

City Council of Peachtree City
REVISED AGENDA
March 19, 2015
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation for Autism Awareness Day**
 - Recognize Andy Johnson for 10 Years of Service**
 - Donation to Police Department – Glenn Faulkner**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - March 5, 2015, Regular Meeting Minutes**
- VII. Monthly Reports – *Building Report***
- VIII. Consent Agenda**
 - 1. Consider Authorization to Purchase Two Thermal Imager Cameras**
 - 2. Consider Amendment to Public Facilities Authority Legislation – *Legislation ready***
 - 3. Consider Budget Reallocation – FY 2015**
 - 4. Consider Authorization to Apply for GOHS/MATEN (Governor's Office of Highway Safety/Metro Atlanta Traffic Enforcement Network) Safety Grant**
- IX. Old Agenda Items**
 - 02-15-09 Public Hearing – Consider Rezoning & Associated Variance Request, GC General Commercial to LUC-26 Limited Use Commercial, Dolce – Peachtree Atlanta (Great Wolf Lodge of Georgia, LLC), 201 Aberdeen Parkway**
 - Request from Applicant to continue to April 2*
- X. New Agenda Items**
 - 03-15-06 Consider Ordinance Amendment – Land Development Ordinance, Article X, Section 1007, Floodplain Management/Flood Damage Prevention**
- XI. Council/Staff Topics**
- XII. Executive Session**
- XIII. Adjourn**

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

City Council Monthly Report

As of: 3/17/2015

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2015
CREATOR: KATHY GRAY

COMPARISON CHART

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD FY 2015	FEB of FY 2014	FEB of FY 2013
BUILDING DEPARTMENT															
RESIDENTIAL BUILDING PERMITS															
Single Family Units:	1	3	11	7	4								26	9	10
Single Family C.O.'s	1	1	2	5	7								16	11	12
Multi Family Units:	0	0	0	0	0								0	0	0
Multi Family C.O.'s	0	0	0	0	0								0	96	0
Miscellaneous*	72	76	47	57	64								316	104	115
INSPECTIONS:	268	207	201	159	221								1,056	869	811
NON-RESIDENTIAL BUILDING PERMITS															
New Construction:	3	0	1	0	1								5	2	4
Non-Residential C.O.'s	12	12	6	6	10								46	18	19
Expansion/Renovation/Tenant Finish:	4	4	6	6	11								31	34	28
Miscellaneous*	1	5	7	12	8								33	9	14
INSPECTIONS:	84	80	61	106	98								429	483	383
DEVELOPMENT PERMITS															
POPULATION ESTIMATE^	34,539	34,541	34,545	34,555	34,570								34,570	34,503	34,466
BUILDING PERMIT FEES	\$47,141	\$37,048	\$92,342	\$49,515	\$52,991								\$279,037	\$177,506	\$157,169
PLANNING DEPARTMENT															
Tree Removal Permits:	86	63	41	0	0								190	256	259
Sign Permits:	\$400	\$500	\$400	\$300	\$500								\$2,100	\$1,800	\$2,030
Banner/ Special Event Permits:	\$105	\$190	\$30	\$150	\$180								\$655	\$860	\$635
New Construction Plan Reviews:	\$2,374	\$1,200	\$600	\$9,793	\$1,472								\$15,439	\$5,399	\$6,540
Other Plan Reviews/Permits±:	\$2,835	\$150	\$500	\$6,796	\$550								\$10,831	\$10,492	\$4,278
Misc permit fees	\$200	\$0	\$200	\$60	\$1,229								\$1,689	\$589	\$606
Fire Department Permit Fees:	\$1,475	\$1,224	\$1,573	\$1,744	\$3,778								\$9,794	\$7,616	\$7,877
TOTAL PLAN REVIEW FEES	\$7,389	\$3,264	\$3,303	\$18,843	\$7,709								\$40,508	\$26,756	\$21,966
TOTAL FEES COLLECTED	\$54,530	\$40,312	\$95,645	\$68,358	\$60,700								\$319,545	\$204,262	\$179,135

* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofings, etc.

^ Based on 2.09 people per residential CO

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

**CITY OF PEACHTREE CITY– CITY OF PEACHTREE CITY PUBLIC FACILITIES
AUTHORITY; AMEND**

No. __ (House Bill No. ____).

AN ACT

To amend an Act to create the City of Peachtree City Public Facilities Authority, approved May 13, 2011 (Ga. L. 2011, p. 4121) to add an additional power that may be exercised by the City of Peachtree City Public Facilities Authority; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION I.

An Act to create the City of Peachtree City Public Facilities Authority, approved May 13, 2011 (Ga. L. 2011, p. 4121), is amended by inserting a new Section 4(6) as follows:

“To sell or assign its rights under its contracts, lease agreements, or installment sale agreements or its right to receive payments thereunder, either directly or through trust or custodial arrangements whereby interests are created in such contracts, lease agreements, or installment sale agreements or the payments to be received thereunder through the issuance of trust certificates, certificates of participation, custodial receipts, or other similar instruments;”

and by renumbering subsections (6), (7), (8), (9), (10), (11) and (12) of Section 4 as subsections (7), (8), (9), (10), (11), (12) and (13), respectively.

SECTION 2.

This Act shall be liberally construed to effect the purposes hereof.

SECTION 3.

This Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

SECTION 4.

All laws and parts of laws in conflict herewith are hereby repealed.

NOTICE OF INTENTION
TO INTRODUCE LOCAL LEGISLATION

Notice is hereby given that there will be introduced at the regular 2015 session of the General Assembly of Georgia a bill to amend an Act entitled "an Act to create the City of Peachtree City Public Facilities Authority," approved May 13, 2011 (Ga. L. 2011, p. 4121) to add an additional power that may be exercised by the City of Peachtree City Public Facilities Authority; and for other purposes.

This ____ day of _____, 2015.

[Name of Sponsor: _____ District: _____]

GEORGIA, FAYETTE COUNTY

Personally appeared before me, the undersigned authority, duly authorized to administer oaths, _____, who, on oath, deposes and says that he is the _____ from the _____ District and further deposes and says as follows:

(1) That the attached Notice of Intention to Introduce Local Legislation was published in *The Fayette County News*, which is the official organ of Fayette County, on the following date: _____, 2015.

(2) That the laws requiring notice of local legislation were further complied with in the manner checked below:

_____ A copy of the notice of intention was mailed, transmitted by facsimile, or otherwise provided to the governing authority of any county, municipality, or consolidated government whose charter or enabling Act is amended, as required by subsection (b) of Code Section 28-1-14.

_____ The notice requirement of subsection (b) of Code Section 28-1-14 does not apply because the bill was requested by resolution or other written notification of the governing authority of the affected county, municipality, or consolidated government and a copy of such resolution or other written notification is attached hereto.

X The notice requirement of subsection (b) of Code Section 28-1-14 does not apply because the bill does not amend the charter of a municipality or the enabling Act of a county or consolidated government or the bill affects a local school system.

_____ The notice requirement of subsection (b) of Code Section 28-1-14 does not apply because the bill is an annexation bill and a copy of the bill was provided to the county governing authority within which the area proposed to be annexed is located at the time the notice was published, as required by Code Section 28-1-14.1.

Sworn to and subscribed before me,
this ____ day of _____ 2015.

_____, _____th District

Notary Public
My Commission Expires: _____
(Date)

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: CITY COUNCIL AND MAYOR

VIA: JAMES PENNINGTON, CITY MANAGER *JP*
PAUL SALVATORE, FINANCE DIRECTOR *PS*
KELLY BUSH, ASSISTANT FINANCE DIRECTOR *KB*

FROM: STAN PYE, INTERIM CHIEF OF POLICE

DATE: MARCH 16th, 2015

SUBJECT: GOHS / MATEN HIGHWAY SAFETY GRANT
Consent Agenda- March 19, 2015 Council Meeting

Recommendation:

The Police Department is requesting to apply for and accept grant funding from the Georgia Governor's Office of Highway Safety (GOHS) via the Metro Atlanta Traffic Enforcement Network (MATEN) for the amount of \$20,000 (to be allocated as described below).

Discussion:

This grant is funded by the Georgia Governor's Office of Highway Safety (GOHS) and administered by the Metro Atlanta Traffic Enforcement Network via the Peachtree City Police Department. The purpose of the grant is to facilitate the accomplishment of the Governor's goal to improve highway safety and reduce the number of injuries and deaths on Georgia roadways. The selection of our agency to administer this grant is based upon the election of one of the Police Department's Lieutenants as the Metro Atlanta Traffic Enforcement Network (MATEN) Coordinator. MATEN is a network of the 63 law enforcement agencies that provide traffic enforcement services to the Metro Atlanta area and is aimed at facilitating improved practices and better overall traffic safety among participating areas.

The grant has a maximum value of twenty thousand dollars (\$20,000) and is divided into three components; Seven thousand five hundred dollars (\$7,500) is allocated to the administering agency (Peachtree City in this case) for the purchase of traffic safety equipment as an incentive for their participation in allowing an employee to allocate time to assist in facilitating the network. Seven thousand five hundred dollars (\$7,500) is to be allocated to purchasing incentive items to be distributed at MATEN meetings to attending agencies to encourage participation in network events. Five thousand dollars (\$5,000) is allocated to any travel expenses the coordinator may incur attending designated highway safety conferences. All purchases are to be made by Peachtree City and are then 100% reimbursed by GOHS per the agreement.

The Peachtree City Police Department is honored to be selected as a recipient of this funding and have the opportunity to further serve the citizens of the City of Peachtree City.

As part of this grant we must enter an agreement/certification with the State of Georgia Governor's Office of Highway Safety. This agreement constitutes a Grant Application with standard reporting criteria, conditions, and terms. The funded equipment would be used within our traffic enforcement activities such as road safety checks, traffic saturation patrols, and overall efforts to reduce driving while under the influence, increase wearing of seatbelts and use of child restraints. In the event of a traffic fatality, the equipment would aid our investigation.

Acceptance of this grant allows the Police Department to obtain, at no cost, additional equipment and that would otherwise not be obtainable without significant budgetary impact to the City. Implementation of this equipment will improve the efficiency and function of the department's traffic safety efforts.

Budget Impact:

This grant revenue and expense will be budgeted in the fiscal year 2015 budget. This is a fully funded, non-matching grant.

SLP/mm

:Attachment

PROJECT TITLE: Peachtree City Metro Atlanta Traffic Enforcement G

Application ID 2016-TEN-0049-00-C

ALL SIGNATURES MUST BE IN BLUE INK.

Agency Name Peachtree City Police Department

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the applicant to perform the tasks as they relate to the terms and conditions of this grant application; that costs incurred prior to grant approval may result in the expenses being absorbed by the grantee; and , that the receipt of grantor funds through the Governor's Office of Highway Safety will not supplant state or local funds. **Monthly reimbursement claim submissions filed electronically are in effect, "electronically signed".**

PROJECT DIRECTOR *

Name: Lt. Matt Myers
(Please Print or Type)

Title: Commander, Community Response Team
(Please Print or Type)

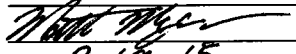
Agency: Peachtree City Police Department

Address: 350 Highway 74 South Peachtree
City, GA 30269

Phone Number: (770) 487-8866

Fax Number: (770) 631-2512

E-mail address: mmyers@peachtree-city.org

Signature: 

Bonded:

Yes		No	
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Date: 3-19-15

FINANCIAL OFFICER *

Name: Kelly Bush
(Please Print or Type)

Title: Assistant Finance Director
(Please Print or Type)

Agency: Peachtree City Police Department

Address: 151 Willowbend Rd. Peachtree City,
GA 30269

Phone Number: (770) 632-4172

Fax Number: _____

E-mail address: kbush@peachtree-city.org

Signature: _____

Bonded:

Yes		No	
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FEI Number: 58-1079955

Date: _____

AUTHORIZING OFFICIAL *

Name: Mayor Vanessa Fleisch
(Please Print or Type)

Title: Mayor
(Please Print or Type)

Agency: Peachtree City Police Department

Address: 151 Willowbend Rd. Peachtree
City, GA 30269

Phone Number: (770) 631-2588

Fax Number: _____

E-mail address: vfleisch@peachtree-city.org

Signature: _____

Bonded:

Yes		No	
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Date: _____

ALTERNATE SIGNATURE

Other person(s) authorized to sign for Authorizing Official for Monthly Activity Report and Reimbursement Claim submissions:

Name: _____
(Please Print or Type)

Title: _____
(Please Print or Type)

Signature: _____

NOTE: *THE PROJECT DIRECTOR, FINANCIAL OFFICER AND AUTHORIZING OFFICIAL CANNOT BE THE SAME PERSON WITHOUT GOHS APPROVAL. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT GOHS APPROVAL.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *JD*
Public Services Director

FROM: Senior Planner *David*

DATE: March 18, 2015

SUBJECT: Public Hearing: Consider Request to Rezone the 38.4-acre Dolce – Peachtree Atlanta tract located at 201 Aberdeen Parkway from GC General Commercial to LUC-26 Limited Use Commercial, to include a Variance to Section 916.2 of the Transition Yard Buffer Ordinance.
March 19, 2015 City Council Agenda

Staff is in receipt of an e-mail from the Applicant requesting that the Public Hearing to consider this request be continued to the April 2, 2015, City Council meeting. It is our understanding the Applicant will be preparing additional drawings and exhibits as a part of their presentation to City Council.

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Recognize Andy Johnson for 10 Years of Service
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 - 02-15-09 Public Hearing – Consider Rezoning, GC General Commercial to LUC-26**
Limited Use Commercial, Dolce – Peachtree Atlanta (Great Wolf Lodge of
Georgia, LLC), 201 Aberdeen Parkway
- X. New Agenda Items**
 - 03-15-06 Consider Ordinance Amendment – Land Development Ordinance, Article X,**
Section 1007, Floodplain Management/Flood Damage Prevention
- XI. Council/Staff Topics**
- XII. Executive Session**
- XIII. Adjourn**

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

City Council of Peachtree City
Meeting Minutes
March 5, 2015
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, March 5, 2015, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Fleisch proclaimed March 5 as Student Painters Day in Peachtree City. Leah Larson with Peachtree City Student Painters, a sector of Young Entrepreneurs Across America, accepted the proclamation.

Minutes

February 19, 2015, Regular Meeting Minutes

Ernst moved to approve the February 19, 2015, regular meeting minutes as written. King seconded. Motion carried 4-0-1 (Learnard).

Consent Agenda

- 1. Consider Elimination of Administrative Assistant Position & Replace with Staff Assistant – Police Department**
- 2. Consider Approval of Service Agreement with Official Payments Corporation – Online Payment Service Provider**

King moved to approve Consent Agenda items 1 and 2. Ernst seconded. Motion carried unanimously.

Old Agenda Items

03-14-04 Consider Subdivision Entrance Sign Replacement Policy

Fleisch noted a new draft of the policy was on the dais. Community Services/Public Services Director Jon Rorie briefly went over the changes proposed at the February 19 meeting, saying they had been submitted to City Attorney Ted Meeker for review, and Meeker had indicated it was fine to move forward.

Rorie continued two key changes had been made. The City's priority would always be repair and maintenance rather than replacement. The standard sign replacement cost would be \$3,500, and a subdivision could take ownership of the sign maintenance and landscaping by having a petition signed by 50% plus one of the homeowners. Any grant awards would have to come before Council for approval.

Imker moved to approve the subdivision entrance sign replacement policy as provided that day. Learnard seconded. Motion carried unanimously.

09-14-08 Facilities Bond Update

Rorie said the Facilities Bond funding had been approved for about 38 projects. To date, six had been completed, and four were in various stages of completion. Rorie noted that, currently, the projects were \$100,000 under budget. Using City staff to demolish Clover Reach Pool helped with the savings and provided flexibility in moving forward with future projects.

Rorie asked Council to consider additional project funding transfers, including the purchase of additional playground equipment and lighting upgrades for the Tennis Center covered courts,

which would be discussed under New Agenda Items. Sufficient funds were available to cover the projects. The projects were on track and staff was moving forward.

No action was required.

02-15-07 Consider Lake Peachtree Dam/Spillway Expenses

City Manager Jim Pennington said there had been some questions during the discussion on February 5 regarding the list of requests for expenditures concerning the dam and spillway. One additional item remained outstanding, \$38,840 owed to Schnabel Engineering for work the company had done in conjunction with Integrated Science & Engineering (ISE) related to the negotiations with the Environmental Protection Division (EPD) regarding the dam category. He added Schnabel's work was instrumental in securing approval from EPD for a Category Two dam. He asked Council to authorize the payment.

Pennington continued there would be additional expenses as things moved forward, possibly another \$200,000. He wanted to make Council aware the expenses would be coming up.

Imker moved to approve agenda item and expenses for Schnabel Engineering for \$38,840. Ernst seconded. Motion carried unanimously.

02-15-09 Public Hearing – Consider Rezoning, GC General Commercial to LUC-26 Limited Use Commercial, Dolce – Peachtree Atlanta (Great Wolf Lodge of Georgia, LLC), 201 Aberdeen Parkway

Fleisch noted the applicant had requested this item be continued to March 19.

King moved to continue the agenda item to March 19. Learnard seconded.

Imker noted this was the second request for a continuance, asking what the difference was between asking for a continuance or tabling an item. Meeker said, while there was a difference in Roberts Rules of Order, there was no real difference in how the City operated. Imker asked if tabling the item would allow Council to not include a date with the motion. Meeker said that from a zoning standpoint it was better to continue an item to a certain date.

The motion carried unanimously.

New Agenda Items

03-15-01 Consider Bids for Pacers Walk Drainage Improvements – Brent Scarbrough and Company Inc.

03-15-02 Consider Bids for Preston Chase Drainage Improvements – Ronnie D. Jones Enterprises

Stormwater Manager Mike Madison asked Council to approve both stormwater project bids, saying both companies were the low bidders on the respective projects and had done work for the City in the past. Both bids came in under budget.

Imker asked if both agenda items had been called. Meeker said Madison had referenced two agenda items, but only one had been called. Each item needed its own motion.

Imker moved approve the Pacers Walk drainage improvements bid from Brent Scarbrough and Company as presented in the meeting packet (\$129,866.20). Learnard seconded. Motion carried unanimously.

Ernst moved to approve Ronnie D. Jones Enterprises as the low for the Preston Chase drainage improvements as presented in the agenda packet (\$135,625). King seconded. Motion carried unanimously.

03-15-03 Consider Changes in Full-time & Part-time Headcount in Buildings & Grounds – Public Services

Rorie said that, when the FY 2015 budget was approved, a provision was included to come back to Council midway through the budget year to request additional personnel. Staff was asking to change six part-time positions to three full-time positions. The costs would be absorbed in this year's budget. Rorie continued that currently only two of the six part-time positions were filled. Changing the part-time positions to full-time was about getting results, and Rorie said he believed this was the best way to fill the positions. The proposed change would increase the FY 2016 budget by \$7,092.

King moved to approve New Agenda item 03-15-03 Consider Changes in Full-time and Part-time Headcount in Building & Grounds. Learnard seconded. Motion carried unanimously.

03-15-04 Consider Grant Acceptance for Playground Equipment as Discussed in Facilities Bond Update

Recreation & Special Events Administrator Cajen Rhodes addressed Council, noting that funds were currently available through the Facilities Authority bond for playground additions and upgrades. He continued that, according to the City's master recreation plan, a playground should be added to the southern part of the City. Staff's plan was to add a playground to the Peachtree City Athletic Complex (PAC) to create a more well-rounded park.

In addition, Rhodes said the master recreation plan identified upgrades needed to other key parks, including Bluesmoke Park on the north side of the City, which was in need of additions/upgrades. Rhodes pointed out that one of the tennis courts at Bluesmoke had to be removed because the ground underneath the court kept sinking, creating potholes in the court. The park was heavily used, and the addition of equipment would be good.

Rhodes continued that Programs Manager Quinn Bledsoe had applied for a grant from Play & Park Structures, and the Recreation Department had been awarded a \$10,000 grant for playground project funding from A Playcore Company. The grant had to be applied to a minimum \$25,000 purchase, and the City had the ability to choose any structure as long as the price met the \$25,000 minimum requirement. The grant was valid through April 10. Staff had narrowed down the choices, with the most expensive at \$27,354. The favored playground was manufactured by the company that provided the grant. Rhodes said staff recommended Council accept the grant from Play & Park Structures for playground equipment for the PAC.

Ernst moved to approve New Agenda Item 03-15-04 Consider Grant Acceptance for Playground Equipment as Discussed in Facilities Bond Update. Learnard seconded. Motion carried unanimously.

03-15-05 Consider Grant Acceptance for Tennis Center Lighting as Discussed in Facilities Bond Update

Rorie noted the Tennis Center had been brought under the ClubCorp management structure after the entity recently purchased the Canongate/Sequoia golf interests in Fayette County. Six of the courts were covered, and the roofing had been improved. Rorie said they had looked at enhancing the lighting for the last two years, but he had wanted to ensure it was a partnership so the City did not have to absorb the entire cost. Currently, \$235,000 of the Facilities Authority Bond funds had been budgeted for upgrades at the Tennis Center, including the replacement

of the roof (clubhouse), \$175,000; HVAC replacements, \$28,000; and awning replacements, \$32,000. Two of the three projects had been completed. The Tennis Center projects were currently \$12,000 under budget, and the Facilities Authority Bond projects were under budget by \$100,000 in total.

Rorie continued that the average club level lighting using current standards had a minimum of 53 foot candles with an average light rating of 72 light candles. To host additional covered court tournaments, a lighting level of 75 foot candles was required, according to Rorie. The current lighting level was seven to 10 foot candles. As a comparison, Rorie pointed out that the lighting in Council Chambers averaged 35 foot candles at four feet off the floor. He said the information was based on a photometric study and lighting plan developed by Eaton Corporation (Cooper Lighting), which was a local company.

Frontier Electric, the City's name brand for electrical work, had submitted a proposal to upgrade the lighting for a cost of \$63,695. The work included removing the existing light fixtures, removing and cleaning fixtures' lenses and installing new lamps, replacing ballasts as needed, and reinstalling the 60 fixtures with new supports and fixture whips in a new location.

Since the improved lighting would help pull in tournaments, Rorie said he felt the costs should be shared. ClubCorp would contribute \$30,000 to the project, and staff was applying for a grant from the United States Tennis Association (USTA) that would range from \$15,000 to \$20,000. He did not expect the Facilities Authority Bond funding to exceed \$25,000. Rorie continued that if the City were to receive the USTA grant the City must commit to maintain the facility as a tennis center and to actively promote programs for five years from the completion date of the project. He added that Tennis Center Manager Jonathan Fralick was continuing to seek other donations from local businesses, so the City's share of the funds could be less.

Learnard noted that agreeing to the USTA terms could encumber future Councils, which this Council could not do. Meeker verified that was correct.

Staff's recommendation was to add the Tennis Center lighting upgrades as an approved Facilities Authority Bond project in an amount not to exceed \$25,000 and to authorize staff to accept pending grants and donations as supplemental project funding for the lighting upgrades.

Fleisch said ClubCorp had put their best foot forward since taking over the Tennis Center. Learnard asked if Eaton would be involved and if their fixtures would be used. Rorie said they were involved, and their fixtures would be used.

Learnard moved to accept the grant for the Tennis Center lighting as discussed in the staff presentation. King seconded. Motion carried unanimously.

Council/Staff Topics

Pennington gave Council a copy of the proposed budget schedule, which would begin the next day with the distribution of instructions to the directors and chiefs. He noted that the budget work would be happening at the same time as the implementation of the new enterprise software system.

The second meeting regarding MacDuff Parkway had been held, Pennington reported. The developers were still moving forward at rapid pace, and Pennington noted there were many pieces to the puzzle. He hoped to be able to provide a good picture of where work on the Parkway was soon. The bridge over the railroad tracks was integral to completing the road and

to the sale of property owned by Brent Scarbrough and Company to Kolter Homes. There would be significant changes to the land in order to build the bridge, as well as a temporary impact on Senoia Road, which could be closed for a certain time. Alternate routes were being looked at. They were also looking at what could be done with the MacDuff Parkway/SR 54 intersection. Pennington said notes were taken at each meeting. He was very pleased with what was happening.

Pennington referred to a request from Learnard at an earlier meeting regarding a controlled burn of the vegetation in Lake Peachtree, adding the weather had caused a short shutdown of the dredging operation. He continued that Fire Chief Joe O'Connor had met with Georgia Forestry's chief ranger for the area, who had told O'Connor that the burning would not help due to the high water table and the lack of dead ground cover, which made efficient burning impossible. The chief ranger also believed the possibility of a significant loss of oxygen from decaying material was low and would not pose harm to the ecosystem when the lake was refilled, saying the material would provide an ideal habitat for bass and other fish in the future. The dead and dormant plant life would not thrive when the water level was returned to full pool. The chief ranger recommended leaving undredged plant material in place.

