLACES _____ HEATED SQ FT _____ TOTAL SQ FT _____ EST. CONSTRUCTION COST \$ <u>7,400.00</u>
DESCRIBE WORK: <u>Install 1 Double Gate 4'-6 1/2" High</u> <u>with Battery Powered Operation</u>		

CITY OF PEACHTREE CITY

153 WILLOWBEND ROAD
Peachtree City, GA 30269
Phone (770) 487-8901
Inspection Request Line (770) 631-2588 Ext. 222

BUILDING PERMIT

PERMIT#: 072071

DATE APPLIED: 10/12/2007

PERMIT TYPE: RF

JOB ADDRESS: 233 SMOKERISE TRACE

SUBDIVISION: SMOKERISE PLANTATION IV

LOT: 21

ISSUED TO: RICH BAZZILL

PHONE#: 770-632-5739

ADDRESS: 233 SMOKERISE TRACE

PEACHTREE CITY GA 30269

CONTRACTOR: MEDALLION SECURITY DOOR & PHONE#: 770-650-9537

ADDRESS: 101 KENWOOD RD #12

FAYETTEVILLE GA 30214

WORK: ELECTRIC GATE

BLDG USE:

MINIMUM SETBACKS

HT SQ FT: 0.00

FRONT:

SQ FT:

SIDE:

REAR:

STORIES:

CORNER:

ZONED:

VALUATION: \$ 7,400.00

FEES DUE: \$ 40.00

FEES PAID: \$ 0.00

VARIANCE GRANTED BY: _____ DATE: _____

EROS PLAN APPROVED BY: _____ DATE: _____

APPROVED FOR ISSUANCE BY: _____ DATE: _____

PLANS CHECKED BY: _____ DATE: _____

***** N O T I C E *****

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, FIREPLACE VENTILATION, AIR CONDITIONING.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

CONTRACTOR/OWNER SIGNATURE DATE_____
BUILDING DEPT. REPRESENTATIVE DATE

STATEMENT OF PLAN REFUSAL

DATE: 10-15-07

TO: Rich Buzzill

FROM: Art Bernard
Plans Examiner

REFERENCE PROJECT: 07-2071 - Electric Gate
233 Smolenski Trace

The plans for the above project cannot be approved for the following reason(s):

1. ☐ Incomplete plans. Please submit complete and detail sets including scale, wall details, dimensions, and approved site plan.
(Plans will be placed on active review list when site plans are formally approved. Please notify me of approval.)
2. ☐ Not signed and sealed by Design Professional.
3. ☐ Plans do not indicate compliance with Georgia Accessibility Code as required (effective July 1, 1997).
4. ☒ Code violations as noted below.
5. ☐ Does not provide sufficient clarity to indicate the location, nature & extent of the work proposed. See Sect. 106.1.1 of the 2006 IBC.

Comments:

*Gate exceeds allowable height in front yard
per sections 18-338 (front yard definition)
and section 18-341(E) allowable height & design*



CODE ENFORCEMENT
153 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-8901
FAX: 770-631-2552
WWW.PEACHTREE-CITY.ORG

January 23, 2008

Ms. Elaine Lavriere
Mr. Rick Bazzill
233 Smokerise Trace
Peachtree City, GA 30269

Dear Elaine Lavriere and Rick Bazzill,

On October 9, 2007 a Stop Work Order was issued for an electric gate/fence built across the driveway at the front of your property. The gate/fence was built in the front setback and without any permits. The order required you to obtain a permit for the fence.

Knowing that the fence would not meet the standards for a permit, you were informed to apply for the permit and then when it was denied to apply for a variance through the City's Planning Department. You did apply for the permit, and on October 15, 2007 a letter was sent by Art Bernard giving you the reasons for denial. Your next step was to apply for the variance. As of 8:30 this A.M., that has not been done.

As a result, you are required to remove the gate/fence from the property no later than 4:00 P.M. on January 30, 2007 or properly apply for the variance.

For any additional information, you may contact me at the number above, or the Planning Department at 770-487-5731.

Sincerely,

T. Maret
Code Enforcement Officer



Smokerise
Plantation

Homeowners Association, Inc.
1029 Peachtree Pkwy. North #224
Peachtree City, Georgia 30269

April 25, 2005

*Mr. Rick Bazzill
233 Smokerise Trace
Peachtree City, Georgia 30269*

Dear Mr. Bazzill:

Thank you for dropping off your plans to my home of your proposed fence and security gate for your back and side yards for SPHA ARC approval. May this letter serve as acknowledgement of receipt of your submission

While I am on the Architectural Review Committee, the chair is Alan Philpot, and as such, I will have to forward all your materials to him. He will then call a meeting of the ARC to go over your submission .

The ARC has 30 days from the date of your submission to render a decision.

Personally, I believe everything is excellent and you should have no problem getting an approval. However, the final decision is up to the committee.

We will be contacting you.