Executive Session

Learnard moved to convene in executive session at 7:33 p.m. to discuss sale or acquisition of real estate, personnel, and threatened or pending litigation. Ernst seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 8:04 p.m. King seconded. Motion carried unanimously.

There being no further business, Learnard moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:05 p.m.

Pamela Dufresne, Deputy City Clerk

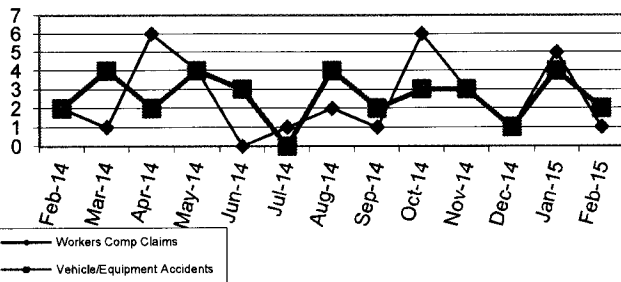
Vanessa Fleisch, Mayor

Administrative Services

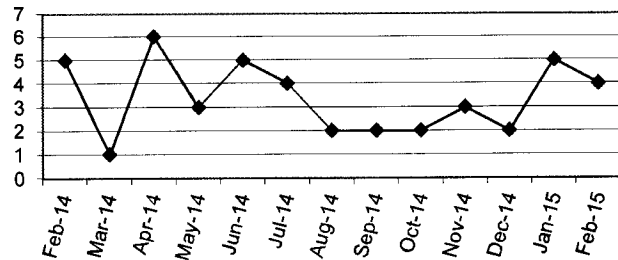
Monthly Report

Human Resources & Risk Management

Workers Comp Claims & Vehicle/Equipment Accidents



Employee Resignations/Terminations



Turnover Rate (Annual)

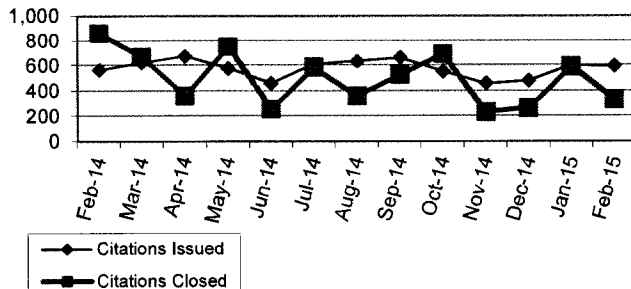
FY 2015 (ytd)
5.23%

FY 2014 (total)
13.77%

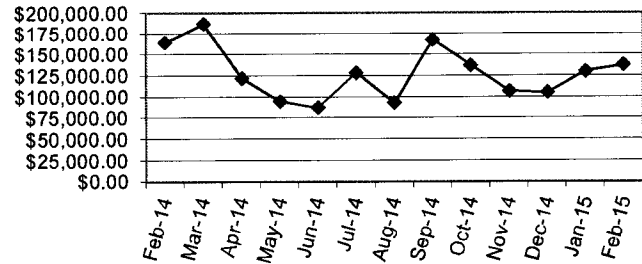
NOTES: FY14 data includes 5 retirements; FY15 data includes 1 retirement. Data does not include RIFs or seasonal positions.

Municipal Court

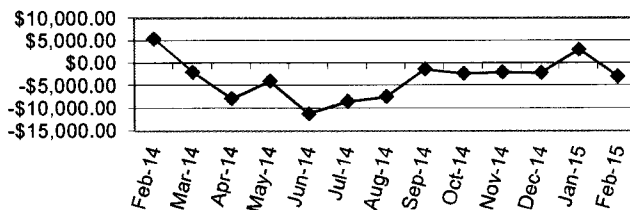
Citations Issued vs Closed



Fines Assessed*



Jail Fund Balance**
\$137,024.22
as of February 28 2015



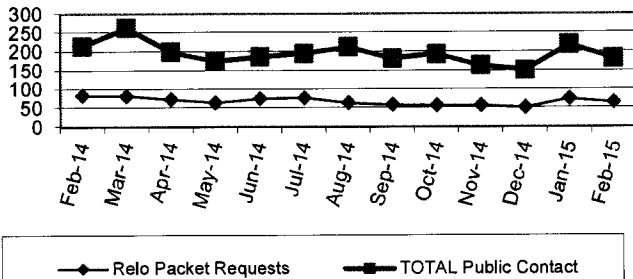
* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines &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

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

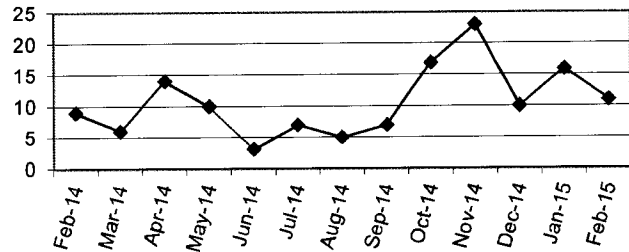
Administrative Services Monthly Report

Public Information

Public Contact / Comments / Questions

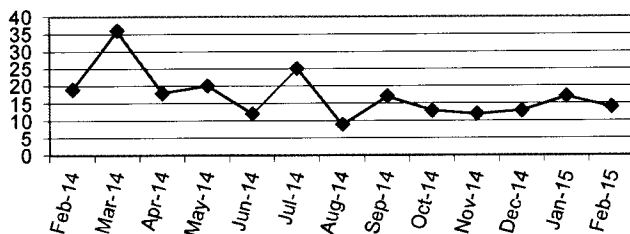


Open Records / Discovery Requests

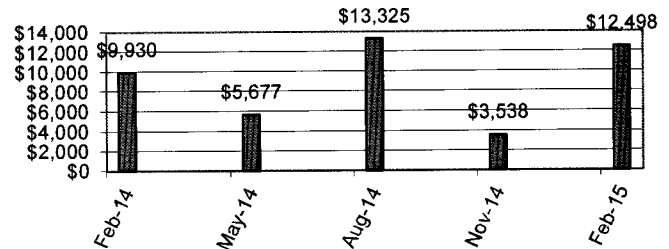


City Clerk

New Businesses Registered

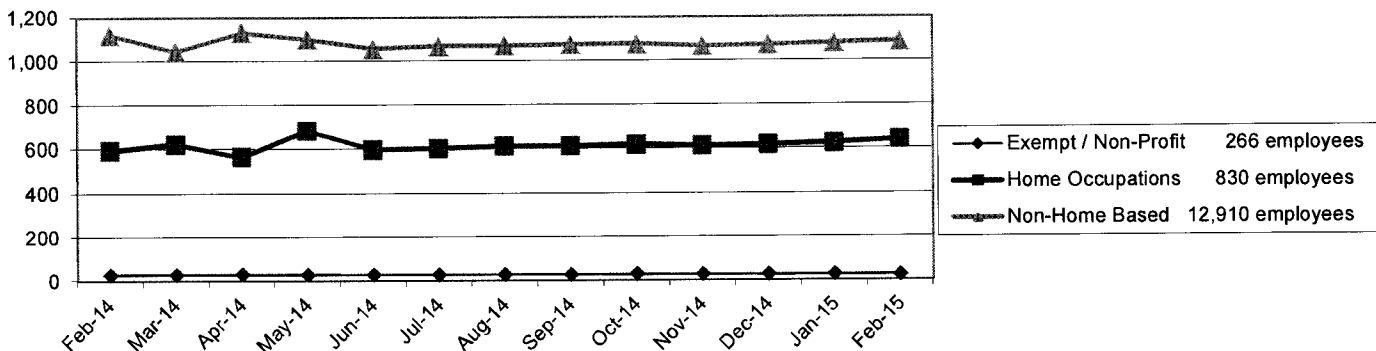


Quarterly Sanitation Franchise Fees**



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

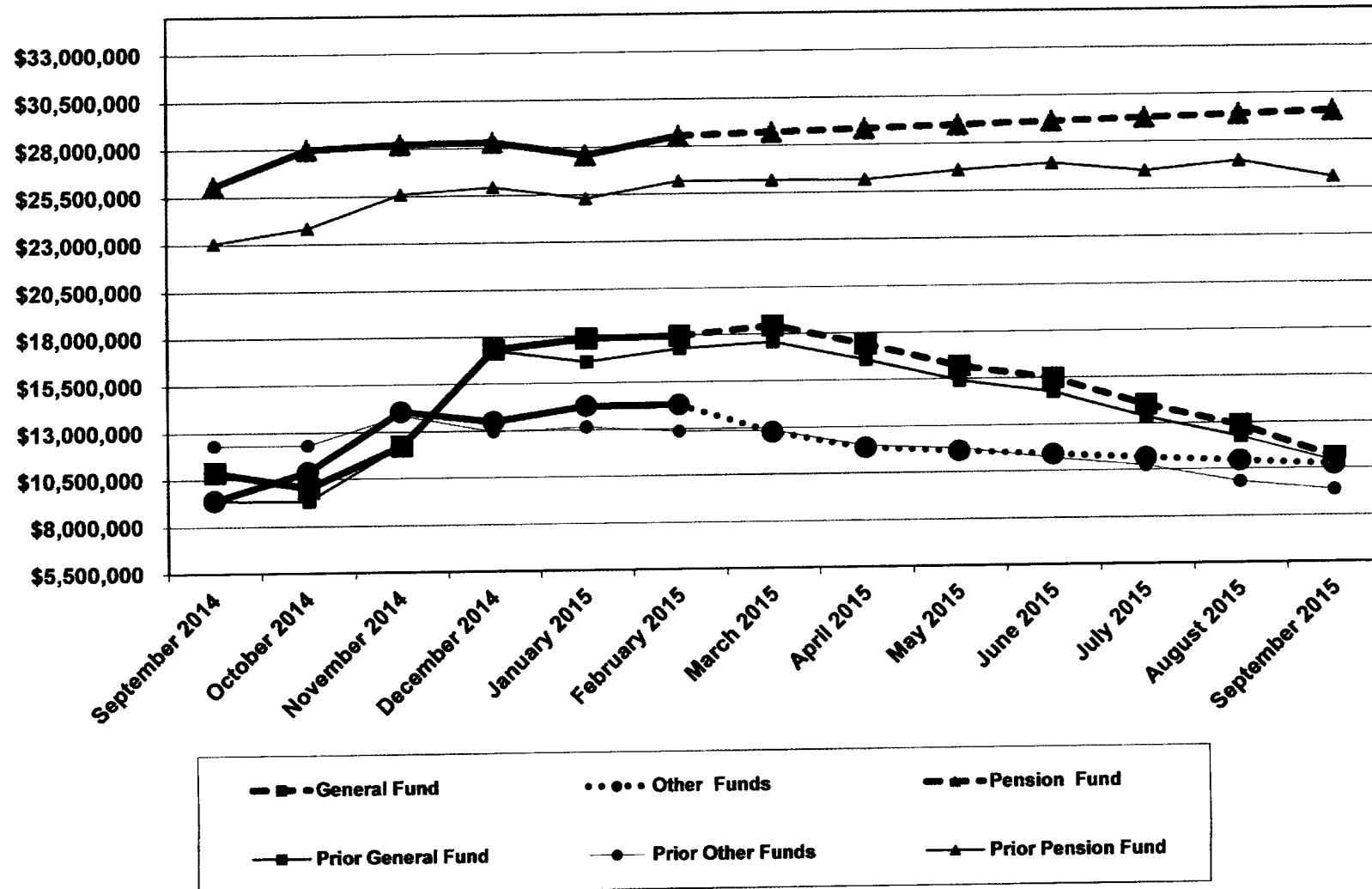
Registered Businesses
(with current employment figures)



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

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

CITY OF PEACHTREE CITY
FISCAL YEAR 2015 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



Note: Other Funds include Special Revenue Funds, Capital Projects Funds, Debt Service Funds, Proprietary Funds (including the Stormwater Utility Fund), and Agency Funds.

CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE FIVE MONTHS
ENDED FEBRUARY 28, 2015

PERCENTAGE OF BUDGET YEAR COMPLETED 41.67% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 13,442,288	\$ 11,695,802	\$ (1,746,486)	87.01%
Franchise Taxes	2,560,699	1,301,234	(1,259,465)	50.82%
Local Option Sales Tax	6,305,144	2,818,734	(3,486,410)	44.71%
Other Sales & Use Taxes	783,511	335,363	(448,148)	42.80%
Business Taxes	2,266,957	2,184,353	(82,604)	96.36%
Licenses & Permits	789,492	621,378	(168,114)	78.71%
Intergovernmental/Grants	443,482	334,624	(108,858)	75.45%
Charges for Services	1,210,132	502,225	(707,907)	41.50%
EMS Billings	709,533	364,157	(345,376)	51.32%
Fines & Forfeitures	908,102	400,812	(507,290)	44.14%
Investment Income	50,919	7,840	(43,079)	15.40%
Other Revenue	155,961	95,220	(60,741)	61.05%
Other Financing Sources	731,641	273,628	(458,013)	37.40%
Total General Fund Revenues	\$ 30,357,861	\$ 20,935,370	\$ (9,422,491)	68.96%
Surplus Carryover	1,327,736			
Total General Fund	\$ 31,685,597			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 450,968	\$ 178,759	\$ 272,209	39.64%
Administrative Services	1,265,661	507,957	757,704	40.13%
Financial Services	1,617,192	666,629	950,563	41.22%
Police Services/Code Enforcement	6,968,824	2,774,775	4,194,049	39.82%
Fire/EMS Services	7,158,372	2,906,608	4,251,764	40.60%
Public Works/Buildings & Grounds/Engineering	6,663,934	2,128,068	4,535,866	31.93%
Community Services	4,323,440	1,666,118	2,657,322	38.54%
Non-Divisional:				
Unemployment Insurance	20,000	155	19,845	0.78%
Non-Profit Organizations	22,500	15,000	7,500	66.67%
Transfer to Airport Authority	102,000	42,500	59,500	41.67%
Transfers to Other Funds	3,273,107	1,594,752	1,678,355	48.72%
Liability Insurance	133,195	82,203	50,992	61.72%
Litigation Services	225,000	60,739	164,261	27.00%
General Administration/Miscellaneous	65,200	-	65,200	0.00%
Budgeted Savings	(603,796)	-	(603,796)	0.00%
Total General Fund	\$ 31,685,597	\$ 12,624,263	\$ 19,061,334	39.84%

HOTEL/MOTEL FUND REVENUES				
Description	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,341,994	\$ 547,256	\$ (794,738)	40.78%

HOTEL/MOTEL TRANSFERS OUT				
Type	2015 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 670,997	\$ 273,628	\$ 397,369	40.78%
Transfer to Tourism Association	670,997	273,628	397,369	40.78%
Total Hotel/Motel Transfers Out	\$ 1,341,994	\$ 547,256	\$ 794,738	40.78%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF FEBRUARY 28, 2015**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$25,000 APPROVED BY CITY MANAGER FEBRUARY 2015			
Description	Vendor	Award	Date
GIS Update Software	Enfronmental Systems Research	\$ 30,095.39	2/17/2015
Software & Svcs. - Upgrade to Current	Managerplus Solutions	\$ 27,159.80	2/17/2015
PURCHASING REPORT FOR MONTH ENDED FEBRUARY 28, 2015 AND FEBRUARY 28, 2014			
Activity	Fiscal Year 2015	Fiscal Year 2014	
Purchase Orders / Requisitions Processed	214	187	
City Store Requisitions Processed	.	14	
Sealed Bids Requested	2	3	
Requests for Proposals	0	2	
Bids Awarded	1	1	
Requests for Proposals Awarded	0	0	
Contracts Prepared	1	1	
Electronic Auction	0	0	
Fixed Assets Purchases	3	0	
Harbor Loop Easements			
Fire Protection Upgrade City Hall			
Fire Protection Upgrade Library			

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
FEBRUARY 2015

None to Report

TOTAL MONTH OF FEBRUARY 2015

\$ -

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

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner Meeker	October	EEOC Claim	\$ 210.00
Sumner Meeker	October	GolfView	150.00
Sumner Meeker	October	Mrosek	1,110.00
Sumner Meeker	October	Pathways	1,785.92
Sumner Meeker	October	Triad	12,402.16
Sumner Meeker	October	Wynnmeade	900.00
Sumner Meeker	November	EEOC Claim	979.28
Sumner Meeker	November	GolfView	405.00
Sumner Meeker	November	Harbor Loop	525.00
Sumner Meeker	November	Mrosek	75.00
Sumner Meeker	November	Pathways	360.00
Sumner Meeker	November	Preston Chase	365.00
Sumner Meeker	November	Triad	9,382.42
Sumner Meeker	November	Wynnmeade	3,077.08
Sumner Meeker	December	Pathways	750.00
Sumner Meeker	December	Triad	7,012.44
Sumner Meeker	December	Wynnmeade	1,501.80
Sumner Meeker	January	Breedlove	750.00
Sumner Meeker	January	Mrosek	780.00
Sumner Meeker	January	Pathways	825.00
Sumner Meeker	January	Triad	1,740.00
Sumner Meeker	January	Wynnmeade	1,511.88
Sumner Meeker	February	Erica Clark	935.60
Sumner Meeker	February	EEOC Claim	2,327.25
Sumner Meeker	February	Harbor Loop	150.00
Sumner Meeker	February	EEOC Claim	720.00
Sumner Meeker	February	Preston Chase	120.00
Sumner Meeker	February	EEOC Claim	450.00
Sumner Meeker	February	Wynnmeade	1,092.60
Sumner Meeker	February	EEOC Claim	570.00
Sumner Meeker	February	EEOC Claim	420.00
Sumner Meeker	February	Mrosek	1,395.00
Sumner Meeker	February	Pathways	525.00
Sumner Meeker	February	Wynnmeade	597.60
GIRMA	October	Property Damage	5,000.00
GIRMA	October	EEOC Claim	808.50
GIRMA	October	Vehicle Accident	5,662.63
GIRMA	October	Vehicle Accident	1,603.49
GIRMA	October	Vehicle Accident	2,168.66
GIRMA	October	Vehicle Accident	2,680.45
GIRMA	October	Vehicle Accident	135.00
GIRMA	October	Vehicle Accident	1,065.98
GIRMA	October	Vehicle Accident	1,622.04
GIRMA	October	Vehicle Accident	725.14
GIRMA	October	EEOC Claim	1,508.54
GIRMA	December	Vehicle Accident	3,833.99
GIRMA	December	Vehicle Accident	730.87
GIRMA	January	EEOC Claim	196.00
GIRMA	January	Vehicle Accident	3,626.62

Litigation Services (100-1505-579130)

<u>Vendor</u>	<u>Month Paid</u>	<u>Project</u>	<u>Amount</u>
GIRMA	January	Vehicle Accident	694.91
GIRMA	February	Vehicle Accident	1,501.27
GIRMA	February	Vehicle Accident	2,710.45
GIRMA	February	Property Damage	4,220.00
Intergrated Science & Eng.	October	Mrosek	112.50
Intergrated Science & Eng.	October	Mrosek	519.54
Intergrated Science & Eng.	October	Mrosek	95.00
Intergrated Science & Eng.	December	Triad	1,125.00
WSG Reporting	October	Triad	2,031.35
WSG Reporting	December	Triad	630.65

Total Litigation Services to Date	<u>\$ 100,909.61</u>
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* Less Amount Charged back to FY2014 (40,170.55)

February FY2015 Litigation Expenses (100-1505-579130)	<u>\$ 17,734.77</u>
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Legal Fees: Lake Peachtree Dam

Sumner Meeker	October	Lake Peachtree Dam	5,703.98
Sumner Meeker	November	Lake Peachtree Dam	1,680.00
Sumner Meeker	December	Lake Peachtree Dam	1,665.00
Sumner Meeker	January	Lake Peachtree Dam	2,085.00
Sumner Meeker	February	Lake Peachtree Dam	2,310.00
Sumner Meeker	February	Lake Peachtree Dam	4,517.15

** Total Lake Peachtree Dam Legal Fees	<u>\$ 17,961.13</u>
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* Less Amount Charged back to FY2014 for Lake Peachtree Dam Legal Fees (334-4110-541904) \$ (5,703.98)

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

**FY2015 MONTHLY REPORT
LIBRARY**

ACTIVITY DESCRIPTION	UNIT	October	November	December	January	February	March	April	May	June	July	August	September	FY2015 YEAR-TO-DATE	FY2014 YEAR-TO-DATE
Items - Acquired	Num.	476	394	284	418	879								2,451	2,808
Items - Circulated	Num.	32,875	29,190	26,991	28,518	29,685								147,259	154,251
Items - Loaned to Other Libraries	Num.	1,315	1,117	1,086	1,178	1,203								5,899	5,362
Items - Borrowed From Other Libraries	Num.	1,852	1,168	1,382	1,862	1,586								7,850	9,013
Class Visits	Num.	2	2	0	2	1								7	4
Group Meetings	Num.	41	20	25	30	28								144	152
Monthly Traffic	Num.	17,325	19,201	17,819	17,648	19,855								91,848	79,490
Children's Programs Number of Participants	Num.	32	18	15	21	29								115	76
Adult Programs Number of Participants	Num.	1,226	414	320	526	583								3,069	2,568
Revenue from Overdue Books	Dls.	3,623	2,695	3,305	4,149	3,715								17,487	18,966
Revenue from Copies Made	Dls.	606	407	255	589	650								2,507	2,182
Reference Assistance	Num.	1,502	1,123	1,028	963	1,152								5,768	5,446
Exams Proctored Revenue from Proctoring	Num. Dls.	21 270	20 270	24 320	16 270	13 160								94 1,290	128 2,010
Internet Usage	Num.	2,121	1,697	1,528	1,798	1,659								8,803	9,180
Volunteers Number of Hours Worked	Num.	36 279	32 237	40 279	39 279	33 260								180 1,334	198 1303
Digital Downloads	Num.	1,530	1,578	1,798	1,690	1,783								8,379	6,477
Electronic Reference Access (Excluding GALILEO)	Num.	135	87	158	165	119								664	N/A

Notes: Initial planning for Summer Reading 2015 has begun. Staff is preparing a needs assessment survey to be used as part of the update to the Library Master Plan - details will be forthcoming in May. Friends of the Library have raised approx. \$2,000 of \$5,000 matching grant challenge. Two programs sponsored by FOL coming up in March - Writing Children's Books: A Workshop with author Danny Schnitzlein on the 21st (registration required) and Weaving the Stories of Women's Lives with the Southern Crescent Storytellers on the 28th.

PEACHTREE CITY POLICE DEPARTMENT
2015 MONTHLY REPORT

2015
Calendar Year to Date **2014**
Calendar Year to Date

FEBRUARY 2015 JANUARY 2015

PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary

<u>TOTAL PART I CRIMES</u>	39	39	78	73
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<u>DUI ARRESTS</u>	11	11		18
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DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other

TOTAL DRUG ARRESTS	14	9	23	9
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OTHER ARRESTS

PROPERTY CRIMES	5	7	12	42
PERSON CRIMES	6	6	12	11
TRAFFIC OFFENSES	7	17	24	34
OTHER	10	15	25	35

<u>CALLS FOR SERVICE</u>	3,906	4,500	8,406	7,582
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TRAFFIC

CITATIONS ISSUED	650	659	1309	1185
CITY ORDINANCES	24	18	42	33
WARNINGS	764	764	1528	1474
ACCIDENTS	51	93	144	182

**CITY OF PEACHTREE CITY
RECREATION & SPECIAL EVENTS REVENUE
AS OF FEBRUARY 28, 2015
WITH COMPARISONS TO JANUARY 31 FY2012, FY2013 & FY2014
Percent of budget year completed to date: 41.67%**

RECREATION REVENUE	ACTUAL THRU FEBRUARY			ORIGINAL	BUD	CURRENT	ACTUAL	%
	FY 2012	FY 2013	FY 2014	BUDGET	ADJ.	BUDGET	THRU	Collected
				FY 2015		FY 2015	FEBRUARY	To Date
							FY 2015	
Events	-	-	3,844	5,000		5,000	1,790	35.80%
Program Fees - Recreation	\$ 49,433	\$ 55,606	\$ 50,667	\$ 190,000.00	\$ -	\$ 190,000	\$ 56,936	29.97%
Program Fees - Kedron	56,645	50,123	47,191	173,000	-	173,000	51,471	29.75%
Program Fees - Kedron Open Gym	-	6,516	6,636	16,080	-	16,080	7,109	44.21%
Program Fees- Athletic Tournaments	-	3,380	1,020	3,400		3,400	-	0.00%
Facility Maintenance Rec.- Athletic Assoc.	-	16,760	18,248	94,000	-	94,000	66,189	70.41%
Facility Maintenance Ked- Athletic Assoc.	-	-	11,905	\$13,500	-	13,500	-	0.00%
Facility Rental- Tennis Center	10,000	10,000	8,000	24,000		24,000	8,000	33.33%
Facility Rental - Recreation	1,685	1,869	2,011	19,176	10,000	29,176	1,640	5.62%
Facility Rental - Kedron	5,340	8,179	8,078	20,347	-	20,347	12,056	59.25%
Program Fees - Pool Fees/Passes	9,204	19,460	22,633	80,000	-	80,000	20,139	25.17%
Program Fees - Kedron Swim Teams	-	12,130	20,245	52,000	-	52,000	23,183	44.58%
Program Fees - Kedron Swim Lessons	-	1,960	2,801	13,000	-	13,000	3,575	27.50%
Program Fees - Rec Pool Revenue	275	173	173	24,100	10,000	14,100	28	0.20%
	\$ 132,582	\$ 186,156	\$ 203,452	\$ 727,603	\$ 20,000	\$ 727,603	\$ 252,116	34.65%

Recreation Programming- We have 72 Adult softball teams participating in our Spring Softball League and the games are scheduled to begin on March 9th. The Adult Basketball League just finished up this month. The Track program has now started and we have 27 athletes participating. We will have our first track meet on March 7th. Kedron hosted soccer referee training on the 1st. The Knights of Columbus district free-throw competition was held at Kedron on the 7th. Nike held at basketball camp during Winter Break at Kedron with 17 participants enrolled.

Special Events Notes- The Heart to Heart 5k was hosted at Kedron Elementary on the 7th with an estimated 300 people in attendance. The Father Daughter Valentine Dance was held at Kedron on the 21st with close to 200 in attendance. The Trinity Trail 5k was held at Holy Trinity Catholic Church on the 28th with an estimated 225 in attendance.

Tournaments Notes- We hosted the Battle of the Bullets women's softball tournament at Jim Meade Park on the weekend of the 28th with 24 teams competing.

BRE Report

February, 2015

- **Falcon Field**
 - Met with staff to discuss future development opportunities
 - Recruitment of prospects to available land surrounding Falcon Field
- **Restaurant Group**
 - Hosted commercial restaurant group in PTC to visit potential restaurant site options
 - Working closely with firm to explore options related to potential restaurant development within the City
- **Fayette Visioning Committee**
 - Co-Chairing Visioning Committee for Fayette County
 - Exploring options related to the theme of 'Place' for the future development of the community
- **Coordination with GA Power**
 - Hosting GA Power committee
 - Meetings held to discuss potential future development
 - GA Power has several prospects they are working with
 - PTC Presented as option for these prospects
- **Retailer Market Study Plan**
 - Met with Retailer market survey firm to evaluate PTC and Fayette County
 - Working to coordinate efforts with PTC and partner communities on a retail market analysis for the community
 - Fayette County retail market analysis will help evaluate existing market and future needs of community
- **Meeting with New corporate prospect**
 - Met with Executives of new corporate headquarters to be located in PTC
- **Meetings with local firm regarding corporate headquarters expansion in PTC**
 - Real estate issues
 - Local incentives information
- **New Local Corporate Headquarters Location Prospect**
 - Working to recruit new office to PTC

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)

February-15

Term of Appointment

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Wende Blumberg, Chairperson Hotel/Motel 01/01/15-12/31/15	10	10	7	3	2/26/2014 3/19/2014 4/16/2014	70%
Eric Snell, Recreation and Special Events Advisory Board Rep. 01/01/15 - 12/31/16	1	1	0	1	2/18/2015	0%
Sherri Smith Brown Business Owner 01/01/14-12/31/15	10	10	9	1	9/17/2014	90%
Jonathan Fralick Recreation Venue 1/1/2015 - 12/13/16	10	2	2	0		100%
Mike King City Council 01/01/15-12/31/15	10	10	7	3	2/26/2014 09/17/2014 01/21/2015	70%
Hope Macaluso, Secretary/Treasurer Airport Authority 01/01/14-12/31/15	10	10	10	0		100%
Rick Barnes Vice Chairperson Retail 01/01/14-12/31/15	10	10	9	1	7/16/2014	90%
Vendo Toming, Business Owner 02/06/15 - 12/31/16	1	1	0	1	2/18/2015	0%
Mike Regli Hotel/Motel Alternate 01/01/15-12/31/16	10	2	1	1	2/18/2015	50%

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term

Term of Appointment

February 2015

Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner 10/07/10 - 09/30/16	15	15	12	3	3/10/2014 11/10/2014 1/12/2015	80%
Aaron Daily 10/1/14 - 09/30/17	15	15	11	4	4/14/2014 6/9/2014 8/11/2014 10/13/2014	73%
Frank Destadio Chairman 04/21/11 - 09/30/15	15	15	14	1	6/9/2014	93%
Phil Prebor (filling Robert Napoli's unexpired term) 10/01/14 - 09/30/15	15	4	4	0		100%
Lynda Wojcik Vice Chairman 02/23/09 - 09/30/16	15	15	15	0		100%
Terrence Manning Alternate 10/01/14 - 09/30/15	15	4	1	1	12/8/2014 1/12/2015 2/9/2015	25%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Members of City Council

VIA: Dr. Pennington, City Manager *DP*
Paul Salvatore, Financial Services Director *P.S.*
Angela Egan, Purchasing Agent *AE*
Joe O'Connor, Fire Chief *JO*

FROM: Jeff Koldoff, Fire Department Operations Officer

DATE: March 12, 2015

SUBJECT: Request Authorization to purchase two Thermal Imager Cameras

Recommendation: Staff requests authority to purchase two (2) Bullard Eclipse LDX thermal imaging cameras (TIC) with optional retractable lanyards from Georgia Fire & Rescue Supply of Canton, Georgia, for their bid amount of \$7,573.87 each, for a total of \$15,147.74 as scheduled in the FY2015 budget.

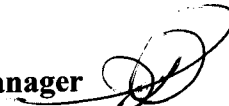
Discussion: The Fire Department formed an employee committee to research the department's next generation of TICs, as our current model has reached an age where it was feared it had become obsolete with technology improvements. It was the intent to form a committee to identify a camera with the newest technology, to become the department's "next generation" standard model, that we will eventually replace those carried on the department's fire apparatus over the next several years, as other cameras break and become irreparable.

The committee field tested several brands with some manufacturers offering more than one model priced as high as \$14,000.00 each. The selection was narrowed to three similar models with the Bullard model quoted as the middle bid. The only similarly equipped model that was quoted with a lower cost came in at \$6,660.00 however that brand only had a 2 year instead of Bullard's 5 year warranty. The committee also noted that the lowest bid model wasn't as user friendly and didn't have the industry track record of the Bullard product. MSA, the department's current brand, were far higher in price at \$13,060 each when configured with similar features and lacked the exceptional clarity or longer warranty found in the Bullard model.

Budget Impact: The budgeted amount for this purchase is \$13,750.00. Staff requests Council approve the purchase amount from Georgia Fire & Rescue Supply, the sole source/brand name vendor within the State of Georgia for Bullard, Inc. for two (2) of the Bullard Eclipse LDX thermal imaging cameras for a total of \$15,147.74. The department intends to reallocate \$1,297.74 from the Small Tools and Equipment budget line (100-3510-531650) to make up the difference. *me 100,3510,543050*

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 

DATE: March 13, 2015

SUBJECT: Consider Amendment to PTC Public Facilities Authority legislation
March 19, 2015 City Council Agenda

Recommendation

Approve the attached amendment to the legislation that created the Peachtree City Public Facilities Authority.

Discussion:

This amendment simply broadens the powers of the PTC Public Facilities Authority so the city will be able to use it for a wider variety of funding purposes, including municipal broadband and other projects. Our bond attorneys are currently drafting the amendment and will have it available early next week.

Budget Impact

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Kelly Bush, Assistant Finance Director 

DATE: March 13, 2015

SUBJECT: Budget Reallocation FY15
March 19, 2015 City Council Consent Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget reallocation in the Fiscal Year 2015 Budget.

Discussion:

The attached budget reallocation is requesting \$6,000 be moved from Buildings and Grounds regular salary budget to Buildings and Grounds overtime budget. Due to existing staff taking on additional hours to offset vacancies there is a savings in regular salaries and a shortage in overtime.

Budget Impact:

The proposed budget reallocation will not impact the overall general fund budget. It will increase the budget in overtime 100-1566-511300 and decrease the budget in regular salaries 100-1566-511100 by \$6,000

If you have any questions, please do not hesitate to contact either Paul Salvatore or Kelly Bush.

Thank you for your attention to this matter.

Attachments

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

XXXX

03-20-15

[illegible]

Budget Reallocation	

POSITION PAPER

Request for Rezoning/ Request for Variance

Dolce Atlanta - Peachtree tract
201 Aberdeen Parkway

Senior Planner
March 12, 2015

David 

Note: The site plan and building sections submitted as a part of the rezoning application and reviewed by the Planning Commission have been modified as follows:

- The overall height of the proposed indoor water park building has been reduced from 75' to 64'-2" by modifying the design of the roof above the proposed slide platform tower.
- The overall footprint of the proposed hotel building has been reduced by increasing the building from three to four stories, resulting in an increase in the building height from 47' to 55'-3".
- The relocation and extension of the service drive within the transition yard buffer as initially proposed has been removed, eliminating the need for a variance to permit this encroachment.
- The proposed water slide tubes associated with the indoor water park would extend into the transition yard buffer, but would be located above the existing service drive and employee parking area, both of which are currently located within the transition yard buffer.
- The proposed expansion of the outdoor dining terrace into the stream buffer has been removed, eliminating the need for a variance to permit this encroachment.

The Applicant is requesting a rezoning from GC to LUC-26 to permit the building heights as proposed as well as a variance to permit an encroachment of no more than 27' into the transition yard buffer to accommodate the water slide tubes.

All of the other site improvements identified on the site plan are permitted and would be reviewed and approved as a part of the established site plan approval process.

Situation:

The property known to us as the Dolce – Atlanta Peachtree tract ("Dolce tract") is 38.4 acres in size, is zoned GC General Commercial and designated as COM Commercial on the city's Land Use Map.

The Dolce tract was developed in 1983 as a corporate training facility for the Pitney Bowes Corporation and has operated since that time as a destination training, conference and meeting facility for business and professional organizations. The existing facility includes 153,394 SF of meeting and conference space; 25,199 SF of dining, banquet, lounge and associated kitchen area; 233 dormitory-style hotel rooms and 351 parking spaces. Access to the site is provided by a single driveway off of Aberdeen Parkway.

Great Wolf Lodge of Georgia, LLC ("Great Wolf") desires to acquire the Dolce tract with the intent of renovating and repurposing the existing facility into a destination resort and indoor water park. The facility would include 151,173 SF of indoor water park and associated amenities; 22,442 SF of dining, banquet and lounge space; 165 new

Dolce – Atlanta Peachtree tract

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hotel rooms (for a combined total of 398 hotel rooms); and the addition of 270 parking spaces (for a combined total of 621 parking spaces) for guests and employees.

The uses as proposed are permitted within the GC zoning district.

The site plan indicates a portion of the existing convention center building would be demolished and replaced with a 54,800 SF building to house the indoor water park, water slide platform tower and associated amenities. The existing convention center building is 57' in height. The proposed indoor water park building would be no taller than 64'-2" in height.

The site plan also indicates a new, four-story hotel building would be constructed immediately west of the existing auditorium building. The hotel building would be constructed within an area currently used for parking and would be no taller than 55'-3" in height.

The maximum building height permitted within the GC zoning district is 35'.

Great Wolf is requesting that the Dolce tract be rezoned from GC to LUC-26 Limited Use Commercial specifically to allow the height of the indoor water park building, as well as the new hotel building, to exceed 35' in height.

The LUC zoning designation would allow the city to establish and adopt "site-specific" zoning criteria for the Dolce tract, to include limiting the uses permitted on the property. There are no use restrictions on the property as currently zoned.

The rezoning application is included as Attachment "A".

As a part of the rezoning, Great Wolf is also seeking a variance to allow the water slide tubes to encroach no more than 27' into the 75' transition yard buffer adjoining the rear property boundary. The encroachment would be limited to an area directly behind the proposed indoor water park building. The water slide tubes would be located above the existing service drive and employee parking area which is currently located within the transition yard buffer. The encroachment would extend no farther than what currently exists within this area.

There are no other encroachments proposed within the transition yard buffer.

Background information:

1. On October 26, 1978, several tracts of land within Aberdeen Village were zoned for single-family and multi-family residential use. The subject tract included 14.88 acres zoned GR-6 General Residential and 21.07 acres zoned GR-10 General

Dolce – Atlanta Peachtree tract

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Residential. The multi-family zoning designation would have permitted as many as 299 dwelling units.

2. On May 28, 1981, the property was rezoned from GR-6 and GR-10 to GC General Commercial to permit the development of a corporate training facility for the Pitney Bowes Corporation. The training facility included classroom buildings, dormitories, dining and banquet rooms, lounges, an administrative building and recreation amenities.
3. The property was designated as COM Commercial on the Land Use Map.
4. The rezoning was approved with a special exception to permit the uses as proposed and a variance to allow a reduction in the number of parking spaces provided for the development (Attachment "B").
5. The initial development included a three-story lodging building (44' in height), a three-story administration and training building (57' in height), and a dining building (25' in height). The building heights complied with the provisions of the GC zoning in place at the time they were approved, which permitted building heights up to *"ten stories, but if over 35 feet, it must be approved by the Fire Department."*

The GC ordinance was later amended to establish a maximum building height of 35', and required the rezoning of the property should the Applicant desire a building taller than 35'.

Because the existing buildings were approved and constructed prior to the adoption of the amended building height, they are considered a lawfully existing non-conforming use. The buildings can remain in place as initially constructed, but cannot be expanded or enlarged without first being brought into compliance or without rezoning the property.

6. The initial development also included a service drive between the buildings and the rear property line which provided access to employee parking areas, loading areas, the kitchen and dining areas, and the Engineering complex.

The existing curb associated with the service drive is located no closer than 30' from the rear property line. The existing curb adjoining eleven (11) parking spaces is located no closer than 45' from the rear property line.

The service drive and parking spaces were constructed in 1983 and complied with the provisions of the GC zoning in place at the time they were approved. The ordinance stated *"no automobile parking or service areas will be permitted within the required front setback depth or within thirty (30) feet of the property line of any adjoining residential zoning lot."*

Dolce – Atlanta Peachtree tract

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The zoning ordinances defines setback as *"a required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances. This area is bounded by property lines and setback lines as appropriate."*

7. The initial phase of the Pitney Bowes training facility was completed and was in operation prior to the establishment of the residential uses abutting the northern property boundary.

The Wisdom Woods apartments (GR-6) were constructed in 1984, and the Stillwater apartments (GR-6) were constructed in 1985.

The Preston Chase subdivision was developed in 1993 and established thirteen (13) residential lots abutting the rear property line of the Dolce tract. The final plat for Preston Chase identified a 15' undisturbed buffer at the rear of each lot abutting the Dolce tract.

The Iglesia Ni Christo Church of Christ tract (GR-6) was developed in 1988.

8. Riley Parkway abuts the property to the east and separates the property from The Coventry subdivision (R-15), which was platted in 1984. Aberdeen Parkway abuts the property to the south and separates the property from the Westpark commercial subdivision (LUC-3), which was platted in 1984. The Bridge Park commercial subdivision (GC) abuts the western property line and was platted in 1998.
9. A multi-use path extends the entire length of the property adjoining Aberdeen Parkway and the entire length of the western property boundary.
10. The Transition Yard Buffer Ordinance was adopted on January 15, 2009, and established increased building and parking setbacks separating development on retail, office and industrially zoned property from residentially zoned property.

This ordinance stipulates that "all property zoned GC, LUC, OI, LI and GI that adjoins a residentially zoned tract of land shall have increased setback and buffer requirements along any rear and/ or side property lines abutting the residential property. At a minimum, the setback and buffer requirements shall be no less than 75 feet as measured from the property boundary."

The zoning ordinance defines buffer as *"That portion of a lot established for open space purposes and intended to separate properties with different and possibly incompatible types of use. A buffer shall not be occupied with structures and facilities except as permitted by this ordinance. Where required by this ordinance, a buffer may include the installation of a suitable visual screen."*

Dolce – Atlanta Peachtree tract

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11. The existing service drive and parking areas were constructed in 1983 and were in compliance with parking setbacks established at the time they were constructed. One of the stipulations within this ordinance stated *"no automobile parking or service areas will be permitted within the required front setback depth or within thirty (30) feet of the property line of any adjoining residential zoning lot."*

Because the service drive and parking areas were constructed prior to the adoption of the Transition Yard Buffer Ordinance, they are considered a lawfully existing non-conforming use. The service drive and existing parking area can remain in place as initially constructed, but cannot be expanded or enlarged without first being brought into compliance or seeking a variance from the Transition Yard Buffer Ordinance.

12. At their meeting on February 9, 2015, the Planning Commission voted 5-0 to forward the rezoning and variance requests as initially submitted to the City Council with a recommendation that they not be approved (Attachment "C").

Great Wolf Lodge and Resort

The Project Narrative and the revised Rezoning Site Plan (dated March 12, 2015) include detailed information related to the proposed renovation and repurposing of the existing facility. The site plan indicates the general layout of the existing and proposed buildings, as well as the internal site circulation, would be similar to what was initially approved for the property in 1983. The site plan also indicates the majority of the natural vegetation on the property would remain undisturbed.

The proposed development would include, but would not be limited to, the following:

1. Renovating and repurposing the existing buildings and site infrastructure to support the resort, indoor water park and associated amenities.
2. Demolishing and replacing a portion of the existing conference and meeting room building with an indoor water park building and associated amenities, to include the installation of water slide tubes and associated support columns at the rear of the indoor water park building (Attachment "D").
3. Constructing a 4-story hotel building with 165 rooms within an existing parking area adjoining the auditorium/ classroom building (Attachment "D").
4. Constructing a new parking area (270 spaces) and associated stormwater detention facilities at the northwest corner of the property.

Evaluation based on Zoning Ordinance:

Based on Section 1304(d) of the city's Zoning Ordinance, the following factors shall be considered when evaluating a proposed change to the zoning map:

Dolce – Atlanta Peachtree tract

March 12, 2015

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(1) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;

The city's Land Use Plan was initially adopted in May of 1985 and has been updated through the years based on trends in planning, demographics and development activity. The plan was intended to provide a guide for the physical development of the city; to be a tool for identifying those areas best and least suited for various types and intensities of development; and to establish goals and policies to guide land use decisions.

The Land Use Plan does not regulate what types of uses might be developed within the city, nor does it identify specific uses that should not be developed. Rather, the plan provides a framework for the city to establish areas for retail, commercial, industrial and residential development, and to identify appropriate uses and densities for these areas. The city then has the ability to zone property in accordance with the goals and objectives identified within the Land Use Plan, resulting in modifications to the Official Zoning Map and Zoning Ordinance.

The Land Use Plan does not specifically support nor does it prohibit a resort-oriented recreational development. Rather, the plan encourages the provision of both public and private recreation facilities for residents and for visitors; recommends the provision of a variety of retail, commercial and industrial uses within the community; promotes the compatibility of commercial areas to the surrounding environment; and encourages the preservation of natural buffers and vegetation separating different land uses.

Likewise, the city's Comprehensive Plan does not specifically support nor does it prohibit a resort-oriented recreational development. It should be noted that both the existing Dolce-Atlanta Peachtree and the Wyndham Resort and Conference Center have been in operation for many years, and both adjoin or are within close proximity to residential developments. To our knowledge, both of these facilities have had little to no impacts on the adjoining properties, nor have they placed a burden on existing infrastructure or traffic patterns.

The Dolce tract has been zoned for commercial use since 1981, and the existing use was established and has been in operation since 1983. The uses as proposed by Great Wolf are permitted within the GC zoning district. The proposed rezoning would permit an increase in the height of the indoor water park building and the new hotel building. The rezoning would also allow the city to impose site-specific zoning restrictions on the property.

Dolce – Atlanta Peachtree tract

March 12, 2015

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It should be noted the GC zoning district permits a number of uses that may or may not be compatible with the surrounding neighborhoods, to include multi-tenant retail developments up to 150,000 SF in size. There are no provisions in the zoning ordinance that would prevent a developer from acquiring the property, demolishing the existing buildings, clear-cutting the property except for the required buffer areas, and then redeveloping the property to a more intense use.

Staff finds that the proposed rezoning is consistent with the policy and intent of the Land Use Plan based on the following:

- *The Dolce tract has been zoned for commercial use since 1981.*
- *The existing use was established and has been in continuous operation since 1983.*
- *The proposed facility will provide recreational opportunities for residents and for visitors to the community.*
- *The proposed facility will provide employment opportunities for residents of the community.*
- *The site improvements have been designed to minimize disturbance to existing vegetation throughout the property, and to maintain the vegetation adjacent to both Aberdeen Parkway and Riley Parkway.*
- *All utilities are in place to serve the development as proposed.*
- *The property has direct access to the multi-use path system.*
- *The property is in close proximity to HWY 74.*

(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The Dolce tract has been zoned for commercial use since 1981 and has been developed and utilized as a corporate training facility since 1983.

The property abuts the Preston Chase, Wisdom Woods and Stillwater residential developments, along with the Iglesia Ni Cristo tract to the north; the Bridge Park commercial subdivision to the west; Aberdeen Parkway and the Westpark commercial subdivision to the south; and Riley Parkway and The Coventry residential subdivision to the east.

Access to the property is limited to a single driveway from Aberdeen Parkway. There are no plans for additional access.

The site was developed prior to the establishment of the residential uses to the north and east, and to the commercial uses to the south and west. To the best of our knowledge, there have been no significant issues associated with the facility as

Dolce – Atlanta Peachtree tract

March 12, 2015

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currently designed and its location adjoining these residential or commercial developments.

The training facility has been renovated and expanded numerous times through the years, with the intent being to maintain and preserve the original layout and the existing vegetation on the property.

Staff finds that the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property based on the following:

- *The property has been utilized for commercial purposes since 1983.*
- *The use of the property as a destination resort will be similar in nature to the existing use as a destination training facility.*
- *The majority of the activities associated with the proposed use will take place inside of the buildings on the property.*
- *Except for the construction of the new hotel building and parking area, modifications to the property will be kept to a minimum.*
- *Existing vegetation throughout the property, including the vegetation adjoining Aberdeen Parkway and Riley Parkway, will be left undisturbed.*
- *The new buildings will be designed to complement the architectural style and color scheme of the existing structures.*
- *Traffic patterns associated with the proposed use will be similar, if not identical, to the current use of the property.*

(3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The Dolce tract has been utilized as a corporate training and educational facility, a meeting and conference center, and a restaurant and banquet facility since 1983. The existing buildings have been renovated, expanded and sold to a number of investment groups, each of which has maintained the character of the property as it was initially presented to and approved by the city.

The proposed renovations and repurposing of the facility will continue to maintain the overall intent and character of the property as initially approved. The use of the property would change from a destination training and education facility, with on-site lodging and restaurants, to a destination resort facility with an indoor water park, on-site lodging and restaurants. One of the objectives of the existing and proposed developments is to establish a facility where guests remain on the property and utilize the self-contained amenities.

The city's Traffic Consultant has indicated there would be a slight increase in traffic related to the change in use, but the additional traffic is not anticipated to

Dolce – Atlanta Peachtree tract

March 12, 2015

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fundamentally change the traffic patterns surrounding the property. Primary access would be from HWY 74 and from Aberdeen Parkway (Attachment "E").

Staff finds that the proposed development would be suitable in view of the use and development of adjacent and nearby property based on the following:

- *The Dolce tract is currently zoned for commercial use.*
- *The GC zoning designation would permit a number of uses that may or may not be compatible with the adjoining residentially zoned property.*
- *The proposed renovation and repurposing of the facility has been designed to maintain and preserve the existing character of the property to include maintaining the general layout of the buildings, internal circulation patterns and the preservation of existing vegetation throughout the property.*
- *The anticipated increase in traffic associated with the proposed use will not alter existing traffic patterns in the area.*
- *All improvements associated with the proposed use, including but not limited to stormwater and water quality features, will be designed to current city ordinances.*

(4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The current zoning of the property would permit a number of uses on the property, many of which may or may not be compatible with the adjoining and/ or surrounding developments. The current zoning would also permit a development that is much more intense than what exists today or what is being proposed, with limited ability to control or regulate what type of development might occur on the property.

Staff finds the property to be affected by the zoning proposal has a reasonable economic use as currently zoned based on the following:

- *The property has been zoned for commercial use since 1981.*
- *The existing use of the property has been in existence since 1983.*
- *The current zoning would permit a number of uses, many of which would be much more intense than what exists today or what is being proposed.*

(5) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and

The existing use was established in 1983. To the best of our knowledge, there are no records of any significant issues with the existing development or the use of the property.