Sincerely,

*David Cree
President*

Truck

Foundry

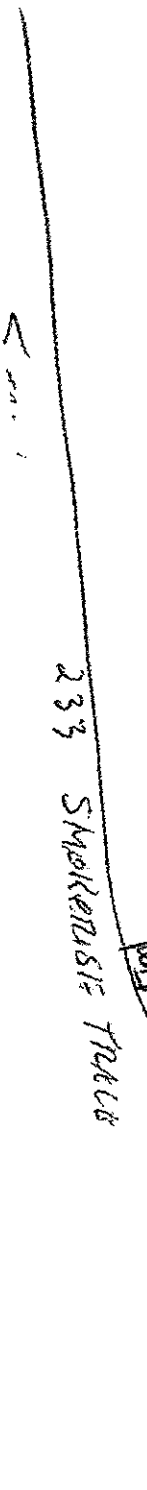
D Riverway

22' From Head of Gravel

110' From Curb

House

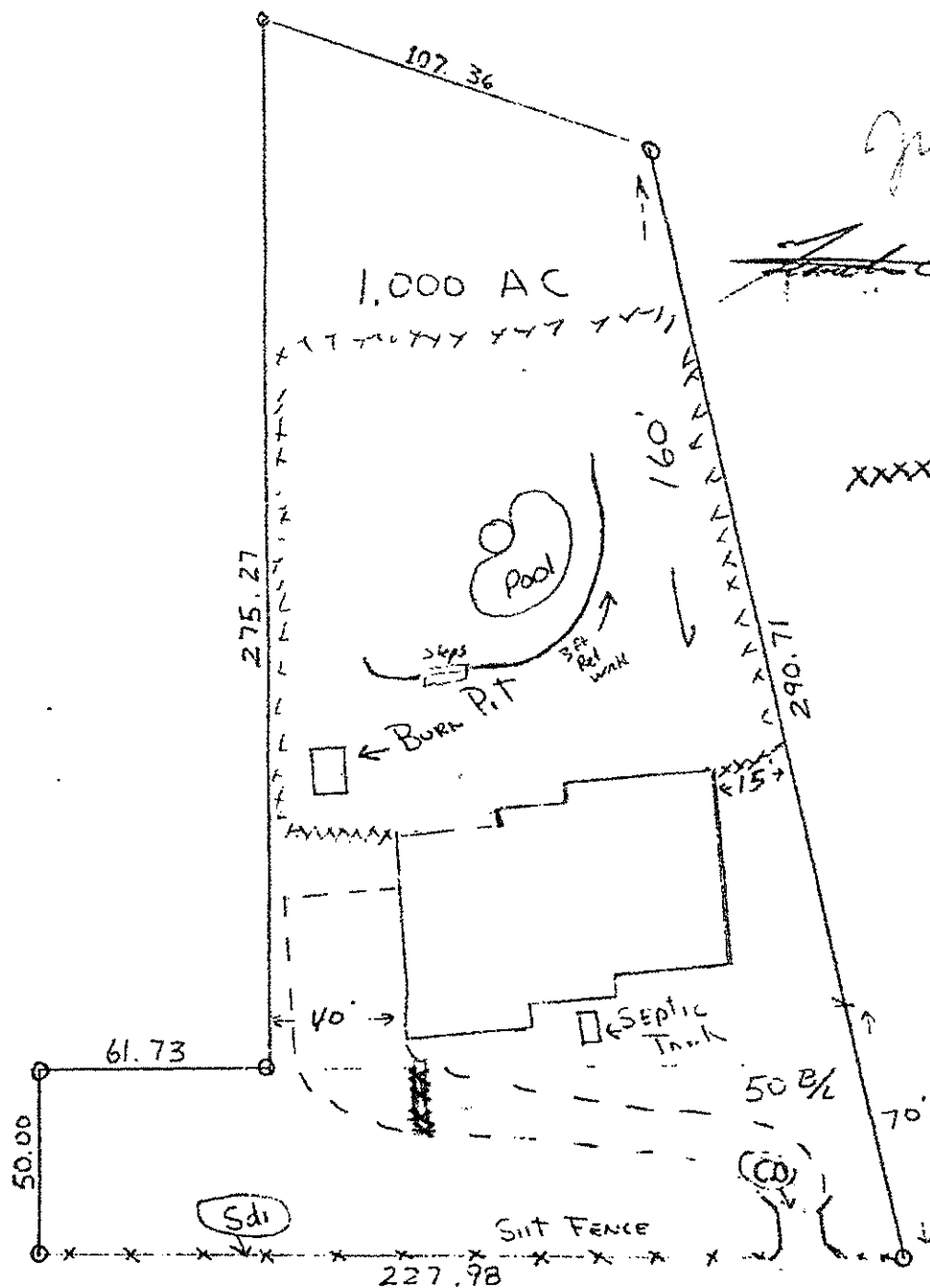
233 SMOKEHOUSE TRAILS



Smokehouse Foundation

Lot 7-21

Scale 1" = 40'



W 8/3/99

Handwritten signature
3/16/00

XXXXX fence

Smokehouse Trace 50' F/W

Original Survey

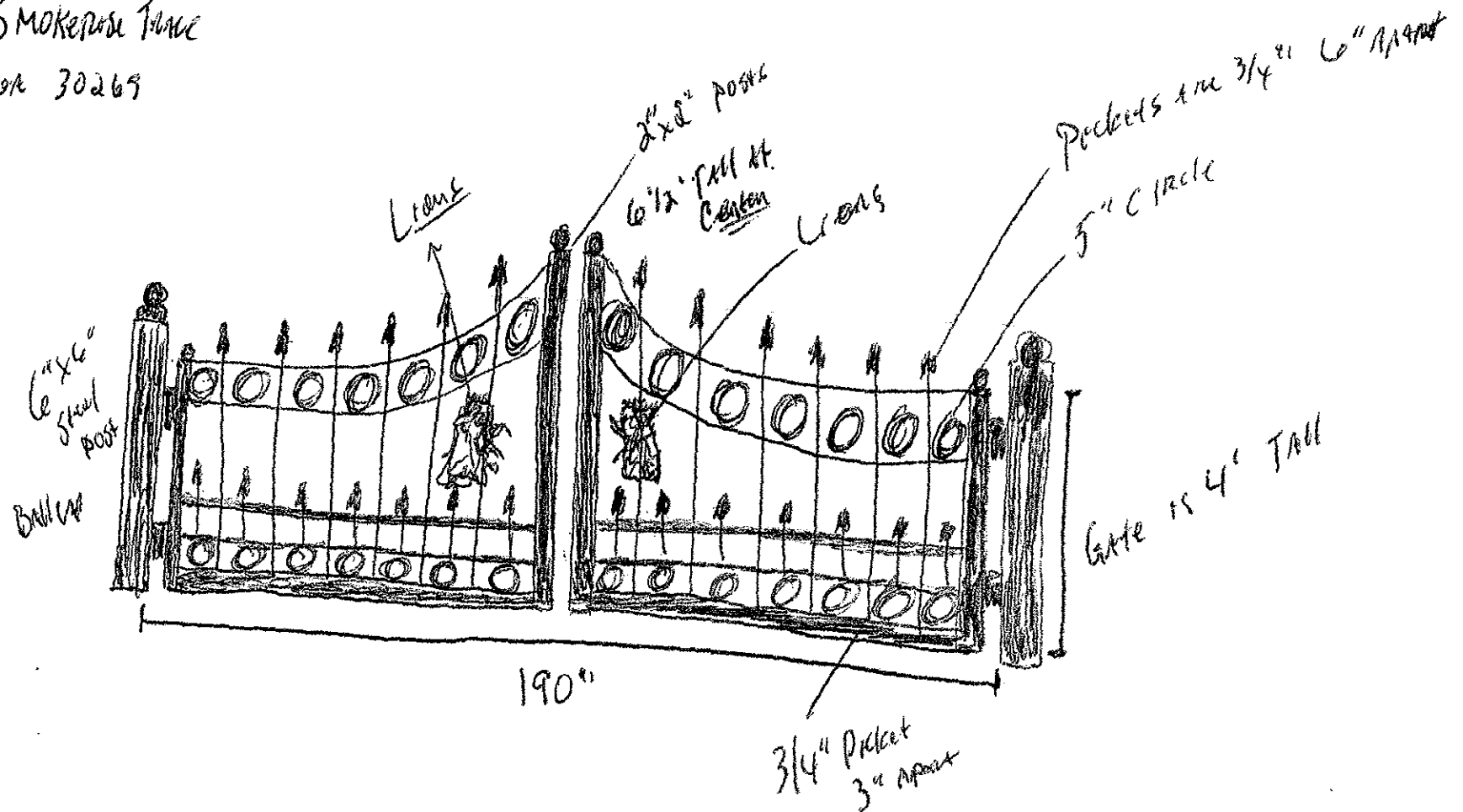
Surveyed

July 21, 1999 Camp Verde

Rough Sketch of Double Gate

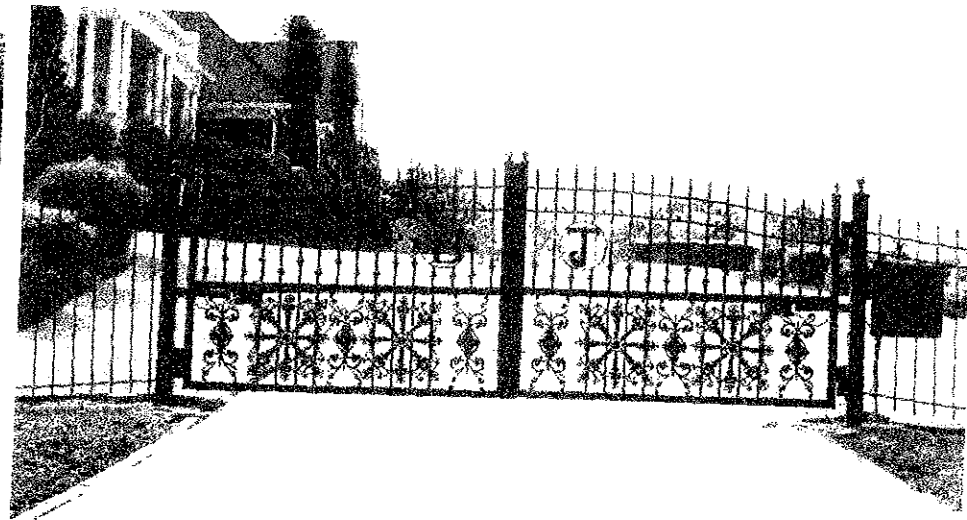
233 SMOKEHOUSE TRAIL

PRC. GA 30269

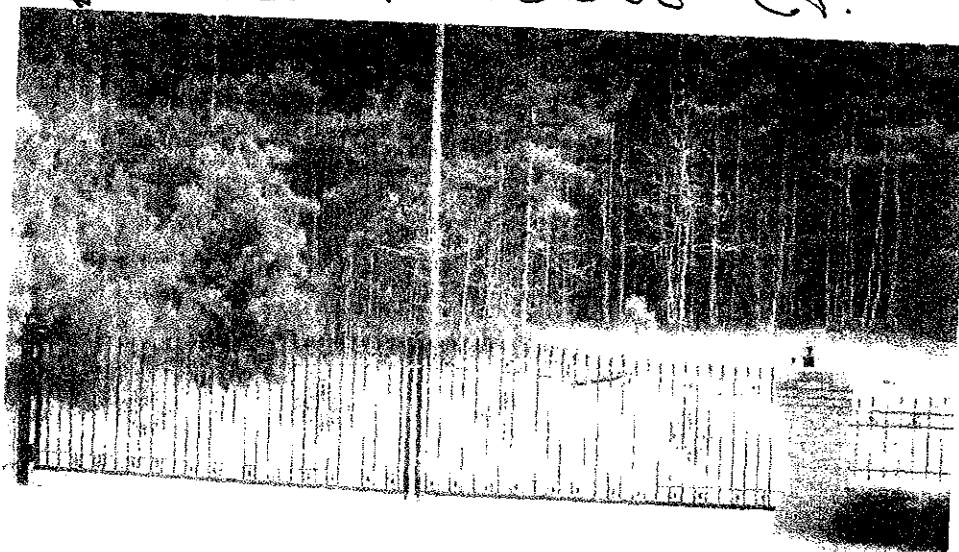


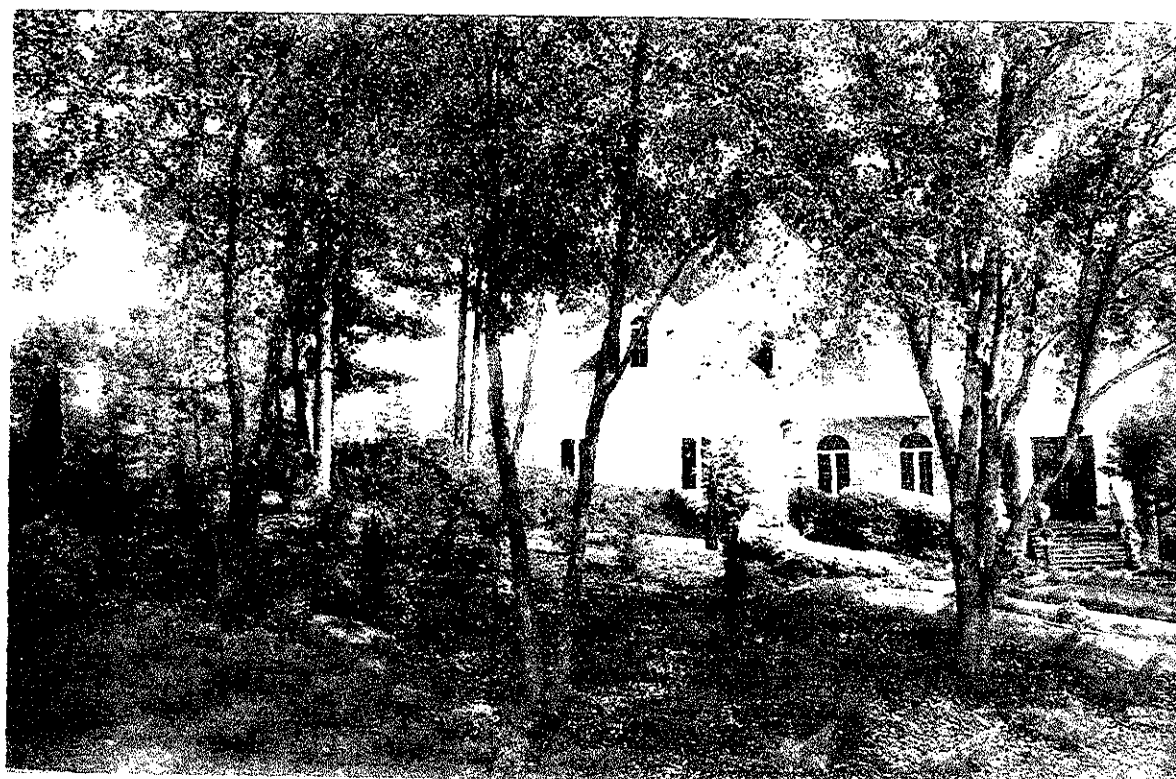
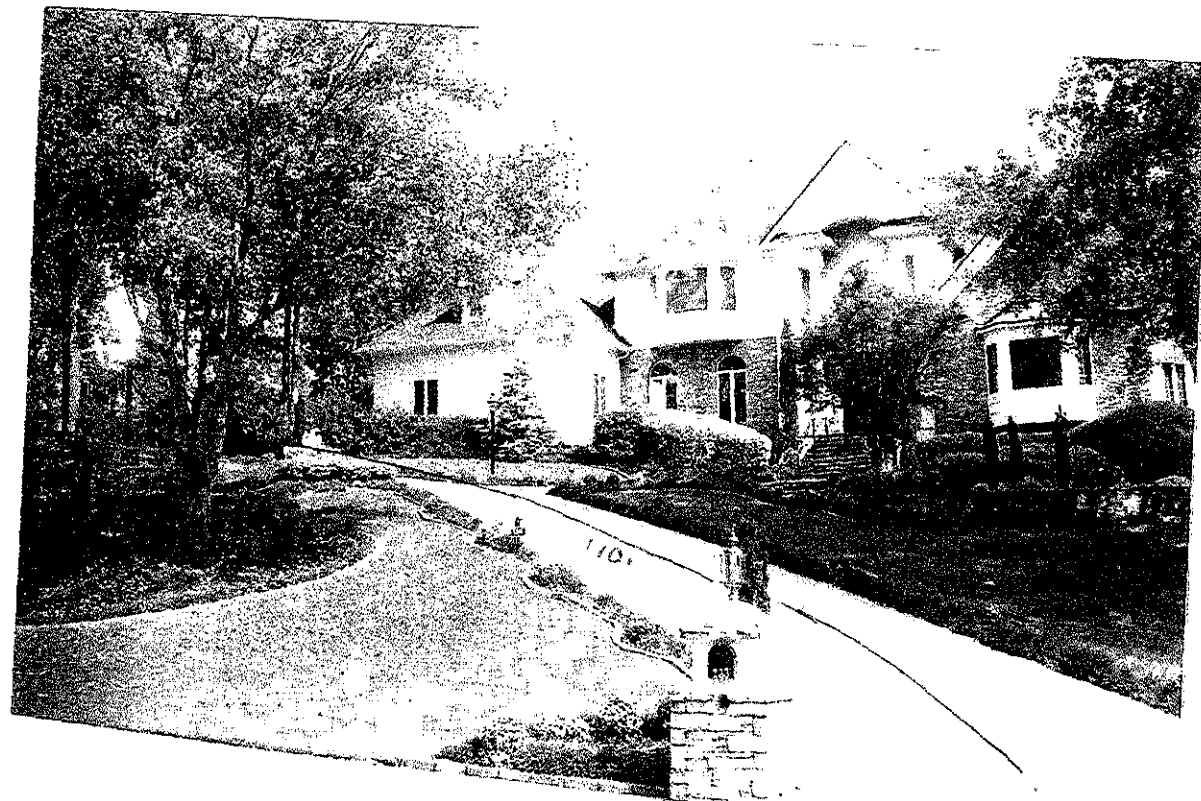