Dolce – Atlanta Peachtree tract

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The proposed renovation and repurposing of the facility would change the use from a destination meeting and conference center to a destination resort and indoor water park. Improvements to the property are intended to maintain and/ or enhance the overall character of the existing facilities and site infrastructure.

The existing access drive from Aberdeen Parkway and the internal circulation will continue to provide access to the property, and the general layout of the existing facility will not be altered.

All utilities to serve the development are in place, and the property has direct access to the multi-use path system.

The development would have no detrimental impact on the school system.

Staff finds that the proposed development will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools based on the following:

- *There have been no significant issues with the existing facility or the use of the property since its initial development in 1983.*
- *There are no changes proposed to the existing access drive off of Aberdeen Parkway or to the internal site circulation.*
- *All site utilities and infrastructure are in place to serve the development.*
- *There would be no burden to the school system.*

(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.

There are no existing or changing conditions affecting the use and development of the property.

Possible solutions:

1. Recommend that the rezoning request be approved as proposed.
2. Recommend that the rezoning request be approved subject to conditions.
3. Recommend that the rezoning request not be approved.
4. Recommend that the rezoning request be tabled for further discussion and to allow the Applicant to research and address concerns.

Dolce – Atlanta Peachtree tract

March 12, 2015

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Recommendation:

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

1. The Rezoning Site Plan is schematic in nature and is intended to be illustrative only. A detailed conceptual site plan shall be prepared and submitted to City Staff and the Planning Commission as identified in the established site plan review and approval process. It is understood the general layout of the buildings, parking areas and amenities may change once final engineering documents are prepared, and there shall be no further encroachments into the transition yard buffer as approved by the zoning.
2. The rezoning shall include a variance to Section 916.2 of the Transition Yard Buffer Ordinance to permit an encroachment of no more than 27' into the transition buffer yard, which shall be limited to the area immediately behind the indoor water park building as shown on the Rezoning Site Plan.
3. The height of the indoor water park building shall be no taller than 64'-2" as measured from finish grade to the ridge line or the tallest portion of the roof.
4. All exposed water slide tubes and associated support structures shall be designated as earth tone or neutral colors.
5. There shall be no lighting attached to the water slide tubes.
6. The 4-story hotel building shall be no taller than 55'-3" in height as measured from finish grade to the ridge line or the tallest portion of the roof.
7. The elevations for the new buildings shall be presented to and approved by the Planning Commission as a part of the established site plan review process. The new buildings shall be designed to complement the architectural style and color scheme of the existing buildings on the property.
8. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) as identified in the ordinance.
9. Great Wolf shall coordinate with the Peachtree City Building, Fire and Police Departments to ensure their understanding of the renovations and repurposing of the facility, internal circulation routes, emergency response, building design and life safety issues.
10. The developer shall pay impact fees for any new development as identified within the city's Impact Fee Ordinance.

A copy of the proposed ordinance is included as Attachment "F".

Attachments



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

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

Fee: \$600 + \$50/acre
Receipt # 322299
Date Filed 01/16/15
Case # 2015-01-MAP
Office Use Only

SITE LOCATION	Address <u>201 ABERDEEN PARKWAY</u> <u>PEACHTREE CITY, GA 30269</u>		SITE INFORMATION	Parcel #(s) <u>0133 062</u>	
	Proposed Use: <u>RESORT HOTEL w/ WATER PARK</u>			Existing Zoning <u>GC</u> Proposed Zoning <u>LUC</u> Property Size: <u>1613967</u> Square Feet <u>38.429</u> Acres	
APPLICANT	Site in which Village: ☒ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☐ Industrial		OWNER	Name <u>LEONARD STRANGE PROPERTIES, INC.</u> Address <u>1405 HAYNES BR. RD. SUITE 600</u> City, State, Zip <u>ALABAMA, GA 30009</u> Phone # <u>770-772-2235</u> Email <u>MICHAEL.PERSING@GE.COM</u>	
	Name <u>GREAT WOLF LODGE OF GA, LLC</u> Address <u>525 JUNCTION RD., SUITE 600 SOUTH</u> City, State, Zip <u>MADISON, WI 53717</u> Phone # <u>608-662-4700</u> Email <u>ALOMBARD@GREATWOLF.COM</u>				
IMPACTED AREAS	Sq ft Acres		LAND USE & ZONING	Please record all surrounding property within 200ft of site	
	Total acres ± Impacted acres			Land Use Zoning	
	Disturbed Area <u>324,140</u> <u>7.49</u> Acres			North	<u>RESIDENTIAL</u> <u>GR-6 & GR-10</u>
	Impervious Area <u>718,018</u> <u>16.48</u> Acres			East	<u>OPEN SPACE</u> <u>OS-C</u>
	Open Space & Greenbelts <u>955,886</u> <u>21.45</u> Acres			South	<u>COMMERCIAL</u> <u>LUC-3</u>
				West	<u>COMMERCIAL</u> <u>LUC-22 & GC</u>
LOCATION OF	Entrance to Site: <u>ABERDEEN PARKWAY 900 LF EAST OF SR 74</u>				
	Tree Save and Landscape Buffers: <u>THROUGHOUT SITE</u>				
	Other Buffers: <u>N/A</u>				
	Greenbelts (to be dedicated to the city): <u>N/A</u>				
	Multi-Use Path Connections: <u>EXISTING AND ENTRY DRIVE</u>				
	Historical Resources: <u>N/A</u>				
BUILDING INFORMATION	Building type <u>COMMERCIAL</u>				
	Hrs of operation: <u>24/7-Hotel to 5AM-10PM-WF</u> SEE REZONING NARRATIVE				
	# of stories: <u>3</u> Building height: <u>90' MAX</u>				
	Floor Area (Sq ft) <u>316,227</u> Existing <u>377,249</u> Proposed				
TYPE OF CONSTRUCTION	Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application)				
	Parking: <u>597</u> Required <u>351</u> Existing <u>603</u> Proposed <u>0</u> Previous				
TYPE OF CONSTRUCTION	Structural Material: ☒ Wood ☐ Metal ☒ Concrete ☐ Brick ☐ Other				
	Roof Material: ☐ Metal ☐ Tar ☒ Shingles ☐ Slate ☐ Other				
	Interior Finish: ☒ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other				
	Exterior Finish: ☒ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other				
SETBACKS	Front (Building)	Required <u>40</u> ft	Proposed <u>40</u> ft		
	Front (Parking)	<u>20</u> ft	<u>20</u> ft		
	Side	<u>10</u> ft	<u>10</u> ft		
	Rear	<u>75</u> ft	<u>40/20</u> ft		

Rezoning Application
Revised 6/2009

RECEIVED JAN 16 2015

www.peachtree-city.org
Fax: 770-631-2552

Attachment "A"

TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
		ABERDEEN PARKWAY	1	VARIES	20	2	Y	TBD	TBD
Estimated traffic generated by heavy vehicles:				¹ See GADOT Highway Capacity Manual ² See GADOT Traffic Survey Unit (ADT - Average Daily Traffic) ³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per yr)					
Types of vehicle(s): <u>DELIVERY TRUCKS, WASTE REMOVAL</u>								ADT: <u>10</u>	
(vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

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

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

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

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

Applicant Signature: Alexander P. Lombardo Date: 1/13/15

Property Owner Signature: LIWAT (MARCUS PERKINS) Date: 1/13/15

Please complete the attached checklist.

OFFICE ONLY

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

Signature: David E. Bart Date: 01-16-15

Date & Time of Planning Commission Public Hearing: 02-09-15

Date of City Council Public Hearing: 02-19-15 Case Number: 2015-01-MAP

Rezoning Narrative

The Applicant for this rezoning is Great Wolf Lodge of Georgia, LLC (Great Wolf). Great Wolf is a wholly-owned subsidiary of Great Wolf Resorts Holdings, Inc., which through its affiliates is the owner and/or operator of North America's largest chain of indoor water park resorts. Their world class family oriented resorts are located all across the United States and in Canada.

Great Wolf is seeking approval to rezone the 38.429 acre property from its current designation of General Commercial (GC) to Limited Use Commercial (LUC) in order to redevelop the property into another of their world class resorts. In addition to a water park, the development will also feature specialty restaurants, arcades, spas, fitness rooms and children's activity areas. The resort will be an excellent addition to the many diverse offerings of Peachtree City, while creating new jobs and additional tax revenues.

The historical use of the property is a hotel and conference center which was built in 1983 and currently operated as Dolce Atlanta-Peachtree. The current configuration includes 236 guest rooms (including 3 executive suites), 65 meeting rooms and ancillary uses including restaurants, swimming pools and tennis courts. The 38 acre site is located on Aberdeen Parkway approximately 900 ft east of SR 74. The property is bordered by General Residential (GR) to the north, General Commercial (GC) to the west and Limited Use Commercial (LUC-3) to the south. The east side of the property is bordered by median divided Riley Parkway.

A substantial amount of the existing facility will be renovated and incorporated into the redevelopment plan. Additional guest rooms, amenities, and the indoor water park area will also be constructed. The destination resort will operate year round and provide recreation opportunities for all ages. Hours of operation for the water park are proposed to be 8:00 am through 10:00 pm, Monday through Sunday. The use of the indoor water park will be limited to guests staying at the resort only. The redevelopment plan would include a total of 398 guest rooms and a total of 173,615 SF of entertainment, retail, restaurant, meeting, and support space. By comparison, there is currently 178,593 SF of convention center space. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current use of the property. Access to the property will remain at its current location off Aberdeen Parkway. Signage, landscape and hardscape improvements will enhance and promote the project's theming throughout the resort. The project is anticipated to be completed in two phases, although Great Wolf may choose to develop all phases simultaneously.

The resort includes the following elements that are open to the public:

- Bear Essential Retail Store
- Buckhorn Exchange Retail Store
- Northern Lights Arcade
- Howlywood XD Theatre
- Bear Paw Café
- Hungry as a Wolf Pizza
- Magi quest live Action virtual gaming experience
- Howl at the Moon Mini Golf

RECEIVED JAN 16 2015

- Ten Paw Alley Bowling
- Ropes Course
- Scoops Children's Spa
- Loose Moose Buffet Restaurant
- Wood Fire Lodge Grill
- Dunkin Donuts
- Meeting Rooms

The following amenities are for the exclusive use of the Resort's Hotel Guests:

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

The proposed project is located within Aberdeen Village. This Village represents a combination of commercial, office, residential and community service uses. The redevelopment of the property into a world class resort will continue the recent trend of enhancements to the Village. The Comprehensive Plan designates this portion of Aberdeen Village as "Commercial". Clearly a Limit Use Commercial zoning for the intended use as a resort meets the intent of the Plan.

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

The proposed use should create additional revenues to the City through property taxes and hotel taxes estimated to be approximately \$108,000 and \$1,500,000 respectively. In addition, county property taxes are estimated to be approximately \$433,000 and county and state sales tax are estimated to be approximately \$1,700,000. At peak operating times, the resort will employ as many as 500 employees. The user demographic of the resort will typically include 5 persons who travel a distance of 200 miles or three hours by automobile and stay an average two to three days. Although the resort is full service, other local retail establishments should see additional utilization from resort guests. To the best of our knowledge there is no other resort of this type in the Metro-Atlanta market area which should create a unique demand proposition for the property's ongoing success.

The property is well located off major thoroughfares and within two miles of the Peachtree City Fire Department. All new or renovated buildings will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles. Resort Lifeguards are trained under the Jeff Ellis & Associates International Lifeguard Training Program. As a part of this program, every lifeguard receives training in multiple areas including water rescues, First Aid, CPR, Oxygen Administration, Emergency Situational Training, and the use of Automated External Defibrillators (AED). In addition to the initial training and certifications, every guard is required to attend monthly in-

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

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

The City's transportation consultant (Pond & Company) has preliminarily analyzed the traffic generation resulting from the property's proposed use. While the results of the study are not currently known, the traffic conditions are expected to be similar to the existing use since the proposed development will eliminate the conference center and replace it with a destination where patrons will arrive and stay at the Resort for longer periods of time than conference attendees.

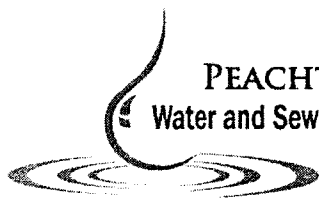
Stormwater Management will be handled in existing facilities and new or modified facilities as necessary. Additional detention, water quality and channel protection will only be provided for "new" development areas. The proposed plan will require a variance to the City's self-imposed stream buffer requirement in order to accommodate additional stormwater ponds and the expansion of an existing patio adjacent to the current restaurant location, as shown on the Rezoning Site Plan.

Existing buffers around the property will be maintained in most cases. A variance to the 75' setback and buffer on the northern property line will be required to construct a proposed access drive and near the waterpark building for the construction of a water slide tower. The access road may be located as close as 20' from the northern property line, as shown on the Rezoning Site Plan. The tower is approximately 90 feet in height. The tower and associated features may be located within 40' from the northern property line, as shown on the Rezoning Site Plan. Screening and architectural treatment of the tower will be used to mitigate the visual impact from adjacent properties to the extent reasonably feasible.

Concurrently with the Rezoning application, Great Wolf is requesting the following variances:

1. To reduce the City Stream Buffer in areas associated with stormwater management for the project and an outside patio area located near the existing restaurant.
2. Reduce the 75' setback and buffer from the northern property line to 40' for the waterpark building and related uses and 20' for the proposed access drive.
3. Waive any requirement to provide additional stormwater management facilities for existing impervious areas of the property.

Great Wolf Lodge of Georgia, LLC appreciates this opportunity to present the above items and information and we look forward to becoming an active member of the Peachtree City community.



PEACHTREE CITY
Water and Sewerage Authority

www.pcwasa.org

1127 Highway 74 South
Peachtree City, GA 30269
Phone: 770-487-7993 • FAX: 770-631-5380

January 12, 2015

Bradley Dunckel, P.E.
Rochester & Associates
425 Gainesville, GA 30501

RE: Sanitary Sewer Capacity – 201 Aberdeen Parkway Peachtree City, GA 30269

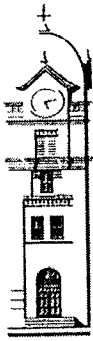
Dear Mr. Dunckel,

Presently there is adequate capacity in the Authority's Wastewater Treatment Plants for the proposed project. The current facility is immediately served by an 8" gravity line.

If you have any question please feel free to call.

Sincerely,

Nathan B. Brooks, CPII
Construction Coordinator
Peachtree City Water and Sewerage Authority



Fayette
COUNTY

"WHERE QUALITY
IS A LIFESTYLE"

WATER SYSTEM

P.O. BOX 190
245 McDONOUGH ROAD
FAYETTEVILLE, GEORGIA 30214
PHONE: 770-461-1146
water@fayettecountyga.gov
www.fayettecountyga.gov

January 12, 2015

Bradley Duncel
Rochester & Associates, Inc.
425 Oak Street, NW
Gainesville, Georgia 30501

RE: 201 Aberdeen Parkway, Peachtree City, GA.
Parcel# 0733 062, District 7, Land Lot 130,131,158,159, Book 3835-Page 542, Fayette County

Dear Mr. Duncel,

Fayette County Water System has service available to the listed parcel. There is an 8" meter on Aberdeen Parkway that currently serves the parcel. The pressure readings for the area are: 80 Static PSI, 45 Residual PSI, with 1145 GPM. Elevation range is 850 on Aberdeen Parkway and 870 at the structure.

If you need further information, please contact Matt Bergen at 770-320-6020.

Sincerely,

Steven "Lee" Pope

Fayette County Water System

AGL Resources
Atlanta Gas Light
Chattanooga Gas
Elizabethtown Gas
Elkton Gas
Florida City Gas
Virginia Natural Gas
AGL Networks
Sequent Energy Management

404 584 3895 phone
www.atlantagaslight.com

Ten Peachtree Place
Atlanta, GA 30309

January, 12th 2015

Patricia Millard
Rochester & Associates, Inc.
425 Oak Street NW
Gainesville, GA 30501

Re: Great Wolf Resort, 201 Aberdeen Parkway, Peachtree City, GA 30269

To Whom It May Concern:

This letter will serve to certify that natural gas is available at the above referenced location.

This is to further advise you that natural gas service will be made available to the above referenced project in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested.

Please contact Wayne Carmichael at 678-878-5013 regarding service installation or if you have any further questions.

Sincerely,



Emily Osborne
Design Technician| Marketing Development
p. 404-584-3895



Atlanta Gas Light



JERMAINE MEEKINS
Manager OSP Planning & Design
3065 MAIN STREET
3RD FLOOR
East Point, GA 30344

January 12, 2015

Patricia Millard
Administrative Assistant
Rochester & Assistant, Inc
425 Oak Street, NW
Gainesville, Georgia 30501

RE: AT&T service availability for 201 Aberdeen Parkway, Peachtree City, GA 30269

Mrs. Millard,

This letter is in response to a request for confirmation of service availability by AT&T. The above referenced project/development is located in an area served by AT&T.

According to our records, the area has existing facilities for both copper and fiber networks. If the Developer anticipates any structural changes on the property, please contact us so AT&T can plan accordingly. AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown below to arrange for providing any information that you may not have included in this request for service availability.

Thank you for contacting AT&T.

Sincerely,

Jermaine Meekins
AT&T Georgia
Manager OSP Planning & Design
Office 404-765-6789
JM0840@ATT.com



January 12, 2015

Ms. Patricia Millard
Rochester & Associates, Inc.
425 Oak Street, NW
Gainesville, GA 30251

RE: Electric Service Availability Letter
Dolce Atlanta Peachtree Hotel & Conference Center/Great Wolf Lodge
201 Aberdeen Parkway
Peachtree City, GA 30269

Dear Ms. Millard:

This letter is to confirm that Georgia Power Company has available capacity and will supply electric service to the location referenced above. Details of the type of service, voltage characteristics, and location of facilities are in accordance with standard procedures and policies. Current service voltage is 277/480 Three Phase.

We look forward to working with you on this project and appreciate your business. Georgia Power Company also offers Commercial Energy Efficiency rebates. Please notify me before construction begins to discuss rebate availability. If you have any questions or need additional information, please call me at 404-680-1031.

Sincerely,

Glenda Draper
Key Account Manager
gldraper@southernco.com
404-608-5175 office
404-680-1031 mobile

NO.	DATE	DESCRIPTION
1	01/11/11	PRELIMINARY
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3	03/11/11	REVISED
4	04/11/11	REVISED
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99	03/19/18	REVISED
100	04/19/18	REVISED

GRAPHIC SCALE
 0' 100' 200'

LEGEND
 EXISTING BUILDING
 PROPOSED BUILDING
 EXISTING PAVEMENT
 PROPOSED PAVEMENT
 EXISTING SIDEWALK
 PROPOSED SIDEWALK
 EXISTING DRIVEWAY
 PROPOSED DRIVEWAY
 EXISTING STREAM
 PROPOSED STREAM
 EXISTING ROAD
 PROPOSED ROAD
 EXISTING FENCE
 PROPOSED FENCE
 EXISTING UTILITY
 PROPOSED UTILITY
 EXISTING TREE
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 PROPOSED LOT
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 PROPOSED COUNTRY
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 PROPOSED WORLD

DATE	1/11/11
SCALE	1" = 100'
PROJECT	GREAT WOLF LODGE
LOCATION	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632,

"A special exception is hereby approved and granted with respect to the Property, which special exception shall run with the land and shall neither be deemed personal to the Owner nor terminate upon the subsequent transfer of the Property, and the special exception hereby granted authorizes the development and operation of a multi-use facility which may contain high or low rise building or buildings, or any combination thereof, either separate or adjoining, none to exceed the lawful height limitation, or any combination thereof, which may be designed, constructed and operated for all or any one or more of the following uses, whether public or private or combination thereof: General offices; training or conference centers, with or without classrooms; dormitory, or lodge with multiple sleeping quarters without cooking facilities (except cooking facilities may be in any dwelling ancillary thereto), each such sleeping quarter consisting of one or more rooms, and such sleeping quarters shall not be deemed a residential purpose as such accommodations are for recurrent or continual temporary use, and thus such sleeping quarters under the current zoning ordinance are not subject to any restrictions or requirements as to design, shape or size, or one or more of the foregoing; public or private restaurant or cafeteria or any one or more of the foregoing; public or private lounge or lounges for the purpose of selling and serving beer, wine, whiskey or alcoholic beverages of any kind, or any one or more of the foregoing alcoholic beverages of any kind, either separate from or in conjunction with any restaurant or cafeteria; gift shop or other public or private retail

EXHIBIT "B"

service or repair business to serve the guests, lodgers or invitees of any said businesses; public or private recreational or athletic facilities, or both, whether indoor or outdoor; outdoor lighted or unlighted tennis court or courts; outdoor lighted or unlighted swimming pool or pools (subject to the existing ordinance regulating swimming pools); bathhouse; cabana; jogging trail, jogging track; attached or detached dwelling(s) or dwelling unit(s) for the purpose of accommodating any managerial or service personnel and their families employed by said facility or any businesses thereon.

It is intended that the uses and rights authorized and permitted under and by the within and foregoing special exception be an expansion of and in addition to, and not in limitation of, the uses permitted by the general commercial zoning classification and to all lawful accessory uses thereunder.

It is further agreed that in the event that Ga. Code Ann. §69-1211, et seq., does not permit the use and application of special exceptions in the manner outlined in the 1977 Zoning Ordinance of Peachtree City, Georgia, as amended, so as to invalidate all or a portion of the statements and uses expressed hereunder as special exceptions, then in such event all or such portion of such rights, otherwise invalidated as special exceptions, shall be deemed a variance to the extent necessary to permit and validate all of such uses and statements.

For parking purposes, such national training office center shall be deemed a school, although since the anticipated parking needs of this facility are less than a regular school, a variance

is hereby approved and granted with respect to the Property, which variance shall run with the land and which hereby authorizes and approves a maximum of one hundred twenty (120) parking spaces to accommodate the needs of the entire multi-use facility to be used as a national training office center, provided that any public or private retail shops, recreational or athletic facilities, cafeterias, restaurants or lounges established and operated ancillary to the national training office center shall be predominantly used by the trainees and other guests of the facility whose use of such operations is incident to their use of the offices, classrooms or sleeping quarters, or any one or more of them, as aforesaid, and such other casual guests whose use thereof does not create a continuing need for additional parking spaces.

"Such variance is not in limitation of the Owner's right to provide additional parking to conform to the express requirements of the Peachtree City Zoning Ordinance, from time to time in effect, upon any change in the uses upon which variance is predicated."

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
February 9, 2015**

PUBLIC HEARINGS

PH-15-03 Consider request from Great Wolf Lodge of Georgia, LLC to rezone the 38.4-acre Dolce-Atlanta Peachtree tract from GC General Commercial to LUC-26 Limited Use Commercial. The Applicant is also requesting variances to the transition yard buffer ordinance, to the GC General Commercial zoning ordinance, and to the Metro North Georgia Water Planning District Stream Buffer Protection Ordinance to permit the use as proposed.

This public hearing had been moved from the Public Hearings portion of the agenda due to the length of time the discussion was anticipated to last.

Mr. Rast stated the Applicant would begin the discussion about their request to rezone this property to accommodate a destination resort and indoor water park.

Mr. Alex Lombardo and Mr. Rodney Jones of Great Wolf Lodge of Georgia and Mr. Brian Rochester of Rochester and Associates were in attendance to represent the Applicant.

Mr. Lombardo began with a PowerPoint presentation to introduce the Great Wolf brand and gave an overview of the history of their company, this concept, and this proposal. His presentation included the following points:

- Great Wolf Lodge had started in the mid-1990's in Wisconsin where they wanted to create a year-round destination for families with young children aged 2 to 12.
- They currently had 12 resorts with the 13th under construction in Los Angeles; this would be their 14th. Their oldest property was 18 years old. Typically, they built 300 to 600 rooms with an indoor entertainment area of 75,000 to 160,000 SF. This facility would be in the medium range of what they typically built. It was an indoor environment for families that focused on young children.
- Their resorts primarily had North Woods theming with natural colors and a lot of timber and stone on the exterior, were built with state-of-the-art water park filtration systems and equipment, and typically on 10 to 20 acres. They were especially attracted to this site because it was 38 acres in a comfortable, natural setting and they would have plenty of space to build on.
- They were the only national hotel chain in the United States that was Green Seal certified at all of their properties. This meant they did all of the recycling, water reclamation, etc., to receive that certification. Their resorts were geared toward families; had a comfortable, living room feeling inside; and were themed in a comfortable, natural setting inside and out.
- Mr. Lombardo had pictures of their lobby, the reception desk, and the different types of rooms and suites available. Their proprietary food and beverage offerings were designed to keep the guests in house and well fed. The main

attraction was the water park but they had other amenities that appealed to families such as bowling, indoor mini-golf, a kid's spa, and kid's games. There was a lot of variety in the types of indoor entertainment they offered to their guests including MagiQuest, a game they had developed in Wisconsin and was their second most popular feature after the water park.