↕ 216 REDDING RIDGE



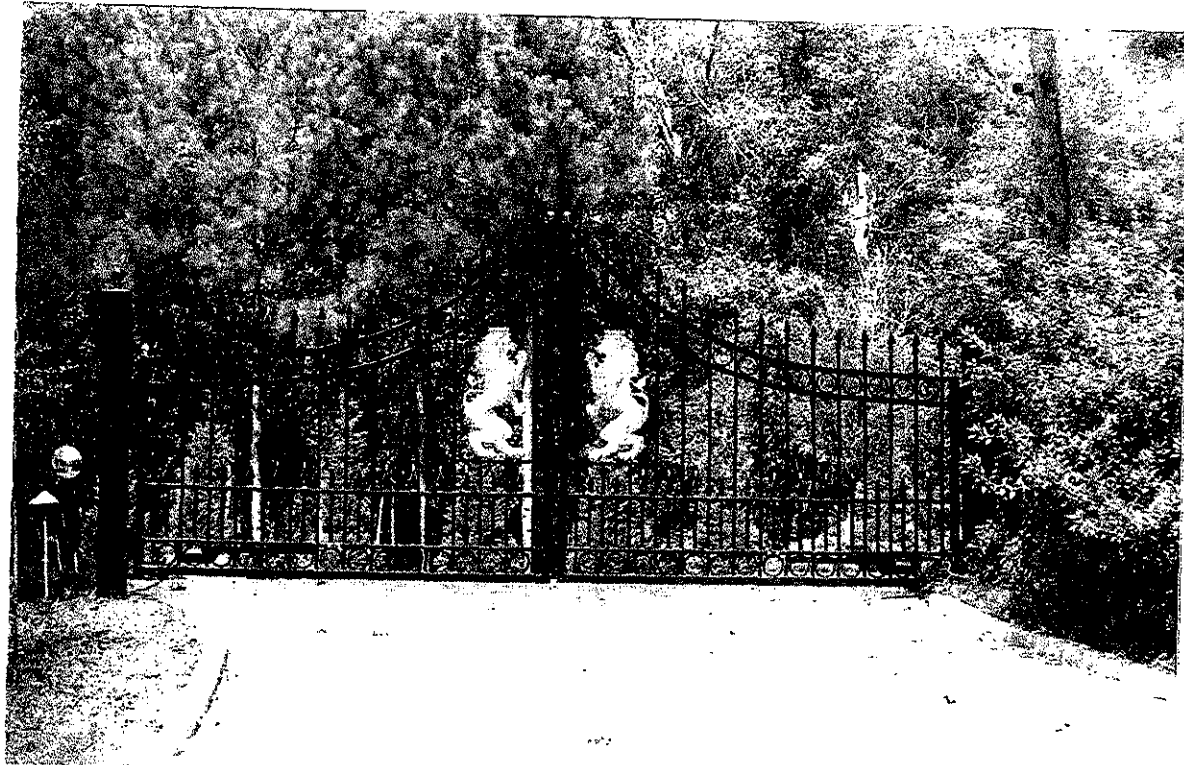
↕ 802 RIDGESTONE CT.





233 SMOKEHOUSE
TRACE

4'



6'

GATE
→



233 SMOKEHOUSE TRAIL

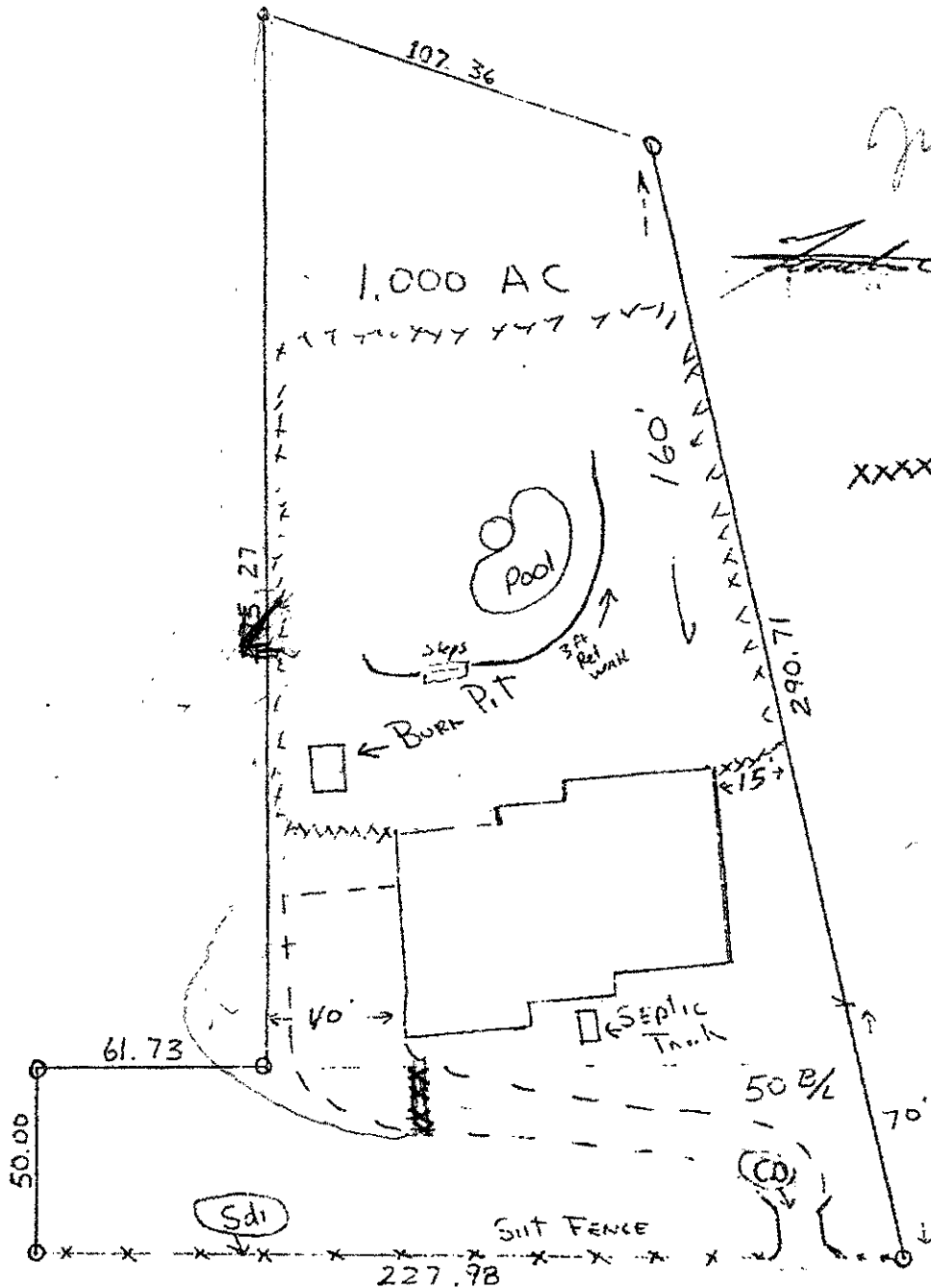


233 SMOKERIE TRAIL

SmokeRise Plantation

Map 7-21

Scale 1" = 40'



SmokeRise Tract 50' R/W

Placed 15' x 15' ft.
Vendor's record
July 31, 1989 Camp Creek

March 19, 2008

TO: Mayor and City Council
City of Peachtree City

FROM: R. Scott Bradshaw

RE: Request for Variance (V-2008-02), 233 Smokerise Trace

As a member of the Smokerise Plantation Homeowners Association, I oppose the request for Variance (V-2008-02) which will allow a six or seven foot high driveway gate at 233 Smokerise Trace. The applicant states in her letter to the Planning Department that the necessary paperwork was submitted to the Smokerise Plantation Architectural Review Committee and they had no problem with it. This is simply not true. Representatives of the Smokerise Plantation Homeowners Association will be present at the hearing and can clarify this issue.

The drawing submitted to City staff shows that the gate is 110 feet from the Curb. This is misleading. The 110 feet is measured along the winding driveway which begins on the right side of the lot and winds upward toward the left side of the lot. The gate is less than 50 feet (in a straight line) from the curb. This is a violation of front set-back requirements which have always been strictly enforced by the City except for mail boxes.

I also oppose the proposed variance in my role as developer of the last two phases of nearby Smokerise Estates and the entire Smokerise Crossing Subdivision. I have maintained Architectural Control over these subdivisions and have turned down several requests for gate and fence variances. Your approval of this variance in the Smokerise Communities will place me in an untenable position with residents I have turned down as well as those who make future requests.

The Building Department/ Code Enforcement staff and I have worked cooperatively in the past few years to maintain Smokerise Crossing and Smokerise Estates as attractive neighborhoods of excellence. We have been successful and approval of this variance will undermine our efforts.

I hope that you will deny this request because Smokerise Plantation is the "anchor" subdivision in the Smokerise Communities and needs to maintain its attractiveness.

cc: Tom Carty
David Rast

POSITION PAPER

Proposed Variance: 516 Clearwater Cove
Lot 51, Brookfield subdivision

City Planner/ Zoning Administrator
March 18, 2008

David

Situation:

Ms. Betty Vaughn owns the property located at 516 Clearwater Cove within the Brookfield subdivision. She desires to construct an addition to the rear of her home that would extend 10' into the required rear building setback. The addition would encompass approximately 135 SF and provide a formal dining room off of the existing kitchen and breakfast nook.

Ms. Vaughn has been working with Mr. Bob Barnard of Barnard Associates Remodeling, Inc. to develop a schematic floor plan and elevation for the addition. Because the proposed addition would extend into the established rear building setback, the Applicant has submitted a request for variance to permit this encroachment (Attachment "A").

Facts:

1. Lot 51 within the Brookfield subdivision is zoned GR-18 Residential, which requires a minimum rear building setback of 20'. The existing structure complies with this setback.
2. The rear of the existing home was constructed on the 20' rear building setback line.
3. The rear property line abuts a city-owned greenbelt and Luther Glass Park. Additionally, the majority of the area within the 20' building setback is wooded.
4. The proposed addition would encroach 10' into the established 20' rear building setback.
5. The exterior of the proposed addition would be similar in design, building materials and colors to the existing structure.
6. Even though the subject tracts adjoins a city-owned greenbelt and there is no other area where the addition could be located, the recently adopted Special Exception Variance criteria would not be applicable to this variance request, as the Applicant is requesting a decrease of more than 25 % (5') of the minimum building setback (20').

Proposed Variance: 516 Clearwater Cove

March 18, 2008

Page 2

Review criteria:

Based on the review criteria established within Article XII. Variances and Appeals of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and,
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

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

Discussion:

The Applicant desires to increase the size of her home to add a formal dining room off of the existing kitchen and breakfast room. Based on the existing floor plan, roof line and building structure, the only area that would accommodate the addition is off of the rear of the home.

The existing home is located within an established cluster subdivision, where most of the homes extend from front building setback line to rear building setback line. There is no other location on the subject tract for the proposed addition without extensive renovations to the interior layout of the home.

Proposed Variance: 516 Clearwater Cove

March 18, 2008

Page 3

The rear property line abuts a city-owned greenbelt and Luther Glass Park, and the proposed addition would only be visible from the adjoining property (Lot 52). It should be noted that a variance was granted for an addition on the rear of this home in 2002, which now extends 5' into the minimum rear building setback.

Many of the discussions pertaining to the update to the city's Comprehensive Plan have included a need to include provisions to protect the character of existing neighborhoods as well as encourage redevelopment and reinvestment within these neighborhoods. The Applicant is proposing to enhance her property as well as the neighborhood with this addition. The design and construction of the addition are complementary to the existing character of the home and would include similar building materials and color selections.

Recommendation:

Staff recommends that the variance be approved subject to the following understandings and conditions:

- 1. The variance shall be limited to no more than 10' into the established 20' rear building setback.*
- 2. The architectural design of the proposed addition, including exterior building materials, roof lines and color selections shall be the same as those used on the existing home.*
- 3. Clearing of existing vegetation for the proposed addition shall be limited to only that area required to accommodate the foundation.*
- 4. A minimum of seven wax myrtle shrubs (minimum 5-gallon shrubs) shall be planted within the remaining 10' building setback to augment the remaining vegetation within this area.*

Attachments

REQUEST FOR VARIANCE ZONING ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Zoning Ordinance for the property located at: 5116 CLEARWATER COVE, (BROOKFIELD SUBDIVISION)

The reason this variance is being requested is as follows: SEE THE ATTACHED SHEET

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

- Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

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

Name: (Please type or Print) BOB BARNARD (AGENT)
 Address: 9 BEAUREGARD COURT, FAYETTEVILLE, GA 30215
 Phone: 770-461-8418 OFFICE 770-461-3025 FAX 770-527-7635 CELL
 Signature: [Signature]

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: David E. Rant
 Title: City Planner / Zoning Administrator
 Date of Acceptance: 01-07-08
 Date of Public Hearing: 03-20-08 adv. 03-05-08

V-08-01-07-08



P.O. BOX 875, FAYETTEVILLE, GA 30214 (770) 461-8418 (770) 461-3025 FAX
Website - remodelingdreams.com

January 12, 2008

To: **David E. Rast, ASLA**
City Planner/ Zoning Administrator
City of Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

RE: Request for Variance

Dear David,

I am Bob Barnard of Barnard and Associates Remodeling, Inc. and I am the agent representing Mrs. Betty Vaughn of 516 Clearwater Cove, Brookfield Subdivision, Peachtree City, GA 30269. We respectfully request a variance to add a 10' deep x 13'6" extension to Mrs. Vaughn's breakfast room to make it a full dining room.