- They were the industry leader in water parks, and all of their equipment was state-of-the-art and the best in the industry. They dictated a lot of the legislation around safety so they were at the top end and spent a lot of money on their equipment.
- Some of their slides were body slides, and some were raft slides. All of the rides were enclosed and heated so they were open year round.
- Water park safety and risk management were extremely important to Great Wolf. All of their lifeguards were trained by Ellis and Associates, the highest category in the swimming pool or water park industry. All of their properties had received high rankings in the platinum, gold, and silver awards.
- Their water parks were exclusive to hotel guests who received access both the day of check-in and the day they checked out. No one outside of their hotel guests was allowed access to the water park. This was important for safety, for crowd management, and so there would not be lines in the water park.
- Typically, their guests came from a 180-mile radius and averaged a three-hour drive.
- The convenience of having all rooms and entertainment indoors was a big selling factor for them. They provided large indoor areas within the lodge so children could be entertained and parents could relax.
- They did not market to bring in local residents but rather people who would want to stay overnight.

Mr. Rochester described the site plan that was originally submitted as part of the rezoning package. He noted that a portion of the existing conference center would be demolished to make room for the new water park.

They had met with a lot of the neighborhood the previous week and had taken another look at this plan. There had been a lot of communication with the spokesmen for the two subdivisions most impacted by this proposal, Coventry and Preston Chase.

Mr. Rochester stated there were some minor parking improvements proposed. The three main variances they were requesting as part of the rezoning were:

1. To bring an access drive behind the existing drive that came around and went into the back parking lot. The additional building and wing would require additional drives on the front and the back of the facility.

After working with Mr. Rast, Staff, and the adjoining property owners, they submitted a revised site plan which showed the addition on the building in a t-formation. They had tried to eliminate the additional drive on the back of the houses in Preston Chase that backed up to this site and shorten the drive. The initial plan showed some of the parking in the buffer, but they had revised the plan so the parking in that area was not in the buffer. In another location, they were using the existing curb line so the only additional drive was in an area where a small landscape island was being removed.

2. There was a lot of discussion with the residents about the height of the water slide tower. They fully understood their concerns, and they had looked at this extensively. However, because of the way the property was laid out, this was the location where the water park would have to go to fit the site and the property as it currently existed.
3. The building was completely outside the required building setback and the transition yard buffer on the back, but they had asked for an encroachment within the transition yard buffer to accommodate the slides and support structures.

They had reviewed all of the conditions of approval recommended by Staff and provided the following clarifications and requests:

- Condition #2 – They had requested an encroachment of no more than 55' into the transition yard buffer. Staff had recommended 40'. Since the existing drive was already inside that area, could that condition be changed to say no more than 50' into the transition yard buffer?

He wanted to clarify that the water slide tower was fully enclosed inside the water park building. Concern had been expressed relative to the height of the slide tower.

- In accordance with Condition #4 of Staff's recommendation, the height of the indoor water park building and the water slide tower would be no more than 75'. This was acceptable to their client as was the height of the 3-story hotel being no more than 48' in height as measured in that condition.
- Condition #8 stated that the elevations of the new building must be compatible with the existing buildings on the property. He wanted to be careful and stated that what they had shown was what would be constructed. The water building itself was tilt-up precast 8" concrete blocks; an EIFS was then put on the outside of that skin. This was what was on the wings of the property. The pictures of the water park building would be representative of what that would look like.

Mr. Destadio wanted to make it clear that it needed to comply with the conditions. The EIFS could be whatever color it needed to be as color could be added to it. Therefore, they would go with the requirement that it be compatible with the colors.

Mr. Rochester said they were fine with the color; it was the material he was concerned with. Although the pictures showed very colorful water slides, Great Wolf had no problem with the slides and the buildings being neutral and earth tone colors. Mr. Destadio wanted to confirm that Mr. Rochester was ok with condition #8.

Mr. Rochester said he did not think they had any issues with color but rather the exterior building materials. They were fine with the neutral color and the remainder of the conditions.

Mr. Rast presented Staff's position which was in favor of the proposal. He provided background information on the property and how and when this site and the property around it had been developed.

- The site had been zoned for GC use since 1981 and was initially developed in 1983.
- Although Peachtree Elementary School had been constructed, the surrounding residential developments did not exist until after the Pitney Bowes facility was built.
- As to whether this site was conforming, City records showed it had been developed in accordance with the zoning ordinance in place at the time different aspects of the site were developed.
- The Transition Yard Buffer ordinance, adopted in 2009, increased the required setback to a minimum of 75' as measured from the property line. The existing building along the rear property line was constructed outside of the 75' buffer transition yard buffer. However, the existing service drive and parking areas between the building and the rear property line were located within what was now the 75' transition yard buffer. Since these facilities were constructed prior to the adoption of this ordinance, they were considered a legally non-conforming use, which meant they could remain but could not be expanded or enlarged unless they were brought into compliance or a variance was granted to permit any further encroachment.
- The area adjoining the rear property line was the only area on the site that would have any encroachments into the transition yard buffer. The new hotel building and the indoor water park building did not encroach into the 75' transition yard buffer.

- When the water slide component was added, one of the slide tubes would encroach into the 75' buffer. However, it encroached into an area that already contained a service drive. The area was currently parking behind the existing conference room building.
- All of the parking they were proposing on the northwestern corner of the site was outside of any required buffers so it would be permitted.
- One of the variances would allow the relocation of the service drive at the northwest corner of the new hotel building.
- Another variance would allow the extension of the service drive behind the existing engineering building.
- The third variance would allow an existing outdoor dining terrace to extend into the stream buffer adjacent to the existing pond. The existing pond on the property was classified as a State water. Consequently, it fell under the Metro North Georgia Water Planning District's stream buffer requirements. The city also had a buffer requirement they would have to abide by.
- There was an outdoor seating area in front of the restaurant building between the restaurant building and the edge of the embankment going down to the pond. They would like to fill a portion of that to provide more space for outdoor dining next to the pond. He noted the embankment was well landscaped and there was plant material on the other side adjacent to where the outdoor terrace would be. This was the only encroachment into the stream buffer they were requesting.
- This was not a flat site so the building height was affected by the change in elevation.
- The slide tower and the majority of the water slides were located inside the water park building. The building would be no taller than 75' from finished grade to the ridge line of the roof. It would be visible from Wisdom Woods.
- The new hotel building would be three stories in height and would be visible from Preston Chase.
- All of the features related to the water park building that would be visible from the outside, e.g., the exposed water slide tubes, the supports, etc., would be earth tone or neutral colors; there would be no lighting on the slides.
- After reviewing this proposal and considering the uses that could occur on this property if it was not developed in this manner, Staff's recommendation was that the zoning be approved. There were a number of conditions they would like to be incorporated into the recommendation. If the application moved forward, one of the things they would like to address with the Applicant was the location of the hotel building and service drive in relation to Preston Chase. They would like this to be moved so there would not be any disturbance to the curbing in that area.
- Staff supported the variance requests that had been requested, specifically in those areas within the transition yard buffer that were identified on their rezoning

site plan as well as to the stream buffer adjacent to the pond to accommodate the extension of the outdoor terrace.

In response to a question from Mr. Destadio as to whether Staff was adding another recommendation, Mr. Rast said Staff would like to add a condition that Staff would continue to look at that area. The exact wording of the condition would be included in motion.

Ms. Beverly Wright, a resident of Centennial subdivision in McIntosh Village; Ms. Marisa Kettelhut, a resident of Spyglass Hill in Glenloch Village; and Mr. Roger Noble, a resident of Kenton Place subdivision in Braelinn Village, had visited other Great Wolf Lodge locations and spoke in favor of this proposal. Their reasons for supporting this proposal included the following:

- They had made numerous visits to other Great Wolf facilities and recommended them to other families who lived in Peachtree City. All had visited a Great Wolf Lodge and made return visits.
- This facility could represent Peachtree City well; honored they were considering a location here.
- Great Wolf Lodges were beautiful, all natural, rustic, and very classy. Most everything was inside; what was on the outside was very well hidden and definitely not an eyesore.
- Their customer service was great with very well-trained staff. They would bring many jobs to this area as well as a great deal of sales and property taxes.
- Guests spent the majority of their time inside the facility.
- This proposal should be considered very thoughtfully.
- There was no noise from the water park in the lobby or outside. They did not even realize there was a water park until they saw people walking around in bathing suits in the lobby.

Ms. Kettelhut thought this would be great for the children in Peachtree City. She was quickly informed by others in the audience that residents were not allowed to use the facilities unless they were guests in the Lodge. She thought they could use all of the facilities except the water park. Mr. Lombardo confirmed that the water park was restricted, but the rest of the resort could be accessed. They did not advertise that aspect. The water park was their main attraction, and this was what they marketed.

- The estimated \$1.5 million tax revenue and 500 employees were pretty positive benefits.
- The earth tone colors were not outlandish and would fit into the community.

- The citizens should do a little research and check out the comments from the mayor of Concord, North Carolina, about how that city had been impacted by Great Wolf Lodge.

No one else spoke in favor of the proposal.

The following people spoke as representatives of their subdivisions in opposition to this proposal:

Mr. Harvey George lived on Cloister Drive, was the president of the Coventry subdivision Homeowners Association (HOA), and was speaking on behalf of his community of 89 homes. Their subdivision was bounded by Flat Creek Road, Northlake Drive, Aberdeen Parkway, and Riley Parkway. He outlined their reasons for opposing this proposal, and at his request his presentation is included as an attachment to these minutes (Attachment "A"). He also asked that it be included in any recommendations going forward.

Mr. John Dufresne, a resident of Preston Chase subdivision in Aberdeen Village, stated that Preston Chase did not have an HOA so he had been put in the position of representing the neighborhood. He was not speaking for all of the homeowners, but several of them had consented for him to speak for them. He was the one who had brought up the question of unlawful nonconformity. He was confused even more after Mr. Rast's presentation as to how a service drive and parking could be constructed in a required 75' rear setback without going through the variance process. He thought, at the appropriate time, Mr. Rast might be able to clarify that for him so he could understand. Mr. Destadio said he would have the opportunity to ask his questions of Mr. Rast after the comment portion of the public hearing.

Mr. Dufresne's comments included the following:

- He thought the 1977 Zoning Ordinance established a 75' rear setback between GC and residential.
- The property was rezoned to GC in 1981 which established the 75' setback.
- In September of 1981, the city granted Pitney Bowes several variances. However, the minutes did not record how many variances were granted or what they were for. He requested copies of the variances from the city but was told they could not find them. If they had been found, he would still like to see them. This was his basis for questioning the legality and whether the property was conforming or non-conforming.
- He did not think the proposed water park was permitted in the LUC zoning because it did not meet the permitted or conditional uses.
- The permitted uses in the LUC zoning ordinance included a commercial recreation facility located entirely within a building on the premises. The

Applicant's schematics and the city's position paper clearly showed the slide tubes and support columns were outside the building.

- One of the subparagraphs relative to conditional uses stated that a commercial recreation facility or land where the use was not located entirely within a building on the premises was not permitted if the zoning lot was not adjacent to or across the street from any residential zoning lot. His neighbor's back yard was 75' away.
- Assuming the Planning Commission disagreed with these points, he asked that the site plan be redone to depict the required minimum number of parking spaces. This would be a combination use, and each use had its own calculated parking requirement. Per the ordinance, they would be required to have 1,790 parking spaces which must be depicted on the site plan.
- Traffic analysis should be redone to include traffic generated by public use of the other amenities outside the park even though Great Wolf had said they did not expect much traffic from the general public. He thought this might be true of their other parks but did not think it would be true of Peachtree City.
- The variance requests should be denied because they did not provide the required supporting documents which included a detailed report as to why the variances were needed and how they related to the six review criteria. A detailed report was important so people would understand this request. Without that, he did not see how the Planning Commission or City Council could make a decision.
- They were requesting upward of a 50' encroachment into the 75' setback. However, the ordinance also prohibited extending the access drive through the 75' setback and further stated that no non-conforming building structure or use could be extended to occupy additional land area not utilized for such non-conforming building structure or use as of the date the ordinance was enacted.
- The City had admitted this proposal would require encroachments into the 75' setback. Basically, the project did not fit and was not suitable for this site.
- If it was determined that the water slide tubes were within the building, they should be treated just like a drive-thru window and could not extend into the setbacks.

Mr. Russ Korn, the HOA president for the Kedron Hills subdivision, was in attendance to represent the Kedron Hills Board. He supported what the others had said but had some additional points as well.

- There was a high burden to rezone and to change the Land Use Plan, and the burden was focused on the village. A lot of the residents in Aberdeen Village did not support this plan. They had not heard any benefits this development would bring to their village, and it also did not bring any benefits to Kedron Village. He asked the commissioners to keep this in mind when making their decision about whether to approve this rezoning and grant these variances.

- He had done some research and looked at the accolades which had brought him and others to Peachtree City. There were several years where *Money Magazine* had ranked Peachtree City in the top 10 cities in the country for great places to live. A common trait of all of the top 10 cities was that none of them was a destination for tourists.
- He had participated in the discussions relative to the Kedron Office Park rezoning a few months ago. During the discussion, it was determined the city needed more hotel rooms for corporate use, and that thought process ultimately resulted in the property being rezoned. Taking away 233 rooms and 150,000 SF of meeting space was not going to help Peachtree City bring in business that would support this community.

The following residents were among those from various villages in the city who spoke in opposition to the proposal:

- Ms. Andrea Phillips, a resident of Preston Chase subdivision in Aberdeen Village.
- Mr. Andy Jurchenko, a resident in The Preserve subdivision in Braelinn Village.
- Mr. and Mrs. Joe (Diane) Henebry, residents of the Cloister subdivision in Aberdeen Village.
- Ms. Alicia Conner, a resident of the Cloister subdivision in Aberdeen Village.
- Ms. Cathy Nelmes, a resident of Golfview subdivision in Kedron Village.
- Mr. David Worley, a resident of The Point at Lake Kedron subdivision.
- Ms. Cindy Brant, a resident of Fairfield subdivision in Aberdeen Village.
- Ms. Connie Haynes, a resident of Fetlock Meadows subdivision in Glenloch Village. She spoke as a private citizen but, in the spirit of full disclosure, noted she worked for the Environmental Protection Division (EPD) in the Stormwater Unit.
- Mr. Mike Latella, a resident of Sandown Creek subdivision in Glenloch Village.
- Mr. Scott Beemer, a resident of Kedron Hills subdivision.
- Ms. Pam Kemp, a resident of Avalon Park subdivision in Glenloch Village.
- Ms. Mary Tracy, a resident of Fairfield subdivision in Aberdeen Village.
- Mr. Keith Starkey, a Peachtree City resident.
- Ms. Consuella Martinez, a Peachtree City resident.
- Mr. James Cox, a Peachtree City resident.
- Mr. Tom Williams, a resident of Tyrone who had worked in planning for the city of Atlanta and Fayette County.

Their comments included the following:

- Was more money for the city the important thing? Did it not matter that this development would also bring more traffic, more people, and more noise?
- Preston Chase was not a fancy subdivision, but it was nice and quiet; it was home; and it was Peachtree City the way Peachtree City was supposed to be.

- This corridor was laid out topographically in such a way that it handled a lot of runoff for the city. If the stormwater was not managed properly, the apartments and condos at the north end of Lake Peachtree would flood as badly as they did in 1994. At that time, none of the retail shopping centers and associated impervious surfaces that currently existed in that area had been developed. This development would double the amount of impervious surface. A lot could be done in the way of green infrastructure and low-impact development that could positively handle the water coming off of this site. Nothing had been said about permeable pavers.
- The developers had disavowed any responsibility for stormwater issues on the site which meant the taxpayers would have to pick up the majority of the costs for mismanaged stormwater. This was a very serious issue and this proposal, especially the stream buffer variance, should definitely be denied. There were better sites.
- Property values of neighboring subdivisions would tank more than others in the city, but this development would impact everyone.
- Aberdeen Parkway embodied everything good about Peachtree City.
- Historically, downstream from Dolce through The Coventry had been one of the city's documented flooding areas. All of the Dolce property drained through 26 lots in The Coventry, under Flat Creek Road, and onto the homeowners who lived along Flat Creek and Tinsley Mill. Photographs provided are attached to these minutes in Attachment "B".
 - Five years ago, a 2-1/2" rain flowed downstream and flooded Tinsley Mill resulting in 10 houses being evacuated and over 1,000 people losing power.
 - Nine years ago Tropical Storm Cindy dropped so much rain that it caused massive flooding in the Tinsley Mill area and the neighborhoods on the way downstream to Tinsley Mill. A young man lost his life in the flood waters of the creek that went right through their lots.
- The understanding was that this development would add approximately 4-1/2 acres of impervious surface to this site, above what was there now. Storms of 2-1/2" and more had come through Peachtree City in the past. Sometimes the sewer lines suspended above the creek beds were impacted and raw sewage was dumped in the creek and Lake Peachtree. This had happened in the past, and it was approximately 24 hours before equipment could get to the pipe to repair it. The city could not afford to approve any kind of additional impervious surface that would amplify an already documented flooding zone. Any rezonings, any variances, and any development of this property that would add traffic, lights, outdoor illumination, or stormwater to this site should not be approved.
- It did not matter what the mayor of Concord thought about Great Wolf's development in Concord. This was completely outside of what the original founders envisioned for this city and was a slap in the face to the citizens who had not even been invited to participate.

- Pond's traffic report showed there would be 1,400 additional cars per day for the people who would be visiting this facility. Yet, there was no recommendation for a traffic light or any other improvements for an area that already had a traffic problem. If money was the issue, something else should be figured out.
- This impacted everyone in Peachtree City because it would affect the quality of life for residents in all of the villages. Peachtree City should not be the Six Flags of South Atlanta.
- Was the estimated tax revenue above and beyond what Dolce already brought in?
- Public servants were charged with looking out for the residents. This would be throwing them under the bus, and it would appear they were not doing their job. If this proposal was not killed, the perception would be that it was about the money, not the village. Find another way to get the money.
- This development was completely inconsistent with the principles on which the city was founded.
- The uses as proposed were not consistent with the GC zoning district. The use of the property as a destination resort was not similar to a destination training facility. Conclusions should not be based on that point. There were also no retail stores in Dolce, no arcade, no mini-golf, and no bowling alley.
- The point that the other permitted uses in GC could be worse than this one was not an appropriate factor.
- The traffic analysis included in the Staff report was sketchy at best. If there was not going to be an increase in traffic, why were they requesting a 70 percent increase in the number of parking spaces on the property?
- The review criteria in the city ordinance relative to granting variances stated that the City Council should not grant the request unless all of the six findings listed could be made. No special circumstances that would allow the variances had been described. The only reason for the variances was that the property was unable to be used the way they wanted to use it. The current zoning could not be a special circumstance.
- All of the city's villages were represented which showed the whole city was concerned about this. Granting variances should be taken very seriously because the exceptions became the precedents and allowed future exceptions elsewhere in the city.
- Property values would depreciate if this development was allowed to come to Peachtree City. Had any of their other parks been developed near residential areas? If so, what was the impact on the residential property? How many trees would be removed?
- It boggled the mind that this was even being considered.
- How would this development help Peachtree City and the people who lived here? Peachtree City would never be the same and would not recover.

- The single largest investment most people made was their home. This was the bottom line. People moved here because the planning and zoning appealed to them.
- Increased traffic, light pollution, and noise pollution. Additional industrial air conditioning compressors, air handling units, and water chlorination pumps would be installed and would operate 24 hours a day, seven days a week. There would also be noise from service and trash trucks on a regular basis.
- Research showed that all of the existing Great Wolf Lodge properties were in commercial areas and most were next to interstate highways, three-quarters of them were one-half to one mile away from the closest residential properties. The remaining sites were between 750' and 2000' away. This was significantly different from what they were proposing in Peachtree City.
- Had an environmental impact study been done? They were told there had not been one.
- If they were unwilling to conform to Peachtree City's statutory requirements, they should locate their business elsewhere and not demand that we conform to them.
- The Planning Commission had a responsibility to the homeowners and residents in this community.
- If this development had been under consideration a year ago, they would not have bought their house. She feared that if this was approved, there would be other people who would not purchase in their neighborhood.
- They were trying to shoehorn this into an area where it did not work.
- The Internet allowed virtual visits to a Great Wolf Lodge and illustrated the associated loud screaming. It was felt these screams would be audible to the houses and apartment buildings that backed up to this site.
- Renters were also citizens of Peachtree City. A lot of people rented before they bought their homes to decide whether this was where they wanted to live.
- The Planning Commission and City Council should listen to the citizens and do what they wanted. A petition with 330 signatures and 8 pages of comments from people who opposed this proposal was provided to the Commission and is also attached to these minutes (Attachment "C").
- New residents moved here because of what they saw and read about the small town feel of Peachtree City and the awards the city had won; they were not looking for a tourist town but great schools and a community where home values would increase, not decrease. This did not happen in tourist towns. Peachtree City was a "10" to other communities; it was wonderful here and it did not exist anywhere else. Other communities where Great Wolf Lodges were located were lucky if they were a "5."
- Communities were not planned by businesses but by people. People did not want to see those tubes no matter what color they were.
- The traffic flow on the golf cart paths would increase. What about accidents on the paths?

- Had a study been done as to how the sewer system and the water treatment plant would be affected by all of the restaurants that were proposed to be a part of this facility? Some residents in this area had already been negatively affected by the expansion of the Wisdom Pointe retail center.
- Although one resident had a great experience when he visited a Great Wolf Lodge, he noted there was easy access to it because it was off the highway. This would not be the case if they were to develop in Peachtree City. This would be the first and only lodge that was located in the heart of a city backed up against residential neighborhoods. He would love to see a location in Atlanta or somewhere else in Georgia, but not in the heart of Peachtree City. The Applicant and the city should rethink this plan and they should move on to another area.
- Their dream home was in Peachtree City, but they would move away if this development was approved.
- Everyone should be up in arms. This was not something Peachtree City should consider. It was disappointing that it had even been brought forward to the Planning Commission.
- Mr. George repeated a quote from the Land Use Plan:

Promotion of the idea of Peachtree City as a planned community involves the organization of people and resources in a way that unique land use relationships serve city residents, not control them.

- Another resident had relocated from New York and had experienced this scenario before. After a Splish Splash water park was allowed to locate in a suburban neighborhood in Long Island, everything went down the drain, i.e., infrastructure, schools, property values, and all the residents left. He would hate to see something like that happen to Peachtree City because it was not worth it, regardless of the potential revenue.
- A homeowner in The Coventry lived in one of their homes that would be closest to this development if it were to be developed. She was alarmed to read that some of the City Council members would think this would be great. She did not want to see this facility in their back yard. She would be able to see the slides and so would the school, the church, and most of the residents in attendance. Dolce was very well hidden, and their guests were picked up at the airport and then taken back to the airport by shuttle. They did not drive cars in and out so the traffic would be greatly increased if this Great Wolf Lodge were developed.
- Great Wolf would change the city's lifestyle and was not good for any of the residents of Peachtree City.

Many who spoke were not against this development, only the proposed location. It was thought there were better locations in both Peachtree City and Fayette County, e.g., near Pinewood Studios, where the economic base would still benefit.

The following questions were asked:

- Was the projected tax revenue above and beyond what Dolce currently brought in? Mr. Rast said the Applicant had provided information which stated that the proposed use should create additional revenues to the city estimated to be as follows:
 - Property and hotel taxes – approximately \$108,000 and \$1.5 million, respectively.
 - County property taxes – approximately \$433,000.
 - County and state sales taxes – approximately \$1.7 million.

Mr. Destadio asked whether anyone on City Staff had verified the figures. Mr. Rast said they had not.

- Were the projected 500 new jobs above and beyond those currently employed by Dolce? Were these full-time or part-time jobs?

Mr. Lombardo said these were estimates based on an average at other properties. He thought Dolce had 99 to 100 employees. Of the 500 employees, 300 would be full time and 200 part time. Most would be 18 and over, but life guards could be under 18. He did not know the corporate age policy.

- What occupancy would Great Wolf have to maintain in order to bring in the projected revenue?

Mr. Lombardo said their properties generated an average of about 65 to 70 percent occupancy year round. When school was in session, it was more like 20 to 30 percent. Their figures showed what the city would collect based on their occupancy patterns and average rates. This was the average over the year.

In response to another question about how their shifts were scheduled, Mr. Lombardo said the traffic study was based on part-time employees working three to four-hour shifts.