If you are familiar with these homes, they are built right next to each other therefore eliminating any possibility of going to the side with an addition. The homes cover from the front building lines to the rear building lines. Her home does not have a formal dining room and the current breakfast area is approximately 8' x 13'. She would like to be able to have a full dining room table to entertain family and friends on a regular basis.

As you can see from the foundation survey when the home was built, there is a 20' rear building line. We would request that the addition be allowed to go back 10' and be 13'6" wide. She would also like to extend her existing patio back to the rear of the addition. (See renderings and copy of survey) If you visit the site, the location for the addition will require that a few small trees less than 1" in diameter be removed and the lay of the land is flat.

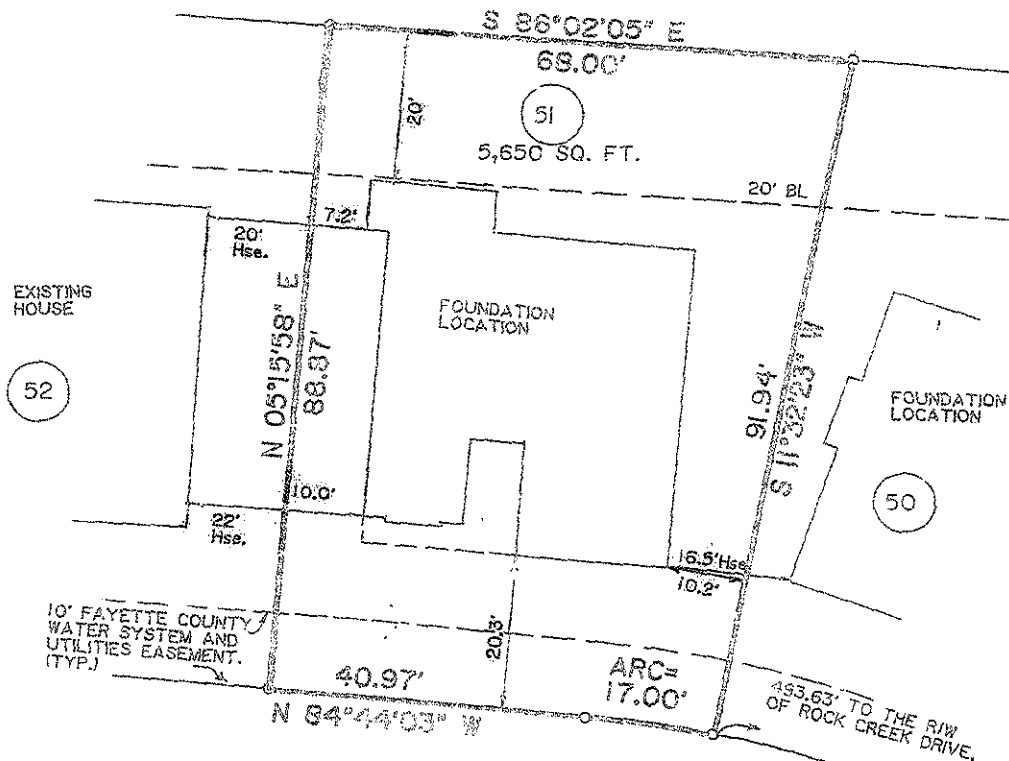
At the home just to the west of Mrs. Vaughn's, 518 Clearwater Cove there is a sunroom attached to the rear of this home. I have included the variance request and approval for this addition. We would respectfully request the granting of this variance. Thank you for your time and consideration in this manner. If you have any questions, feel free to contact me at 770-527-7835. Look forward to hearing from you soon.

Sincerely,

Bob Barnard, President

CITY GREENBELT

Handwritten: Party C-6-76
BUILDING OFFICIAL
CITY OF PEACHTREE CITY



CLEARWATER COVE 28' B.O.C. TO B.O.C.
(PRIVATE)

This plat was prepared for the exclusive use of the person, persons or entity named herein. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

In my opinion, this property does not lie within the 100 year flood plain according to the HUD Flood Plain Map no. 13113C0090 D
Dated: MARCH 18, 1996



SETBACKS:
FRONT: 15' (Garage no closer than 20') or as shown.
SIDE: 0(10' min. between dwellings)(20' separation every 10 dwellings.)
REAR: 20'(40' where adjoining residential).

PREPARED FOR:

HAYES-JOHNSON

SUBDIVISION: BROOKFIELD SUBDIVISION		P.B. 27, PG. 28-32.	
LOT: 51	LAND LOT: 40	DATE: 05-03-96	
BLOCK:	DISTRICT: 6TH	REV 05-29-96	
SCALE: 1" = 20'	COUNTY: FAYETTE, GA.	JOB NO. 931038	

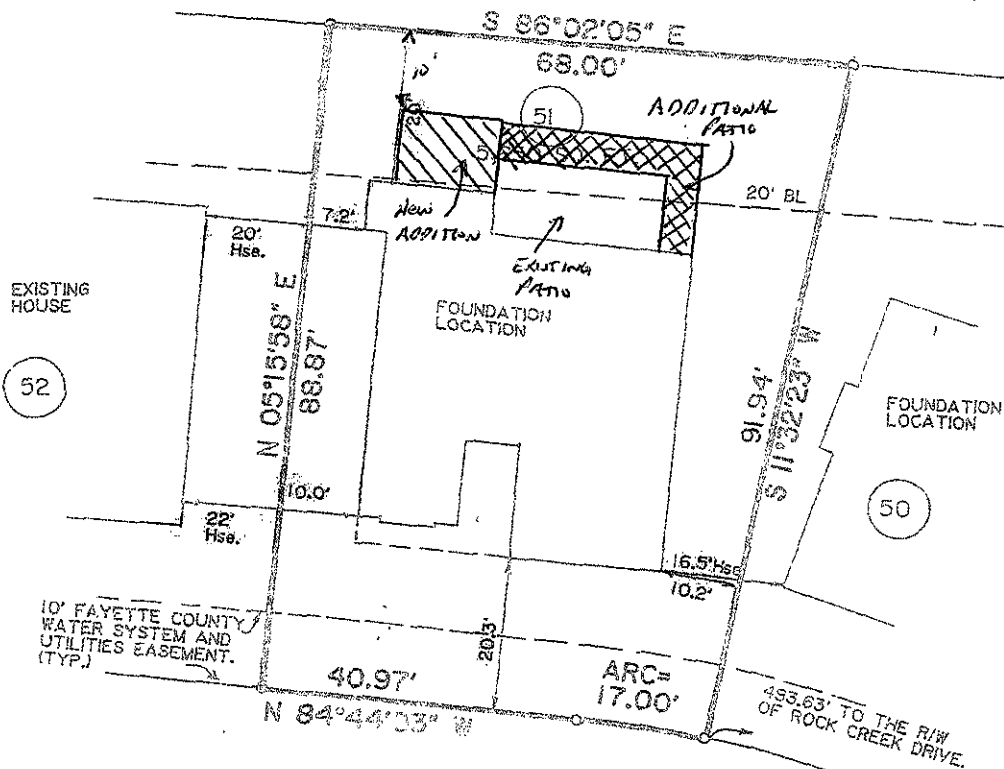
jefferson
consultants

consulting engineers * surveyors * planners
P.O. BOX 2627 PEACHTREE CITY
487-9805 GEORGIA 30269 487-9220

CITY GREENBELT

PROPOSED
ADDITION

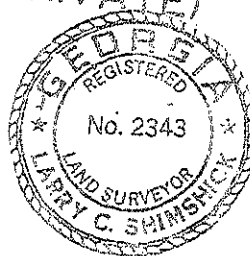
W. L. L. 76
BUILDING OFFICIAL
CITY OF PEACHTREE CITY



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(PRIVATE)

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Dated: MARCH 18, 1996



SETBACKS:
FRONT: 15' (Garage no closer than 20') or as shown.
SIDE: 0' (0' min. between dwellings) (20' separation every 10 dwellings.)
REAR: 20' (40' where adjoining residential).