Mr. Rast said building permit fees, plan review fees, and impact fees would be required for any new construction; and stormwater would have to comply with the current ordinance.

Mr. Destadio asked whether an environmental impact study had been done. Mr. Rast said that was not required as part of the rezoning application. After the site plan was approved, per the city's ordinance, the conceptual stormwater management plan

would be prepared and would address how the stormwater from new impervious areas would be handled.

Mr. Lombardo clarified that they did not rent or use golf carts in any of their operations and it was not their intent to do so here.

Would there be golf cart parking on this property to accommodate any Peachtree City teenagers who might want to use the amenities that were open to them? Mr. Lombardo said no analysis of golf carts had been done. It was noted there were about 3,000 high school students in the community and many had access to golf carts.

Mr. Dufresne questioned what Mr. Rast had said about complying with the ordinances that allowed encroachment of up to 45' into the 75' setback that was established in 1977 with enactment of the Zoning Ordinance.

Although he did not have a copy of the ordinance with him at this meeting, Mr. Rast said the one in his office definitely stipulated the setbacks for the parking and the building as depicted in his presentation. He did not think the Staff, Planning Commission, or City Council at that time would have approved the development if it had not complied with the ordinances in place at the time. Mr. Dufresne thought this was an important question because if it was not a lawful encroachment; this was a non-conforming use and the ordinance required it be brought into conformance before it went further in rezoning.

Mr. Meeker said the ordinance needed to be checked because he believed it referenced building setbacks, and there was a difference between a setback and a buffer. Nothing pertaining to the development could occur within the buffer whereas a building setback typically was how far the building had to be from the property line. Mr. Dufresne clarified that it was setback and not buffer. Mr. Rast thought the building setback was 20' but, if adjoining a residential property, it was increased to 75'. That was the reason the building was 75' from the setback.

Mr. Dufresne stated that Pitney Bowes was granted variances in September of 1981, but it was not known what they were for. Mr. Rast stated the variances were for a reduction in the parking, and a special exception was also granted for the various uses that were permitted. These were part of Staff's rezoning packet and were part of the rezoning for an additional two- or three-acre tract of land on the northwest corner of the site. Mr. Dufresne said he had specifically asked to see the documents from 1981 and was told by the city they did not exist. Mr. Rast said he had found them.

Ms. Haynes asked what the floodplain zone was for this property. Mr. Borkowski said it was Zone "X," which meant the whole tract of land was not considered a floodplain.

Why did Great Wolf Lodge decide to build so far off the highway and why did they choose Peachtree City? Mr. Lombardo said they looked at overall demographics, the acreage of the specific site, and its proximity to other areas in the market. They looked at properties that were available, and this property was for sale.

Was this site's location so far off the expressway not a negative? Mr. Lombardo said the information previously provided was incorrect. Not all of their properties were on an interstate. They had a mix of properties that included both remote and urban locations. Guests arrived and departed very gradually and at different times during the day. The water park was open 9 to 9, weekends possibly until 10, and could be accessed both the day of arrival and the day of departure.

Had there been any problems with teenagers causing problems outside the property? Mr. Lombardo said they had not previously had this issue; typically, the only teenagers were with their families and the teenagers were older brothers and sisters who did not have their friends with them.

Were they adding to the number of rooms Dolce currently had? Mr. Lombardo said they were increasing by 165 rooms; these would be the themed suites mentioned in his presentation.

Had there been any major issues with stormwater runoff from massive parking lots like Target, WalMart, and Home Depot? Mr. Borkowski said to his knowledge, the city had not been notified of downstream flooding issues from Walmart or Target.

How many additional heating and air units would be needed? Mr. Jones was not looking at the drawings, but the current hotel had a two-pipe system. The systems that ran the current property were in the back of the property. They had asked, and no one indicated they were hearing that system. They would be adding some units for the water park and they would be inside. These would be packaged air units for the hotel rooms and they would be enclosed. The pumps for the water park were in the basement of the bunker building, a three-story building that housed all of the mechanicals. Nothing would be heard as the building was constructed with 10- to 12-inch concrete walls. The second floor was offices and restrooms, and the third floor housed the HVAC units.

How much revenue was generated by major tourist venues such as the Air Show, marathons, July 4th festivities, etc., that the city promoted?

Because this resort would be so close to their homes, residents were concerned about noise from this facility. Would the tubes be insulated for the associated noise as people came down the tubes? Mr. Jones said the Tornado and all the other slides were totally enclosed. Insulation was used in very cold climates so the water would not freeze. In

most areas of the country, they ran hot water through the slides so there was no need for insulation. The noise factor had not been an issue at any of their resorts.

How many of their resorts backed up to a residential area as this one would? Mr. Jones said there were residential facilities across the street from the entrance to their new Boston facility; there were also residential areas close to their facility in Grapevine, Texas.

It appeared that all of the tubes and slides fed into the main building. Mr. Jones said some of them were inside and returned inside, and some went outside and returned to splash down in pool areas.

Did they have metal roof lines? Mr. Jones said they used two types of roofs, one was a shingle roof and the other was a standing seam roof which cost three times the amount of a shingle roof. They tried to do this for longevity and maintenance of the building.

In response to a reference to the building looking like an echo chamber on the Internet, and a question as to whether all of the screams would be heard by neighboring homeowners, Mr. Jones explained that the water park building was a poured concrete structure with an insulated roof. The other buildings were steel frame with sound and insulation attenuation blankets. The FTC ratings for those buildings exceeded 52 which was probably more than other buildings in the area.

Why was this property chosen when it would exclude the residential areas that would surround their facility? Mr. Lombardo said they looked at the overall market which was about a 180-mile radius.

How did they offset the lack of occupancy in the off season? How did they make up a 50 to 60 percent drop in revenue? Mr. Lombardo said it was more of a weekly change in occupancy. They were always busy on Friday's and Saturday's but were slow Monday through Thursday when kids were in school so there really was not an off season and was more dependent on the school calendar.

In response to a question about whether they ever offered day passes to non-hotel residents, Mr. Lombardo said they did not offer general admission to the water park. People could, however, access the other venues. On rare occasions, they would host charitable events.

Year round they averaged 65 to 70 percent occupancy. In the summer, it would be much higher than that, probably over 80 percent but it varied by property.

Did they care about the will of the community? Mr. Lombardo said they absolutely did. He had been with Great Wolf for 11 years, and the feedback they had received from

communities had been fantastic. They were viewed as great neighbors and great venues for families. They thought the family theme in Peachtree City was consistent with everything they did. It was great to see how passionate the citizens were.

Mr. Rochester made the following comments:

- Approximately 35,000 to 40,000 people lived here. This was not the entire community; this was only a portion of it. They had also heard from people who were supportive of this proposal.
- This piece of property was zoned GC. It was an existing hotel that was for sale and could continue to be used for commercial use. The main part that was contentious was the water park.

In response to a question as to whether there would be windows, tables and chairs on the back of the new three-story part of the hotel, Mr. Jones said there would not be balconies, but there would be windows.

How many experiences did they have going into the center of a residential community like this one? That was a lot different from being located in a commercial area on an interstate highway. Mr. Lombardo said there were a couple of their locations that were located near residential communities. Mr. Jones explained they were currently building a facility in Garden Grove, California, where two sides were residential. Their facility was on one side and apartments and homes were on the other side of an 8' fence. In Fitchburg, Massachusetts, they met with the neighbors who lived across the street in an apartment/condominium community. This was not an expressway; it was a street. The residents expressed their concerns, they answered their questions, and they had not had any issues with them since they opened a year ago.

Did any of the Great Wolf representatives live behind a water park? None of them did. Would they or any of the Planning Commissioners want to?

The Commissioners' comments included the following:

Mr. Destadio

- Why had an environmental impact statement not been done? There had been a lot of comments about the drainage problems downstream, specifically down to Tinsley Mill. He thought the Fayette County Disaster Preparedness Plan had specifically charged the city to make some improvements to address downstream flooding.
- Mr. Borkowski explained that generally an environmental impact assessment was required when federal funding was pursued. That was usually not our bailiwick. Mr. Destadio pointed to the obvious problem at Tinsley Mill. Mr. Borkowski stated

Tinsley Mill was different in that they received runoff from over 50 percent of the city, not just Dolce. It had been flooding since 1977.

- Mr. Destadio asked if there was anything to address any potential increase. If it flooded now, it would seem any increase would cause it to flood more.
- Mr. Borkowski stated we did not currently have anything because it was not required in our ordinance. The ordinance dealt with stormwater at the plan development stage. When they submitted plans for development, we would ensure there was no adverse downstream impact because of this development.
- Mr. Destadio confirmed that Mr. Rast would get with the City Attorney to resolve the issue with the ordinance as to whether the site was out of compliance.
- Had the failed sewage line been addressed? WASA had indicated the 8" line was adequate. Had they addressed any of the potential problems with the aerial crossings? Mr. Borkowski was not aware of, and had not been involved with, any discussions with WASA on this subject.

Ms. Wojcik

- Why were the tubes not enclosed inside the building? Mr. Jones stated that sometimes they were inside and sometimes they were not. Mr. Lombardo stated it would be cost prohibitive to enclose these tubes in a building.

Mr. Daily

- Had they explored the idea of rotating the water park feature 180 degrees so the slides would be internal to the lot? Mr. Lombardo said they had but they just did not have the space for it. They brought in their water park contractor but could not design the site to do that.
- Was that because of the layout of the hotel that was there now? Mr. Lombardo said it was.

Mr. Conner

- Did the recent announcement that Wyndham had purchased Dolce have any bearing on this proposal? Mr. Rochester stated that Dolce only managed this property but did not own it. His understanding was that the company that managed the property was bought by Wyndham, but they did not buy this property.
- Did we know for sure that the proper legal organs were in place today for this group to approach the city about rezoning this property? Mr. Lombardo said the owner had signed their application, and it was not Wyndham or Dolce.

Mr. Destadio thought it was only fair that the representatives of Great Wolf make some closing remarks.

Mr. Lombardo appreciated everyone coming out; the passion for this community was impressive.

Mr. Destadio said they owed it to Mr. Rast as the commissioners took great pride in being residents themselves. They were here to do a job and stood behind City Staff who typically had done a very, very good job. He said "typically" because they did not always agree. Mr. Rast had done a good job for them and the city. His job was to look at both sides as objectively as he could. On behalf of the Planning Commission, he thanked Mr. Rast for what he had done for the Planning Commission.

The Commissioners had the following comments:

Ms. Wojcik

- She had always been one of the tree huggers on this board. Variances that affected the environment always concerned her as did cutting down trees and the height of buildings. She appreciated that the building height had been lowered to 90'. What was the highest building above grade?
 - Mr. Rast said it depended on the zoning district. Some industrial buildings were at least 60', and some office buildings were in excess of 60'. Off hand, he did not think there were any retail buildings in excess of 45' to 50'. At one time, the ordinance allowed an unlimited height in all of the zoning districts. When the ordinance was amended a couple of years ago, we put in a caveat for special provisions for anything over 35'. In some zoning districts, the maximum height was 60' with special provisions. A lot of it depended on where the buildings were located. In commercial and office, 60' to 75' was probably the max for buildings currently in the city.
- The additional parking that would be required was also a concern, and she realized some of it would be on top of the tennis and basketball courts. Would they consider doing pervious parking instead of impervious? Mr. Lombardo said they would have to do some work with their designers; he was not sure whether they could do this.

Mr. Prebor

- He was hoping this would be something for the children in Peachtree City. At the end of the day, this was taking away from the business travelers we needed to attract to get the offices filled.
- He was also concerned about added traffic. Aberdeen and SR 74 was already a dangerous intersection.

- Stormwater problems also needed to be addressed for the city as a whole.
- He was not in favor of granting any variances to the buffers especially for an area that would back up to the residents of Preston Chase and Wisdom Woods.

Mr. Daily

- There were a lot of items, i.e., stormwater, traffic, etc., that could be addressed even though solutions had not been found during this meeting.
- There were also hurdles that could not be overcome.
- There was a higher standard for rezonings and variances.
- Was this use compatible with adjacent neighborhoods?
- Asking for an encroachment for the water slide element was another strike against this proposal. Even if it was brown in color, people were still going to have to look at it. He would have given it a lot more serious consideration if there had been a way to bring it internal to the lot.
- He realized they were trying to work with an existing structure. The fact that it did not work with the existing structure might indicate this was not the right piece of property for this particular use.

Mr. Conner

- He was not in favor of this proposal. The concerns that had been voiced were his concerns as well. His wife was one of the speakers. He did not want this to be the view from their dining room window.
- He had looked at the Great Wolf facility in Concord and noted the following:
 - There was a really strong chlorine odor.
 - The sound coming from the facility was pretty loud.
 - He would not want it in his back yard if he lived in Preston Chase.
- He did not necessarily disagree with the people who spoke in favor of the proposal; this just was not right for Peachtree City.

Mr. Destadio

- He believed very strongly in the Land Use Plan. Variances were required at times, but we should make sure the variances that were granted were for the benefit of the city as a whole.
- People came to Peachtree City for a reason, and he believed that reason was embodied in our Land Use Plan.
- The city's motto was "Plan to Stay," not "Plan to Come to a Tourist Attraction."
- The environmental impacts concerned him a great deal, and he did not think they had been adequately addressed. Even though no federal money was involved and an environmental impact statement was not required, it was still important to look at the significant impacts. Whatever was built and wherever it

- was built, it would have an impact on the city structure. We needed to take a look at the current problem areas and, if possible, not add to them.
- He was dismayed that the city had not taken the time to justify and validate the revenue projections.
 - He had worked with Pond and they were a good company, but he would like to know what they meant when they did the traffic study. It seemed it was grossly inadequate.
 - There were too many open issues, i.e., the tax validation, the impact on the community, and the legality of the development.

After discussion, a motion was made by Ms. Wojcik, seconded by Mr. Conner, and unanimously adopted that the proposed rezoning and variances be forwarded to City Council with a recommendation that they be denied.

Attachments "A" – "C"

Coventry Homeowners Association

Presentation to the Peachtree City Planning and Zoning Commission

9 February 2015

My name is Harvey George. I live at 130 Cloister Drive in Peachtree City. I am President of the Coventry Homeowners Association and speaking on behalf of a community of 89 homes bounded by Flat Creek Road, Northlake Drive, Aberdeen Parkway and Riley Parkway.

Representing the Coventry Homeowners Association, I request that the Planning and Zoning Commission recommend disapproval of the rezoning application and any associated variances to the City Council.

Residents of The Coventry are fortunate to live in a planned city in which the various land uses are blended in a harmonious way to the benefit of all. The concept, as described in the City of Peachtree City Georgia Land Use Plan adopted May 1985, divided the city into villages (Braelinn, Glenloch, Aberdeen etc.) each of which would have a neighborhood retail center plus there would be an industrial zone. That concept has evolved to include major retail zones (Kedron expansion, The Avenue, WalMart complex, etc.) that serve the entire city and the immediate surrounding area. The Land Use Plan goes on to say, "Promotion of the idea of Peachtree City as a planned community involves the organization of people and resources in a way that unique land use relationships serve city residents, not control them." (Note 1) The Peachtree City concept does not embrace the development of activities that primarily draw their patronage from outside the immediate area. For example, there are no car dealerships in the city.

Great Wolf Lodge of Georgia, LLC (Great Wolf) has submitted a rezoning request to the Peachtree City Planning and Zoning Commission to change the zoning of the present Dolce Conference Center property (the site) from GC, General Commercial, to LUC, Limited Use Commercial in order to develop the site into a recreational hotel oriented around a water slide and related activities. The LUC zone designation permits adaptations to the property that are not allowed in the existing GC zone and is usually specific to the special requirements of each site. (Note 2) Great Wolf is not intended to serve Peachtree City and the immediate area. Its primary market is the Atlanta metro area. The business model could not be sustained if the market was just Peachtree City and the surrounding area. This project would be detrimental to the character of the site and the surrounding neighborhood.

The site is bordered on the North by the Preston Chase Subdivision, Wisdom Circle and Stillwater Housing units, a church on the East and the Coventry Subdivision on the southeast directly across Riley Parkway. Stormwater drainage from the site flows into and has the potential to adversely affect the Coventry. The site is surrounded on two sides by residential development.

The Dolce, recently purchased by Wyndham, consists of a hotel and conference center and has minimal impact on the surrounding area. If developed according to the application the site would have a far greater impact. A 54,800 sq. ft. watersports building plus 14 retail activities totaling 173,615 sq. ft. (Note 4) greatly changes the nature of the site. The Dolce is 57 ft. High

(Note 4). The roofline of the proposed watersports building would be 73 ft. 11 ½ in. high (Note 5). We estimate the tree line to be about 60 ft., so a very large facility, taller than any building in the area, would tower above the tree line about 15 feet. In a meeting with concerned residents on 3 February 2015, Mr. Brian Rochester, an engineering consultant retained by Great Wolf, described a water slide tower that would be 85 to 95 feet tall. This tower does not appear on the site elevations submitted with the rezoning request but we believe it will be part of the project. This huge structure would dominate the landscape. The 75 ft. setback as required by the LUC zoning (Note 6) must be retained.

The LUC zoning is intended for use only when a commercial district, in its unrestricted form, would be an isolated district, unrelated and detrimental to the surrounding area. (Note 7) The Great Wolf facility is an isolated district, unrelated and detrimental to the surrounding area. Although Great Wolf has endeavored to make some concessions as a result of meeting with concerned residents, the facility is too massive to fit into the site without being detrimental to the surrounding area. A precedent for recommending disapproval exists when the Planning and Zoning Commission recommended disapproval of a zoning request for a hotel adjacent to Wisdom Road, in the immediate vicinity of the site, because the hotel did not fit into the requested tract. (Note 8).

If, in its wisdom, the Planning and Zoning Commission elects to submit a favorable recommendation to the City Council, I request that you table the rezoning application pending resolution of issues described below:

1. Determine if there is a tower of 85 to 95 feet in height. Request a drawing of it, evaluate it as part of the decision process and include it in the documentation package.
2. Request a detailed stormwater mitigation plan. Have a third party review the plan with specific concentration on outflow to residential neighborhoods in all directions and make recommendations to the Planning and Zoning Commission.
3. Require Great Wolf to include a plan to manage drainage to the North as part of their buffer development.
4. Require Great Wolf to provide detailed specifications of the pumps needed to operate the watersports building. The specifications must include a description of the pumps, their capacities, the noise output expressed in decibels, and plans to mitigate the noise output.
5. Validate or update the traffic study to make certain that all projected traffic for employees, service, deliveries, hotel guests, non-hotel customers and other sources is addressed. Quantify traffic impacts on the GA-54, Northlake Parkway, Aberdeen Parkway route to the site. (note 9)

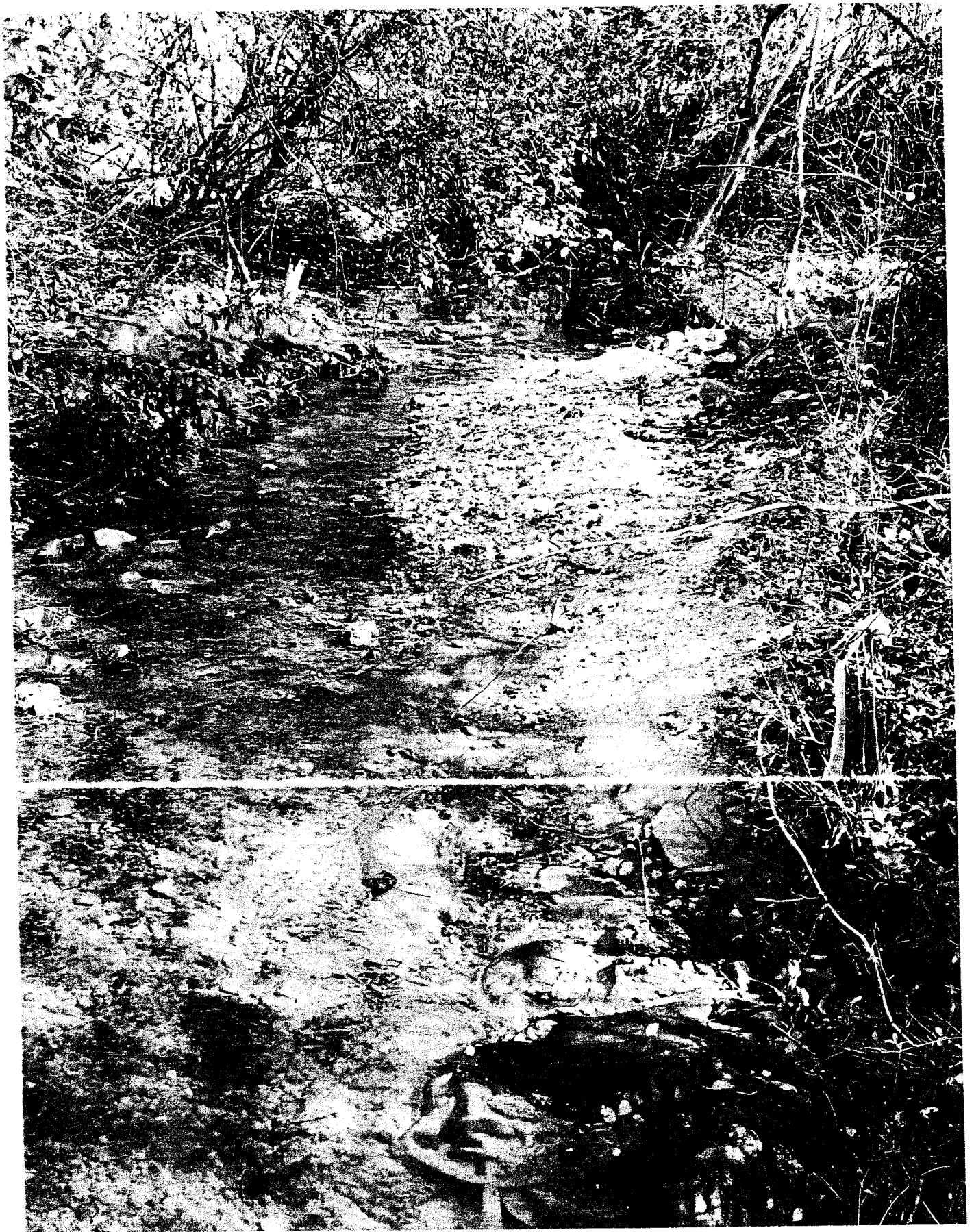
I request that the Planning and Zoning Commission include this presentation as part of the minutes of this meeting and any recommendations going forward.

Respectfully submitted for the Coventry Homeowners Association,

Harvey W. George
President, Coventry Homeowners Association

Notes:

- 1 – City of Peachtree City, Georgia Land Use Plan, adopted May 1985.
- 2 – Section 1006A, Peachtree City Code of Ordinances, pertaining to LUC zoning definition.
3. – Site Plan and narrative as submitted on 6 February 2014.
4. – Position Paper, Peachtree City Planning and Zoning Commission, 6 February 2015
- 5 – Great Wolf Lodge Building Section, Drawing A10.1 submitted with application.
- 6 – Ordinance No. 262, 4-8-1982, Ordinance No. 366 § 19, 5-22-1985, Paragraph 1006A.4 sections (d) and (e)
- 7 - Ordinance No. 1066, § 1, 6-6-2013m Section 1006Q – LUC Limited-use commercial district States: “These regulations are intended for use only when a commercial district, in its unrestricted form, would be an isolated district, unrelated and detrimental to the surrounding area.”
- 8 - Planning and Zoning Commission minutes dated 22 July 2013
- 9 – Coventry residents are aware that traffic from the East on GA-54 uses Aberdeen Parkway rather than turning onto GA-74.



Attachment "B"





change.org

Peachtree City Planning Commission

Greetings,

Deny Rezoning and Buffer Waivers for Great Wolf Lodge of Georgia LLC

Comments

Name	Location	Date	Comment
Kirsten Soriano	Peachtree City, GA	2015-01-28	Do not want to destroy the lifestyle we have in Peachtree City!!
Valerie Bean	Peachtree City, United States	2015-01-28	We are a residential community not a vacation spot. We don't need to provide jobs for people who don't even live in our community. NO!
Nuy Pippin	Dothan, AL	2015-01-28	Our children / grandchildren live in this residential area where it is supposed to be built and her father and I deeply oppose this being built there. Too close to schools and others .It would make a traffic hazard for the school buses and there already PLENTY of THAT. NO ,NO ,NO . Our daughter constantly has to travel 54 and 74 and I have been with her many times where the traffic was bumper to bumper. PTC DOES NOT NEED MORE TRAFFIC JAMS.AND THAT IS WHAT THE THING WOULD BRING.
Mary rendall	Peachtree City, GA	2015-01-28	i think the 'hotel' is a very poor idea for PTC!
Lulu Preble	Peachtree city, United States	2015-01-28	I'm signing because there are plenty of other places on the outskirts of town to build this. We don't want this right in the middle of our neighborhood.
Mary Treacy	Chicago, IL	2015-01-28	My husband and I recently bought our first home which is in PTC within walking distance of the Dolce and the proposed GWL. We would not have purchased this home had a large water park been proposed within walking distance at that time. We are extremely concerned about the traffic and noise a water park such as GWL will bring to the area that the current Dolce clientele does not. And of course we are concerned that our first home purchase will decrease in value due to the addition of GWL in such close proximity.
David Gober	Peachtree City, GA	2015-01-28	GWL does not belong in a residential area.
Alan Treacy	New York, NY	2015-01-28	I believe they can build the Water Park somewhere else with the endless abundance of land in Sourh Georgia, instead of on top of where people live.
Ellen Gober	Peachtree City, GA	2015-01-28	The GWL does NOT belong in the middle of our neighborhoods. I have been to the GWL in Grapevine TX as well as Charlotte. Both of these are NOT in residential neighborhoods. While GWL has its place , they are NOT high end , Hligh clientele resorts. This would bring a DISNEY atmosphere to our quiet community and would bring down property values. In addition, I don't care what the GWL brings to the Charlotte area. As reported in the citizen today, it again is not located in a residential area.
Elaine DeMesme	Peachtree City, GA	2015-01-28	I do not think the Great Wolf Lodge is an appropriate business to have so close to this quiet residential area.
Jean Gilbert	Peachtree City, GA	2015-02-06	This is not the place for Great Wolf. Please respect our community more than money.
Brooke svoboda	Peachtree City, GA	2015-02-06	I grew up here and moved back to ptc as an adult. I love it here but only because it isn't commercialized and the traffic is bearable. I love it because it is a planned community and things like GWL don't fit into the plan. Do not let this go through. We do not want a 9 foot slide in our beautiful city. If you allow this, many of us will move.
Christiana Brown	Peachtree City, GA	2015-02-06	I am signing because I do not believe GWL belongs in a residential area. I do not see benefits for the community beyond some tax revenue. I see many negatives. Storm runoff, noise and traffic pollution, traffic volume, unsightly facility, decreased property values for those neighborhoods affected. It is simply the wrong location. It belongs down 74 in the industrial area or on the banks of Lake McIntosh, away from our neighborhoods. Closer to airport where noise pollution is already a deterrent to new residential development.

Name	Location	Date	Comment
Stephanie wallman	Peachtree City, GA	2015-02-06	Our community does not need this sort of business! We are a small close knit group and do not want it to become a vacation town!
Lani Nichols	Newnan, United States	2015-02-06	I want to save the integrity and beauty of our city. My fellow neighbors don't deserve to have this in their back yard!
Elizabeth McKay	Peachtree City, GA	2015-02-06	It would be better suited in a less populated part of town or county
Kristen Smith	Peachtree City, GA	2015-02-06	NINE STORY SLIDE!! No right for Peachtree city
Karen Leverich	Peachtree City, GA	2015-02-06	I believe a facility such as this should be located outside of the town in a more wide open space.
Amber Vongphouthong	Peachtree City, GA	2015-02-06	Is should not be in ptc! Find a better place.
Teresa Hampton	Peachtree City, GA	2015-02-06	This will not be good for our community it is too close to subdivisions
Linda Klieber	Peachtree City, GA	2015-02-06	When we moved here 16 years ago, we were told that PTC was as 'developed' as it was going to get as per the original intent of its conception. It is truly time to put a stop to all of this over-development. There are plenty of other places for people to move if they want more 'action.' This plan is ridiculous.
matthew klieber	Peachtree City, GA	2015-02-06	this is not the direction PTC should be going. We have enough traffic and this will only add to it. How many more Police Officer will PTC have to hire?
Gina Sanchez	Peachtree City, GA	2015-02-06	I do not want this Lodge here because it will bring in too many people which can result in more crime and cheapen our city. It is also too close to homes and an Elementary school.
Joan Neeld	Peachtree City, United States	2015-02-06	This is not the appropriate place for this, right next to residential neighborhoods. Traffic from day visitors, the garish colored waterslide, the noise generated from this slide
Carolynn Sears	Peachtree City, GA	2015-02-06	This This is not the right fit for this community. It will negatively impact those residents living directly behind and around the hotel. Increase in traffic. We moved here due to the small town community feel of this area. This will change the bubble from what it is and be an eye sore. Please consider the people that live here more than the revenue that this will bring in. Think what will be best for this community and maintain what we have and try and keep it for as long as we can. This type of establishment does not belong in a residential area. There has to be a better place for it than our bubble.
jennifer watson	Peachtree City, United States	2015-02-06	I have personally seen this lodge in North Carolina and it does not belong in the middle of our neighborhoods. It needs to be in a wide open area as is the case in Concord, North Carolina.
John Capobianco Jr	Peachtree City, GA	2015-02-06	There is NO way this is a good thing for PTC, it doesn't fit with the city feel!
Cindy Kimbler	Peachtree City, GA	2015-02-06	Something like this has no place in the middle of our bedroom community.
Linda franczyk	Palmetto, GA	2015-02-06	It will cause all kinds of traffic problems. Golf cart problems and look really ugly in our community
Vicky LaBine	Tyrone, GA	2015-02-06	I do not want the area disrupted with the traffic and noise the park would bring.
 Ethan Mandel	Peachtree City, GA	2015-02-06	My My wife and I moved to PTC last November, about two miles away from the proposed GWL site. The primary reason we chose to live in PTC was because of its beautiful and peaceful residential areas, and the GWL project will directly impact the things we love about our community. We are extremely concerned about traffic and noise that will result. Locating it in a peaceful residential area completely defies logic. Not to mention that GWL does not offer day passes, so PTC residents will not even be able to enjoy the facility. If GWL is built, we may have to seriously reconsider our plans for becoming long-term residents of PTC.

Name	Location	Date	Comment
John Sevigny	Peachtree City, GA	2015-02-06	We do not need this in Peachtree City The traffic problem would only add to the problem we already have.
Sallie Williams	Peachtree City, GA	2015-02-06	Not a good fit for our city!
Tom Arsenault	Peachtree City, GA	2015-02-06	This water park is not appropriate in this residential area. There will be a real problem with increased traffic.
Mary Louise Crimmins	Peachtree City, GA	2015-02-06	Traffic issues...no one, NO ONE will be able to convince me that there will not be any traffic issues. In addition, the vision of PTC will be compromised.
Erica Sweet	Wedowee, United States	2015-02-06	Because I can and I'm from there
Shawn Reddinger	Edmond, OK	2015-02-06	GWL does not belong inside Peachtree City, there are countless areas in Fayette Co that would be much more appropriate.
Heather Atkinson	Fayetteville, GA	2015-02-06	I am concerned with decrease in property value and influx of tourism in our small community.
Jennifer Gilbert	Peachtree City, GA	2015-02-06	Peachtree city residents would not benefit from the building of a water park within city limits and it would be detrimental to the adjacent neighborhoods by increasing noise and traffic in the area.
Peggy Wilder	Peachtree City, GA	2015-02-06	We do not need a facility of this type in a residential neighborhood. Please do not mess up our family oriented community by rezoning for a commercial development.
Kris Beardsley	Peachtree City, GA	2015-02-06	allowing this water park is just another exams of how PTC needs better management. Who thought that in a quiet golf cart community, where people move for high property values, great school, safe environment and quiet life style, that turning us into Panama City or Pigeon Forge was a good idea. Pure stupidity.
richard charles	peachtree city, GA	2015-02-06	* I don't think this particular venture is in the best interest of the local residents or the city in general. Obviously something should and will replace the current business however I don't feel the GWL is the correct choice.
Shawn Agur	Peachtree City, GA	2015-02-06	I do not want to have this water park in my city.
Mary Gleason Jeffrey	Peachtree City, GA	2015-02-06	* Allowing Great Wolf Lodge in the middle of a family residential area destroys the very character of PTC that I moved here for. I am concerned about nearby homes being tremendously devalued, noise generated, and buffer zones being swept away. There are many other areas in our county more appropriate for this type on commercial enterprise- not next to our homes!
heather wadey	peachtree city, GA	2015-02-06	don't need it and don't want it!!
Chris Taliencio	Peachtree City, GA	2015-02-06	Our family relocated to PTC from Florida 5 years ago to get away from exactly the type of environment that GWL would bring with it. While it may seem attractive on the surface, look more closely at the ugliness that would accompany allowing this to happen.
Timothy Hurd	Peachtree City, GA	2015-02-06	Peachtree City does not want a resort like this. This is a quiet community and we will not welcome such business
Stephanie Sullivan	Villa Rica, GA	2015-02-06	I grew up here and you will ruin this city if this comes in!
Brooke Clem	Peachtree City, GA	2015-02-06	This is a horrible idea! Ptc is not a destination community! Please consider sending somewhere outside of PTC!
Kathleen Akins	Peachtree City, GA	2015-02-06	While I think this could be a great addition to PTC, this is not the place for it. It is way too close to residences and a school.
Thomas wilkinson	Newnan, GA	2015-02-06	I am a PTC native that graduated from McIntosh. I don't want to see this city ruined by something so not needed. Bad news!
Sean OLaughlin	Peachtree City, GA	2015-02-06	Traffic and safety concerns with the golf paths.

Name	Location	Date	Comment
Spencer Burrows	Peachtree City, GA	2015-02-06	Concerns about proximity to residence and my kid's school. Potential noise nuisance as well as increased traffic flow in already congested area.
Sherri Thacker	Peachtree City	2015-02-06	I feel this would devalue all that is special about Peachtree City, GA. This is not a commercial area!!! Our family moved here 1 year ago; we selected this area for it's "bubble" feel, low crime, community-oriented, hometown, trees, schools, etc. This area is a hidden jewel!!! We had planned to live west of Atlanta... the schools in that area are just as good and we could've bought a house at a fraction of the cost (huge), but we didn't get that "home" feeling. This area attracts a lot of transplants, like us, from all over the United States. However, if you choose to allow it to become a theme-park town (think Pigeon Forge), it'll lose that spark that attracts so many families. During the future, when that spark is gone, the demand for housing may fall and so will the values of the homes. I love the idea of a lodge, but Peachtree City isn't an ideal location. GWL will bring jobs, but who will work there? Those full-time jobs will be filled by people from surrounding areas. We are already experiencing highway congestion; I can't imagine the congestion during peak seasons. A 9 foot slide? Even if the whole slide is inside, it brings to mind the lodge in Pigeon Forge that has a HUGE disk-like/satellite-like figure located to the side of the building, what an eyesore!!!! Perhaps, this would be better "hidden" in an area with no housing behind trees, industrial? Other parts of Fayette County? NOT PEACHTREE CITY!!! I ask you not to allow this lodge to begin the downward spiral of our spark!!
Tammy Sweet	Senoia, United States	2015-02-06	PTC needs to stay a family community.
Felix Nowell	Peachtree City, GA	2015-02-06	i don't want that in my quiet city
Stacy Knight	Peachtree City, GA	2015-02-06	this is not the place for an amusement park
Heather Chapman	Tyrone, GA	2015-02-06	I do not think having this type of recreational facility in Peachtree City is a good idea.
Wayne King	Peachtree City, GA	2015-02-06	This is not a good fit for the area and the neighbors.
Holly & Al Faraldi	Peachtree City, GA	2015-02-06	* I have been to GWL in other cities. It belongs in an industrial area, not in a planned community that has many restrictions to keep our town beautiful.
Tiffani Reynolds	Peachtree City, GA	2015-02-06	I object strongly to the Gwl moving into our community...it does not fit our community's design and will have an adverse impact on innumerable aspects of life for many here.
Krista Zurawski	Peachtree City, United States	2015-02-06	I don't think it is a good location for this huge resort & waterslide park. it would bring so much traffic into PTC.
Chandler Overall	Peachtree City, GA	2015-02-06	this is a terrible idea.
Bernadette Woods	Peachtree City, GA	2015-02-06	I am opposed to this amusement park in Peachtree City.
Henry and Kay Bailey	Peachtree City, GA	2015-02-06	We are AGAINST Great Wolf Lodge coming to Peachtree City, Ga
Ann Hausman	Peachtree City, GA	2015-02-06	I do not want the increased traffic and congestion here in Ptc. This water park will not increase the values the people of Peachtree city moved here to enjoy!
Cynthia Krantz	Fayetteville, GA	2015-02-06	I feel it is an eyesore and will create even bigger traffic issues that have not been addressed without this water park.
Amy Williams	Peachtree City, GA	2015-02-06	I do not want this noise, traffic and eye sore near my neighborhood or in my "Village" . Put it down by the airport if it has to go. It should not be allowed so closed to schools and residencies.
John strong	Barre, VT	2015-02-06	we do not want more traffic in our already over populated community.

Name	Location	Date	Comment
DP Atkinson	Fayetteville, GA	2015-02-06	This will create a traffic nightmare to an already congested area. Does not match the look of the community. Seriously an 9 story water slide. Will decrease the property value.
Brian mcelwee	Peachtree City, GA	2015-02-06	fuck a water park
Lynne Lasher	Peachtree City, GA	2015-02-06	I do not want the waivers granted. I do not want a resort/waterpark next to a residential area. I do not want the increased traffic the daytime/evening visitors will cause.
patrick dickson	Knoxville, TN	2015-02-06	I grew up in PTC and visit frequently. It's changed a lot. This doesn't need to happen.
Amy Ratchford	Peachtree City, GA	2015-02-06	Don't want this in our community
Kay Franklin	Peachtree City, GA	2015-02-06	We do not want this in our neighborhood.
Hector Chicas	Peachtree City, GA	2015-02-07	Visual and noise pollution - 90ft water slide will be open until 10pm - our kids will be able to see this structure from an elementary school. Several property owners will be affected by this place.
Maria Esquen	Peachtree City, GA	2015-02-07	PTC doesn't need this in here It will bring noise pollution,visual pollution and will decrease the value of houses.
Lisa Stierwalt	Peachtree City, GA	2015-02-07	The precedent this would set could open the door for additional commercialization of the community.
Steve Manley	Peachtree City, GA	2015-02-07	i don't want this ugly noisy abomination in my neighborhood.
Teri Marhefka	Peachtree City, United States	2015-02-07	I think this great wolf lodge would be better off in an industrial area, just like their other locations. It should not be in someones backyard.
Jamie Feldman	Peachtree Cit, GA	2015-02-07	Not in Peachtree City..EVER!!
Lorraine Lanoue	Peachtree City, GA	2015-02-07	This needs to be further away from residential but still in Fayette County. Not off Hwy. 74!!
Amy Bohrer	Newnan, GA	2015-02-07	Allowing a facility like this would totally change the very foundation Peachtree City! Although Great Wolf is probably a wonderful resort, it should be put in a resort area, not in a town that has its own charm, golf carts, and family living. None of us in Peachtree City want to see that happen! Thank you for finding another location to save the sanctity of our town!
Jennifer Heintz	Peachtree City, GA	2015-02-07	Please don't pollute these nice little neighborhoods with late night noise!
Russell Gariota	Peachtree City, GA	2015-02-07	We do not need a venue such as this adjacent to our homes. Seasonal workers, traffic, noise at late evening hours will all detract from the PTC living experience. We need to stand strong and VOCAL. Against this intrusion into our lifestyle. NO WOLF IN THE CITY, PERIOD!
Renee King	Peachtree City, GA	2015-02-07	we don't want to change the landscape & buffers of Dolce for GWL. It is family area not them park!!!
Cheryl Jones	Peachtree City, GA	2015-02-07	PTC was not created or founded to be a tourist city. Follow the Master Plan!! Preserving the integrity of our bubble should always outweigh short term financial projections. Vote No and do what is truly best for PTC.
Ceil Cook	Fayetteville, GA	2015-02-07	The GWL will ruin Peachtree City if it were to be allowed to come in to our quiet community. How could you possibly think this would ever be a good or acceptable idea for our area?
anna mcaulay	Forsyth, United States	2015-02-07	I want to keep the green space and preserve our community as a safe place to raise a family and maintain the beauty it already has.

Name	Location	Date	Comment
Mindy Plummer	Peachtree City, GA	2015-02-07	There was a reason we moved our family out of Atlanta to PTC...We wanted a family oriented community, less traffic, less crime, better way of life. Please don't make us uproot our family and move to Senoia.
Nancy Vogel	Peachtree City, GA	2015-02-07	this facility should not be in the center of our city. It belongs out in the county on property similar to where pinewood studios.
Carrie Johnson	Palmetto, GA	2015-02-07	I do not want this to negatively impact this community.
Shane Barnard	Peachtree City, GA	2015-02-07	It will bring in tourism from Riverdale and Fayetteville.
Wanda Stone	Peachtree City, GA	2015-02-07	I wouldn't want this in my backyard and support those who live in that area.
Cheryl Freker	Peachtree City, GA	2015-02-07	This large facility does not belong in the middle of our city. Traffic at 54/74 is already difficult. It belongs like the rest of their properties in a commercial area away from neighborhoods and the daily activities of Peachtree City citizens. A very bad idea!
Nick Kosko	Peachtree City, GA	2015-02-08	i don't want to bring more traffic, noise, 9 story water slide and THUGS to this great beautiful city!!! And it is just wrong to have all this right in someone's back yard!!
Heidi Brown	Peachtree City, United States	2015-02-08	I live close to proposed development and my child attends school near proposed development site. It isn't right for this area of town. Find another location.
Danah Harrison	Peachtree City, GA	2015-02-08	This development would be too close to residential areas and the traffic would just add to an already congested area.
Tammy Kendall	Peachtree City, GA	2015-02-08	Don't feel it is a good fit for PTC.....maybe Fayette County but not PTC
Jennifer Martin	Peachtree City, GA	2015-02-08	The infrastructure of PTC is unable to handle this business plan.
jeremy singleton	Peachtree City, GA	2015-02-08	I do not agree with this merger
LaShawna Fraser	Peachtree City, GA	2015-02-08	I do not believe the location of the water park will be conducive to the peaceful quality of the area. Traffic is already an issue!
Julie Allen	Petersburg, VA	2015-02-08	PTC's already overbuilt and congested with traffic. Why do you want to ruin it even more? Leave it alone!
Daniel Field	Peachtree City, GA	2015-02-08	Traffic is already out of control in our small town
Lori Kruczek	Peachtree City, United States	2015-02-08	I don't want it in my town !!!!
Erica Graham	Peachtree City, GA	2015-02-08	I DO NOT WANT GREAT WOLF LODGE IN PEACHTREE CITY GA!!!!
Allen Williams	Peachtree City, GA	2015-02-08	care about the city, not being overrun
Terry VanHoy	Peachtree City, GA	2015-02-08	PTC is not the ideal location for this venue. 10 miles off the interstate, versus other GWL immediately off interstate. This is more of a residential area than industrial and I would like to keep it that way.
Lori Killory	Peachtree City, United States	2015-02-08	I do not want a water park in PTC!
JoyAnn flowers	Peachtree City, GA	2015-02-08	because I grew up here and this would be a HUGE mistake!!!
ANN SPINK	Peachtree City, GA	2015-02-08	I oppose the development of this waterpark
Ann Hausman	Peachtree City, GA	2015-02-08	GWL GOES AGAINST THE FUNDAMENTAL LIFE IN PEACHTREE CITY. I MOVED HERE FOR THE QUIET LIFE AND ITS GOTTEN BIGGER AND BUSIER. I WILL NOT BE STAYING HERE TO WATCH GWL DESTROY THE VALUES OF PEACHTREE CITY.

Name	Location	Date	Comment
Amruta Prabhuwaingankar	Peachtree City, United States	2015-02-09	I'm signing because I sincerely think this will create more chaos, noise, traffic taking away the peaceful charm of PTC, which was the very reason we moved here. The beauty of the golf cart pathways lies in the beautiful wooded areas of Ptc, and knocking that down would convert PTC into any other town!
Jennifer Powell	Peachtree City, GA	2015-02-09	This will bring crime to this area.
Gay Clarke	Peachtree City, GA	2015-02-09	I'm signing because there would be too much environmental destruction, too many animals and birds would either die or be homeless, we would lose our peace from traffic, the woods would be chopped down to make ugly blacktop HOT parking, we are always on water restrictions, and it would be too close to my kitchen window. I say NO!
Heather Mobley	Fayetteville, GA	2015-02-09	Let's be realistic. This is not necessary.
Joe Hunt	Peachtree City, United States	2015-02-09	Im a resident in Preston Chase, I'm concerned about the value of our neighborhood and the real estate value of our home.
Alexandre richez	Peachtree City, GA	2015-02-09	This does not fit PTC, does not provide the type of jobs sought for PTC and lack of visibility on tax gains for the city.
Rebecca Hellgeth	Fayetteville, GA	2015-02-09	i don't want the increased traffic. It will bring congestion and crime to our quiet community.
tiffin mills	Peachtree City, GA	2015-02-09	this goes against the quiet little haven we have built here. the increased traffic flow, the increase of guests on the cart path, the inflow of people disrespecting our city, the close proximity of homes affected - it is all wrong.
Jessica Vickson	Peachtree City, GA	2015-02-09	I don't want the water park in my area.
Chris Larson	Peachtree City, United States	2015-02-09	I disagree with the zoning changes that will be necessary to meet the needs for this resort.
Andrea McEachern	Fayetteville, GA	2015-02-09	I lived within miles of this property for years, had a child who attended the elementary school and played ball at the fields close by. Reducing green zone buffers and allowing this type of traffic and noise disruption to a residential community will decrease property values and most assuredly diminish the safety of the neighborhood. The proposal in its entirety is absurd and must be denied.
Tanya Trail	Tyrone, GA	2015-02-09	I think it's a poor idea for the area. It will increase congestion in an already congested area and make travel miserable for us locals, not to mention the poor people living in direct impact zone
Andrea Ferrara	Raleigh, NC	2015-02-09	This is a planned community. An amusement park does not belong. I will sell my property if this is approved!
Cathie Parrish	Peachtree City, GA	2015-02-09	I don't want all of the traffic and the tourists in our small city!
Karlee Bradbury	Sharpsburg, GA	2015-02-09	I live a lot of my life in PTC. I don't want to see quiet places overcome with vehicle traffic and loud noises.