PREPARED FOR:

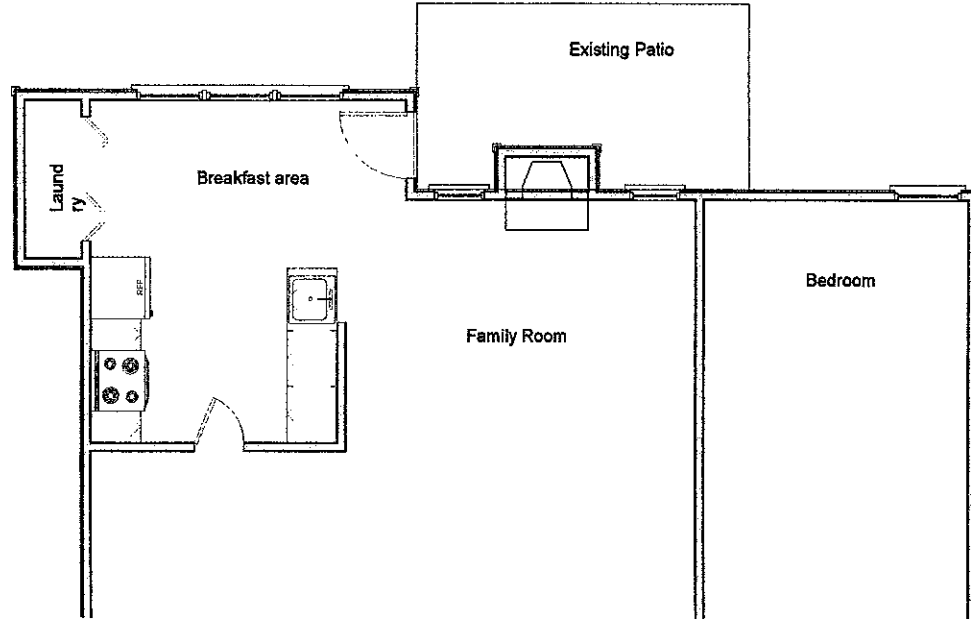
HAYES-JOHNSON

SUBDIVISION: BROOKFIELD SUBDIVISION		P.S. 27, PG. 28-32.
LOT: 51	LAND LOT: 40	DATE: 05-03-96
BLOCK:	DISTRICT: 6TH	REV: 05-29-96
SCALE: 1" = 20'	COUNTY: FAYETTE, GA.	JOB NO. 951038

jefferson
consultants

consulting engineers * surveyors * planners

P.O. BOX 2627 PEACHTREE CITY
487-9805 GEORGIA 30269 487-9220



BARVARD AND ASSOCIATES REMODELING, INC.
P.O. BOX 5795 FAYETTEVILLE GA 30214
770-461-5418 Office 770-461-3028 Fax

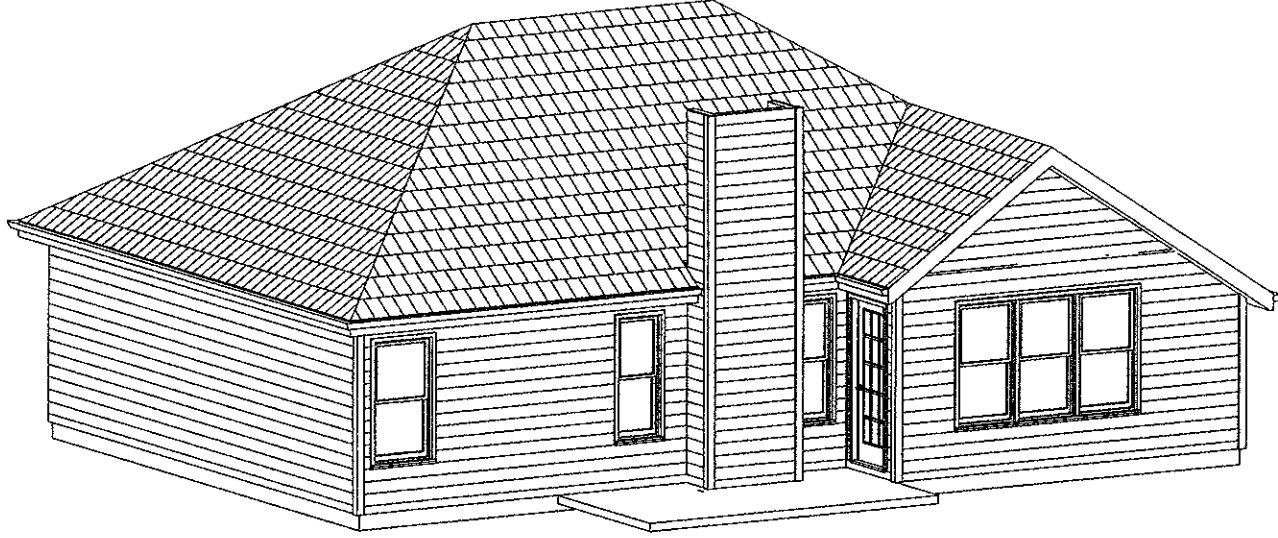
© Copyright

OWNER
Betty Vaughn
516 Clearwater Court
Peachtree City, GA 30269

DATE:
1/12/08

PAGE #
1

Existing Home



BARNARD AND ASSOCIATES REMODELING, INC.
P.O. BOX 8715 FAYETTEVILLE GA 30214
770-461-8418 Office 770-461-3025 Fax



Copyright

OWNER

Betty Vaughn

516 Clearwater Court
Peachtree City, GA 30269

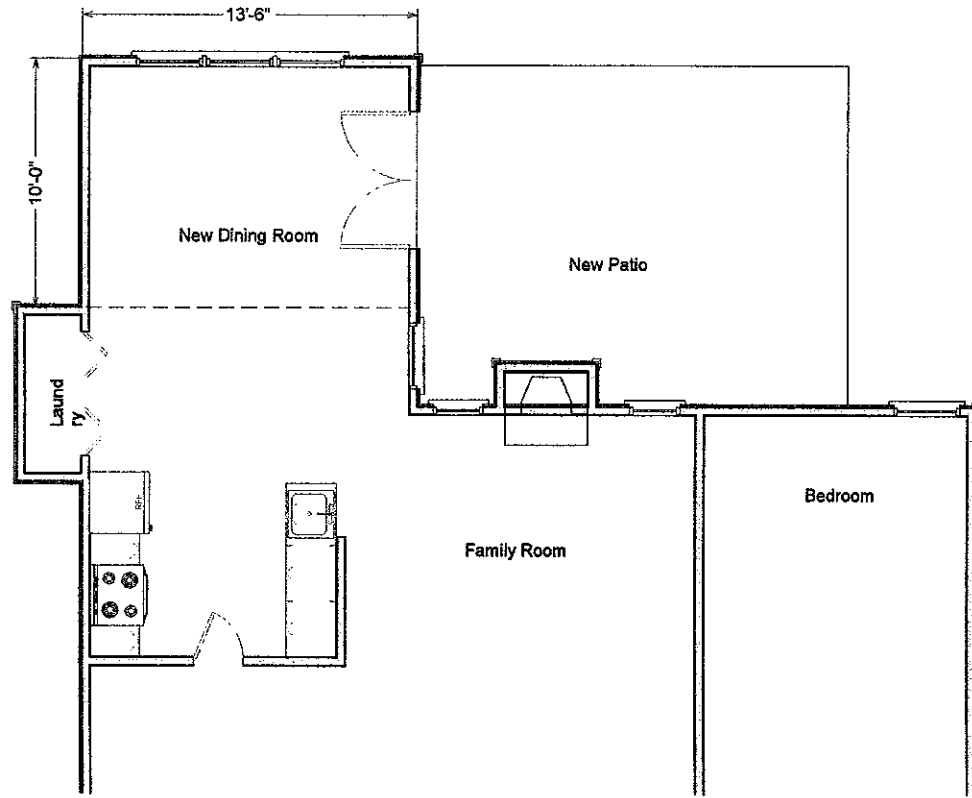
DATE:

1/12/08

PAGE #

2

Existing Rear Elevation



BARNARD AND ASSOCIATES REMODELING, INC.
P.O. BOX 8715 FAYETTEVILLE, GA 30214
770-461-8418 OFFICE 770-461-3029 FAX

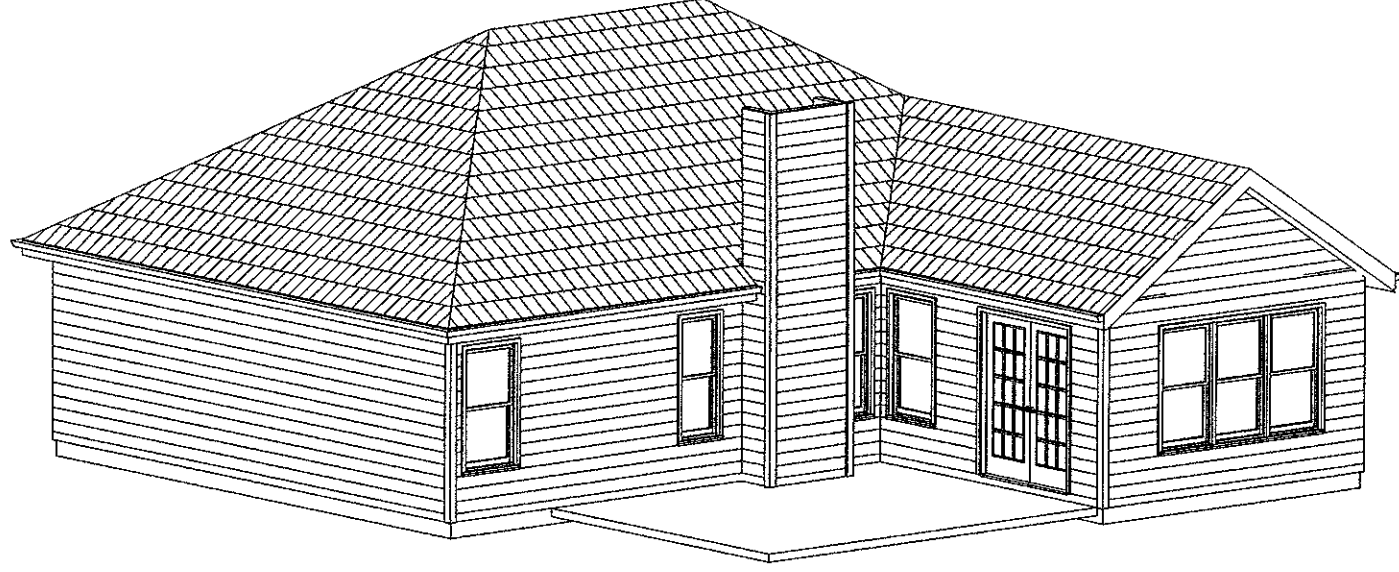


OWNER
Betty Vaughn
516 Clearwater Cove
Peachtree City, GA 30269

DATE:
1/12/08

PAGE #
3

New Dining Room Addition



BARBARD AND ASSOCIATES REMODELING, INC.
P.O. BOX 8795 FAYETTEVILLE, GA 30214
770-461-8418 Office 770-461-3025 Fax

© Copyright

OWNER
Betty Vaughn
516 Clearwater Cove
Peachtree City, GA 30269

DATE:
1/12/08

PAGE #
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New Rear Elevation

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Bernard McMullen, City Manager
Paul Salvatore, Financial Services Director *P.S.*
Janet Camburn, Assistant Financial Services Director *JC*
Angela Egan, Purchasing Agent *one*

FROM: R. M. DuPree, Major of Police *RMD*

DATE: March 7, 2008

SUBJECT: FY 2008 Police ATV Purchase and path patrol

Recommendation:

It is staff's recommendation that City Council approve the purchase of an additional Yamaha YFM-350 all-terrain vehicle for cart path and specialty access patrols, and additional overtime to cover the estimated patrol time for this detail. This vehicle will assist in providing patrol alternatives when responding to citizens concerns regarding the City's path system. Additionally, by purchasing this vehicle, the Police Department will have two all-terrain vehicles to patrol key areas within the city, including unimproved surfaces, especially when responding to potential emergencies. The purchase of this vehicle was proposed at the 2008 City Council Retreat by the members of City Council. With this in mind, we would like to proceed with the acquisition of this vehicle.

Discussion:

Due to the many miles of multi-use recreational paths within the city, the Police Department desires to take a proactive stance in patrolling our path systems. The all terrain vehicle referenced in this request will assist the department in meeting our goals and objectives to enhance officer visibility on the 90 miles of paths. The use of an all-terrain vehicle will also allow for extended periods of patrol time that cannot be achieved by the use of a conventional golf cart. Yamaha Corporation is a reputable dealer of this type of equipment. This particular all terrain vehicle has excellent safety ratings which are noted in several publications. Currently, the Police Department has begun path patrols on the all-terrain vehicle that was recently purchased. This has been met with an overwhelming positive response from the citizens of our community. At this time, the department anticipates that this detail can be funded without hiring additional personnel, but additional overtime will be need to cover the additional patrol time. This is also the more cost-effective way to fund this detail.

Budget Impact:

The Police Department has obtained three written quotes from prospective vendors. As a result, the lowest quote has been received from Cycle City Power Sports in Newnan, Ga. Similar to the other vendors, Cycle City offers the Yamaha ATV's through government contract. The prices listed below reflect the base price of the vehicle with add-ons which are necessary for path patrol.

Cycle City of Newnan	\$5,602.71
Cycle Specialty	\$5,650.44
Motions	\$5,689.10

In addition to the above listed prices, the following accessories need to be considered:

Striping	By Designs Signs	\$125.00
Emergency Lighting	Law Enforcement Supply	\$267.70
Light Switch	Cycle City of Peachtree City	\$ 30.00
ATV Helmet/Goggles	Cycle City of Peachtree City	\$132.95
Trunk Equipment		\$ 45.00
Siren		\$225.00

Total: \$825.65

Funding for the Yamaha YFM 350 ATV will be obtained from FY 2008 vehicle equipment lease proceeds, and the associated accessories will be purchased from the departments operating budget. Staff also requests that additional overtime in the amount of \$10,000 be appropriated to cover patrol time for the remainder of FY 2008. Funding for the overtime can be transferred from the department's salary line item, from savings that have accrued from vacancies. Annual debt service payments for the ATV are estimated at \$1,242.