Name	City	State	Zip Code	Country	Signed On
Kristen Walker		PEACHTREE CITY		Georgia	United States 2015-01-28
Melissa Meyhoefer	Peachtree City			Georgia	30269 United States 2015-01-28
Kirsten Soriano	Peachtree City			Georgia	30269 United States 2015-01-28
Valerie Bean	Peachtree City			Georgia	30269 United States 2015-01-28
Casey Bean	Peachtree City			Georgia	30269 United States 2015-01-28
Jennifer elling	Peachtree City			Georgia	30269 United States 2015-01-28
Rosselle Arnaiz-Cruz	Peachtree City			Georgia	30269 United States 2015-01-28
Nuy Pippin	Dothan	Alabama		36305	United States 2015-01-28
carol warner	Fayetteville	Georgia		30215	United States 2015-01-28
Mary rendall	Peachtree City			Georgia	30269 United States 2015-01-28
Laura Lyn Preble	Peachtree City			Georgia	30269 United States 2015-01-28
lynda martin	Fayetteville	Georgia		30215	United States 2015-01-28
Mary Treacy	Peachtree City			Georgia	30269 United States 2015-01-28
David Gober	Peachtree City			Georgia	30269 United States 2015-01-28
Alan Treacy	Peachtree City			Georgia	30269 United States 2015-01-28
Ellen Gober	Peachtree City			Georgia	30269 United States 2015-01-28
Elaine DeMesme	Peachtree City			Georgia	30269 United States 2015-01-28
Laura white	Peachtree City			Georgia	30269 United States 2015-01-28
dorothy parker	Peachtree City			Georgia	30269 United States 2015-01-30
Cynthia Brant	Peachtree City			Georgia	30269 United States 2015-02-05
Laura Thompson	Peachtree City			Georgia	30269 United States 2015-02-06
Kim Julian	Peachtree City			Georgia	30269 United States 2015-02-06
Richard Thompson	Peachtree City			Georgia	30269 United States 2015-02-06
Jean Gilbert	Peachtree City			Georgia	30269 United States 2015-02-06
Brooke svoboda	Peachtree City			Georgia	30269 United States 2015-02-06
Robin Childers	Peachtree City			Georgia	30269 United States 2015-02-06
Tina Brown	Peachtree City			Georgia	30269 United States 2015-02-06
Stephanie wallman	Peachtree City			Georgia	30269 United States 2015-02-06
Kathryn Henderson	Peachtree City			Georgia	30269 United States 2015-02-06
Lani Nichols	Newnan	Georgia		30263	United States 2015-02-06
Elizabeth McKay	Peachtree City			Georgia	30269 United States 2015-02-06
Kim Bolen	Peachtree City			Georgia	30269 United States 2015-02-06
Lisa Price	Peachtree City			Georgia	30269 United States 2015-02-06
Isabel Martinez	Peachtree city	Georgia		30269	United States 2015-02-06
LaTasha Reed	Senoia	Georgia		30276	United States 2015-02-06
Martha Akin	Peachtree City			Georgia	30269 United States 2015-02-06
Kristen Smith	Peachtree City			Georgia	30269 United States 2015-02-06
Karen Leverich	Peachtree City			Georgia	30269 United States 2015-02-06
Amber Vongphouthong	Peachtree City			Georgia	30269 United States 2015-02-06
Teresa Hampton	Peachtree City			Georgia	30269 United States 2015-02-06
Linda Klieber	Peachtree City			Georgia	30269 United States 2015-02-06
matthew klieber	Peachtree City			Georgia	30269 United States 2015-02-06
Jacqueline Uttley	Peachtree City			Georgia	30269 United States 2015-02-06
Gina Sanchez	Peachtree City			Georgia	30269 United States 2015-02-06
Joan Neeld	Peachtree City			Georgia	30269 United States 2015-02-06
Jackie Burgess	Mount Juliet	Tennessee		37122	United States 2015-02-06
jennifer watson	Peachtree City			Georgia	30269 United States 2015-02-06
Carolynn Sears	Peachtree City			Georgia	30269 United States 2015-02-06
Tina Bartlett	Peachtree City			Georgia	30269 United States 2015-02-06
Anne Morgan	Peachtree City			Georgia	30269 United States 2015-02-06
Mark Sears	Peachtree City			Georgia	30269 United States 2015-02-06
mike svoboda	Peachtree City			Georgia	30269 United States 2015-02-06
John Capobianco	Peachtree City			Georgia	30269 United States 2015-02-06
Mary Bowers	Peachtree City			Georgia	30269 United States 2015-02-06
Scott King	Peachtree City			Georgia	30269 United States 2015-02-06
Cindy Kimbler	Peachtree City			Georgia	30269 United States 2015-02-06
Linda franczyk	Palmetto	Georgia		30268	United States 2015-02-06

Kim Haldopoulos	Peachtree City	Georgia	30269 United States	2015-02-06	
Rebecca Hall	Brooks	Georgia	30205 United States	2015-02-06	
Vicky LaBine	Tyrone	Georgia	30290 United States	2015-02-06	
Susan Sullivan	Peachtree City	Georgia	30269 United States	2015-02-06	
Dana McClure	Peachtree City	Georgia	30269 United States	2015-02-06	
Ethan Mandel	Peachtree City	Georgia	30269 United States	2015-02-06	
Clint Higley	Sharpsburg	Georgia	30277 United States	2015-02-06	
Donna Walker	Peachtree City	Georgia	30269 United States	2015-02-06	
James Evans	Peachtree City	Georgia	30269 United States	2015-02-06	
John Seigny	Peachtree City	Georgia	30269 United States	2015-02-06	
Sallie Williams	Peachtree City	Georgia	30269 United States	2015-02-06	
Jenny Taliercio	Peachtree City	Georgia	30269 United States	2015-02-06	
Karen Cornell	Peachtree City	Georgia	30269 United States	2015-02-06	
Philp Bailey	Peachtree City	Georgia	30269 United States	2015-02-06	
Pam Conover	Peachtree City	Georgia	30269 United States	2015-02-06	
Malou magat	Peachtree City	Georgia	30269 United States	2015-02-06	
Shawanna Bond	Peachtree City	Georgia	30269 United States	2015-02-06	
Stephen Mitchell	Peachtree City	Georgia	30269 United States	2015-02-06	
Tom Arsenault	Peachtree City	Georgia	30269 United States	2015-02-06	
Mary Louise Crimmins	Peachtree City	Georgia	30269 United States	2015-02-06	
Michael Gentilella	Peachtree City	Georgia	30269 United States	2015-02-06	
Tiffany Blair	Peachtree City	Georgia	30269 United States	2015-02-06	
Erica Sweet	Wedowee	Alabama	36278 United States	2015-02-06	
Caroline Hall	Brooks	Georgia	30205 United States	2015-02-06	
Shawn Reddinger	Peachtree City	Georgia	30269 United States	2015-02-06	
Heather Atkinson	Fayetteville	Georgia	30215 United States	2015-02-06	
Emily Winkle	Peachtree City	Georgia	30269 United States	2015-02-06	
Jennifer Gilbert	Peachtree City	Georgia	30269 United States	2015-02-06	
Peggy Wilder	Peachtree City	Georgia	30269 United States	2015-02-06	
Kristian Beardsley	Peachtree City	Georgia	30269 United States	2015-02-06	
Iori Brown	Peachtree City	Georgia	30269 United States	2015-02-06	
Briana Rowland	Peachtree City	Georgia	30269 United States	2015-02-06	
Richard Charles	Peachtree City	Georgia	30269 United States	2015-02-06	
Shawn Agur	Peachtree City	Georgia	30269 United States	2015-02-06	
Mary Gleason	Jeffrey	Peachtree City	Georgia	30269 United States	2015-02-06
Mike LaTella	Peachtree City	Georgia	30269 United States	2015-02-06	
Brandi Davenport	Peachtree City	Georgia	30269 United States	2015-02-06	
Heather Wadey	Wadey	Peachtree City	Georgia	30269 United States	2015-02-06
Chris Taliercio	Peachtree City	Georgia	30269 United States	2015-02-06	
Timothy Hurd	Peachtree City	Georgia	30269 United States	2015-02-06	
Amanda Chambers	Fayetteville	Georgia	30215 United States	2015-02-06	
Stephanie Sullivan	Villa Rica	Georgia	30180 United States	2015-02-06	
Brooke Clem	Peachtree City	Georgia	30269 United States	2015-02-06	
Kathy Hampton	Peachtree City	Georgia	30269 United States	2015-02-06	
Kathleen Akins	Peachtree City	Georgia	30269 United States	2015-02-06	
Spencer Martin	Peachtree City	Georgia	30269 United States	2015-02-06	
Tom Fay	Sacramento	California	95817 United States	2015-02-06	
Thomas Wilkinson	Newnan	Georgia	30265 United States	2015-02-06	
Shannon Castellow	Peachtree City	Georgia	30269 United States	2015-02-06	
Holly Bauer	Peachtree City	Georgia	30269 United States	2015-02-06	
Julee Tyndall	Peachtree City	Georgia	30269 United States	2015-02-06	
Sean OLaughlin	Peachtree City	Georgia	30269 United States	2015-02-06	
Spencer Burrows	Peachtree City	Georgia	30269 United States	2015-02-06	
Katrina Brubaker	Peachtree City	Georgia	30269 United States	2015-02-06	
Jessica McCloskey	Athens	Georgia	30602 United States	2015-02-06	
Sherri Thacker	Banner	Kentucky	41603 United States	2015-02-06	
Anne Suenaga	Peachtree City	Georgia	30269 United States	2015-02-06	
Tammy Sweet	Senoia	Georgia	30276 United States	2015-02-06	

Melanie Norton	Fayetteville	Georgia	30215 United States 2015-02-06
Felix nowell	Peachtree City	Georgia	30269 United States 2015-02-06
Jeanie Mahoney	Peachtree City	Georgia	30269 United States 2015-02-06
Stephanie Joseph	Newnan	Georgia	30265 United States 2015-02-06
Stacy Knight	Peachtree City	Georgia	30269 United States 2015-02-06
Nikki cipullo	Tyrone Georgia		30290 United States 2015-02-06
Kim Skaggs	Peachtree City	Georgia	30269 United States 2015-02-06
Margaret Plunkett	Peachtree City	Georgia	30269 United States 2015-02-06
Heather Chapman	Tyrone Georgia		30290 United States 2015-02-06
towana hendrickson	ridgefield	Connecticut	06877 United States 2015-02-06
Wayne King	Peachtree City	Georgia	30269 United States 2015-02-06
Kenny Gailey	Fayetteville	Georgia	30215 United States 2015-02-06
david atkinson	Fayetteville	Georgia	30215 United States 2015-02-06
Holly & Al Faraldi	Peachtree City	Georgia	30269 United States 2015-02-06
christopher Defeo	Peachtree City	Georgia	30269 United States 2015-02-06
Linda Hall	Peachtree City	Georgia	30269 United States 2015-02-06
Paige Muh	Peachtree City	Georgia	30269 United States 2015-02-06
Hali Hosemann	Bozeman	Montana	59718 United States 2015-02-06
charles austin	Peachtree City	Georgia	30269 United States 2015-02-06
Buddy Norckauer	Peachtree City	Georgia	30269 United States 2015-02-06
Lisa stieb	Senola Georgia		30276 United States 2015-02-06
Anne Weldon	Peachtree City	Georgia	30269 United States 2015-02-06
Carol Yarber	Peachtree City	Georgia	30269 United States 2015-02-06
Tiffani Reynolds	Peachtree City	Georgia	30269 United States 2015-02-06
Glen Aurand	Peachtree City	Georgia	30269 United States 2015-02-06
Susan Green	Peachtree City	Georgia	30269 United States 2015-02-06
Krista Zurawski	Peachtree City	Georgia	30269 United States 2015-02-06
Lauren Klieber	Peachtree City	Georgia	30269 United States 2015-02-06
Suzanne Strealy	Sharpsburg	Georgia	30277 United States 2015-02-06
Angelia Champion	Peachtree City	Georgia	30269 United States 2015-02-06
Chandler Overall	Peachtree City	Georgia	30269 United States 2015-02-06
Bernadette Woods	Peachtree City	Georgia	30269 United States 2015-02-06
Henry and Kay Bailey	Peachtree City	Georgia	30269 United States 2015-02-06
John siti	Newnan	Georgia	30265 United States 2015-02-06
Ann Hausman	Peachtree City	Georgia	30269 United States 2015-02-06
Margaret Malasek	Peachtree City	Georgia	30269 United States 2015-02-06
Matt hitchcock	Peachtree City	Georgia	30269 United States 2015-02-06
Cynthia Krantz	Fayetteville	Georgia	30215 United States 2015-02-06
Tina Brooke Ragan	Peachtree City	Georgia	30269 United States 2015-02-06
Amy Williams	Peachtree City	Georgia	30269 United States 2015-02-06
John strong	Barre	Vermont	05641 United States 2015-02-06
DP Atkinson	Fayetteville	Georgia	30215 United States 2015-02-06
Suzanne Wolberg	Peachtree City	Georgia	30269 United States 2015-02-06
Tracey Flandermeyer	Peachtree City	Georgia	30269 United States 2015-02-06
Brian mcelwee	Peachtree City	Georgia	30269 United States 2015-02-06
Lynne Lasher	Peachtree City	Georgia	30269-1490 United States 2015-02-06
Sherri morris	Peachtree City	Georgia	30269 United States 2015-02-06
Sara Gard	Peachtree City	Georgia	30269 United States 2015-02-06
Dolores Robinette	Peachtree City	Georgia	30269 United States 2015-02-06
Patrick dickson	Knoxville	Tennessee	37922 United States 2015-02-06
Amy Ratchford	Peachtree City	Georgia	30269 United States 2015-02-06
Kay Franklin	Peachtree City	Georgia	30269 United States 2015-02-06
Hector Chicas	Peachtree City	Georgia	30269 United States 2015-02-07
Maria Esquen	Peachtree City	Georgia	30269 United States 2015-02-07
Lisa Stierwalt	Peachtree City	Georgia	30269 United States 2015-02-07
Steve Manley	Peachtree City	Georgia	30269 United States 2015-02-07
Jennifer Bilsky	peachtree city	Georgia	30269 United States 2015-02-07
Teri Marhefka	Peachtree City	Georgia	30269 United States 2015-02-07

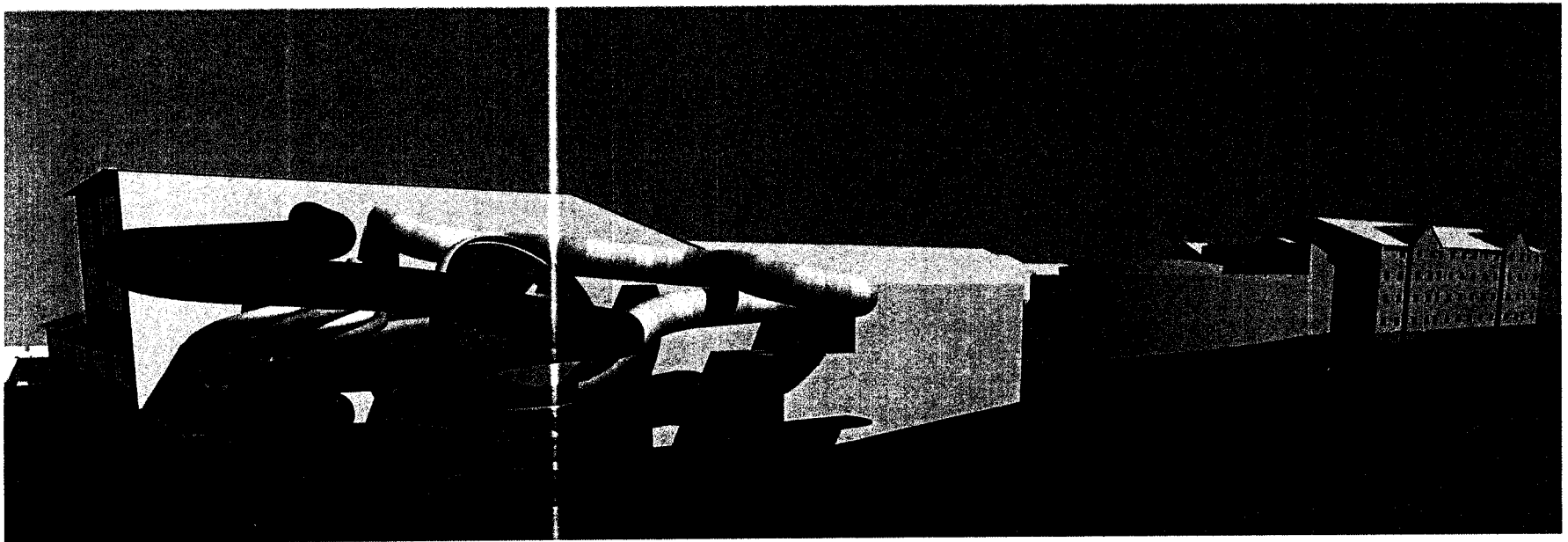
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Pete Gibson	Peachtree City	Georgia	30269	United States	2015-02-07
Jennifer Vocca	Peachtree City	Georgia	30269	United States	2015-02-07
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Amy Bohrer	Newnan	Georgia	30263	United States	2015-02-07
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Melanie Koerting	Peachtree City	Georgia	30269	United States	2015-02-07
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Renee king	Peachtree City	Georgia	30269	United States	2015-02-07
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Cheryl Jones	Peachtree City	Georgia	30269	United States	2015-02-07
Cecile Cook	Fayetteville	Georgia	30215	United States	2015-02-07
Lynlee Garmon	Peachtree City	Georgia	30269	United States	2015-02-07
anna mcaulay Forsyth	Georgia		31029	United States	2015-02-07
Kenley Erickson	Fayetteville	Georgia	30215	United States	2015-02-07
Antoinette Reilly	Peachtree City	Georgia	30269	United States	2015-02-07
Mindy Plummer	Peachtree City	Georgia	30269	United States	2015-02-07
Nancy Vogel	Peachtree City	Georgia	30269	United States	2015-02-07
Carrie johnson	Palmetto	Georgia	30268	United States	2015-02-07
Deborah DeFeo	Naples Florida		34108	United States	2015-02-07
Shane Barnard	Peachtree City	Georgia	30269	United States	2015-02-07
Michelle Benson	Peachtree City	Georgia	30269	United States	2015-02-07
charles swartz	Peachtree City	Georgia	30269	United States	2015-02-07
Pam LaTella	Peachtree City	Georgia	30269	United States	2015-02-07
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Melody LaTella Grimes	Peachtree City	Georgia	30269	United States	2015-02-08
Danah Harrison	Llano California		93544	United States	2015-02-08
Meg Boerstler	Peachtree City	Georgia	30269	United States	2015-02-08
Richard Razin	Peachtree City	Georgia	30269	United States	2015-02-08
Tammy Kendall	Peachtree City	Georgia	30269	United States	2015-02-08
Kathy Lang	Peachtree City	Georgia	30269	United States	2015-02-08
Jennifer Braden	Peachtree City	Georgia	30269	United States	2015-02-08
Tommy Thomas	Fayetteville	Georgia	30215	United States	2015-02-08
Rebecca Tehrani	Peachtree City	Georgia	30269	United States	2015-02-08
Jennifer Martin	Peachtree City	Georgia	30269	United States	2015-02-08

Luis Sánchez	Peachtree City	Georgia	30269	United States	2015-02-08
Jeremy singleton	Peachtree City	Georgia	30269	United States	2015-02-08
Jennifer Henry	Peachtree City	Georgia	30269	United States	2015-02-08
Melisa Raney	Peachtree City	Georgia	30269	United States	2015-02-08
Brea Strong	Peachtree City	Georgia	30269	United States	2015-02-08
Deb watmore	Peachtree City	Georgia	30269	United States	2015-02-08
LaShawna Fraser	Peachtree City	Georgia	30269	United States	2015-02-08
Amanda Kenny	Peachtree City	Georgia	30269	United States	2015-02-08
Julie Allen	Petersburg	Virginia	23803	United States	2015-02-08
Daniel Field	Peachtree City	Georgia	30269	United States	2015-02-08
Michelle via	Jackson	Mississippi	39215	United States	2015-02-08
Lori Kruczek	Peachtree City	Georgia	30269	United States	2015-02-08
Holly cellini	Peachtree City	Georgia	30269	United States	2015-02-08
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Peggy Lupton	Peachtree City	Georgia	30269	United States	2015-02-08
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Andrew Owen	Peachtree City	Georgia	30269	United States	2015-02-08
Suzi britton	Peachtree City	Georgia	30269	United States	2015-02-08
Kathleen Heming	Peachtree City	Georgia	30269	United States	2015-02-08
Erica Graham	Peachtree City	Georgia	30269	United States	2015-02-08
Janna McCauley	Peachtree City	Georgia	30269	United States	2015-02-08
Marian Spencer	Peachtree City	Georgia	30269	United States	2015-02-08
Stephen stierwalt	Peachtree City	Georgia	30269	United States	2015-02-08
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Victor robes	Peachtree City	Georgia	30269	United States	2015-02-08
Cindy Laterza	Peachtree City	Georgia	30269	United States	2015-02-08
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Allen williams	Peachtree City	Georgia	30269	United States	2015-02-08
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Jane Griffith	Peachtree City	Georgia	30269	United States	2015-02-08
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Tara Barrett	Peachtree City	Georgia	30269	United States	2015-02-08
A. Ott	Peachtree City	Georgia	30269	United States	2015-02-08
ANN SPINK	Peachtree City	Georgia	30269	United States	2015-02-08
Ann Hausman	Peachtree City	Georgia	30269	United States	2015-02-08
Shelley McComb	Peachtree City	Georgia	30269	United States	2015-02-08
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Mary Ann Rybarczyk	Peachtree City	Georgia	30269	United States	2015-02-09
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paul batchelor	peachtree city	Georgia	30269	United States	2015-02-09
Amruta Prabhuwaingankar	Peachtree City	Georgia	30269	United States	2015-02-09
Jennifer Powell	Peachtree City	Georgia	30269	United States	2015-02-09
Gay Clarke	Peachtree City	Georgia	30269	United States	2015-02-09

danny martin	Senoia	Georgia	30276	United States	2015-02-09
Heather Mobley	Fayetteville	Georgia	30215	United States	2015-02-09
Scott Walker	Peachtree City	Georgia	30269	United States	2015-02-09
Katherine Randall	peachtree city	Georgia	30269	United States	2015-02-09
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Joe Hunt	Peachtree City	Georgia	30269	United States	2015-02-09
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David Hintz	Peachtree City	Georgia	30269	United States	2015-02-09
Mandi Call	Marietta	Georgia	30062	United States	2015-02-09
Alexandre richez	Peachtree City	Georgia	30269	United States	2015-02-09
Rebecca Helligeth	Peachtree City	Georgia	30269	United States	2015-02-09
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Isabel Merck	Fayetteville	Georgia	30215	United States	2015-02-09
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Irene Franz	Peachtree City	Georgia	30269	United States	2015-02-09
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Megan bigelis	Fayetteville	Georgia	30214	United States	2015-02-09
Christie Ericksen	Peachtree City	Georgia	30269	United States	2015-02-09
Andrea McEachern	Fayetteville	Georgia	30214	United States	2015-02-09
Joy Boone	Fayetteville	Georgia	30215	United States	2015-02-09
Tanya Trail	Tyrone	Georgia	30290	United States	2015-02-09
ELENA ARTIDIELLO	GLEN ALLEN	Virgin Islands	55806	United States	2015-02-09
Liz mcafee	Peachtree City	Georgia	30269	United States	2015-02-09
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Michaela Priddy	Peachtree City	Georgia	30269	United States	2015-02-09
Cathie Parrish	Peachtree City	Georgia	30269	United States	2015-02-09
Stacey C	Peachtree City	Georgia	30269	United States	2015-02-09
Scott Rowland	Peachtree City	Georgia	30269	United States	2015-02-09

This architectural drawing shows a building facade with a grid of windows. The word "HOTEL" is written vertically on the right side. A large triangular section is visible on the left side of the facade. The drawing includes various lines and annotations, such as "5' 11\"/>

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GREAT WOLF LODGE - GEORGIA

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Norcross, GA 30092**P** 678.336.7740
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www pondco.com**MEMORANDUM**

To Mr. David Borkowski, PE - City Engineer
Company Peachtree City
From Eric Lusher, AICP
Date January 15, 2015
Subject Traffic Impacts of Potential Redevelopment of Dolci Lodge

Pond Project No.

Copies to Richard Fangmann,
PE, AICP**INTRODUCTION**

This memorandum documents anticipated changes in traffic volume and possible impacts to the transportation system that could be expected with the potential for the redevelopment of the Dolci Lodge. Located to the east of SR 74, with direct access onto Aberdeen Parkway, the Dolci Lodge currently includes 233 hotel rooms, a convention center totaling 153,394 square feet, and 25,199 square feet of restaurant space. As shown in Table 1 below, the potential redevelopment makes some minor but negligible changes to the amount of convention and retail space while increasing the number of hotel rooms considerably.

Table 1 Existing vs. Potential Dolci Lodge Usage

Usage	Existing	Potential
Hotel Rooms	233 Rooms	398 Rooms
Convention Center	153,394 Square Feet	151,173 Square Feet
Restaurant	25,199 Square Feet	22,442 Square Feet

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes the standard reference Trip Generation Manual (9th Edition), which was used to estimate the differences in traffic demand that can be expected with the potential changes. This tool documents traffic studies of similar land uses across the country and correlates traffic demand with different attributes of each land use. In the case of Dolci Lodge, the most advisable land use to utilize is "Land Use: 301- Hotel", which includes "places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities, and/or other retail and service shops." As shown in Table 2, the Trip Generation Manual was utilized to correlate the number of existing and anticipated hotel rooms at the Dolci Lodge to traffic demand over the course of a typical weekday, a weekday AM peak hour, and a weekday PM peak hour. As a result, it is estimated that on a typical weekday, the potential changes to the Dolci Lodge will increase traffic by no more than 1,348 vehicles a day, 86 vehicles (51 inbound//35 outbound) in the AM peak Hour, and 99 vehicles (51 inbound/48 outbound) in the PM peak hour.

Table 2 Existing vs. Potential Dolci Lodge Trip Generation

Attribute	ITE	Land Use	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential	Existing	Potential
	Category	Rooms	AM	PM	Day	AM	PM	Day	AM	PM	Day	PM
Existing	310	233 Rooms	952	952	1904	73	51	124	71	69	140	
Proposed	310	398 Rooms	1626	1626	3252	124	86	210	122	117	239	



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TRANSPORTATION SYSTEM IMPACTS

The additional vehicles estimated to be generated by the potential redevelopment of the Dolci Lodge were reviewed for their likely impact to the surrounding transportation system. This was performed in a two-step process:

- (1) By considering the likely patterns of where the additional traffic will distribute to and from.
- (2) Considering existing traffic flows in the vicinity of the Dolci Lodge to determine the total amount of anticipated future traffic and performing capacity analysis

Existing traffic demands on the transportation network were considered to develop the likely patterns of where the additional traffic will distribute, with a relatively large preference for trips to originate to and from the north (to/from Atlanta). The results of this process and the resulting additional daily traffic volumes are shown in Figure 1.

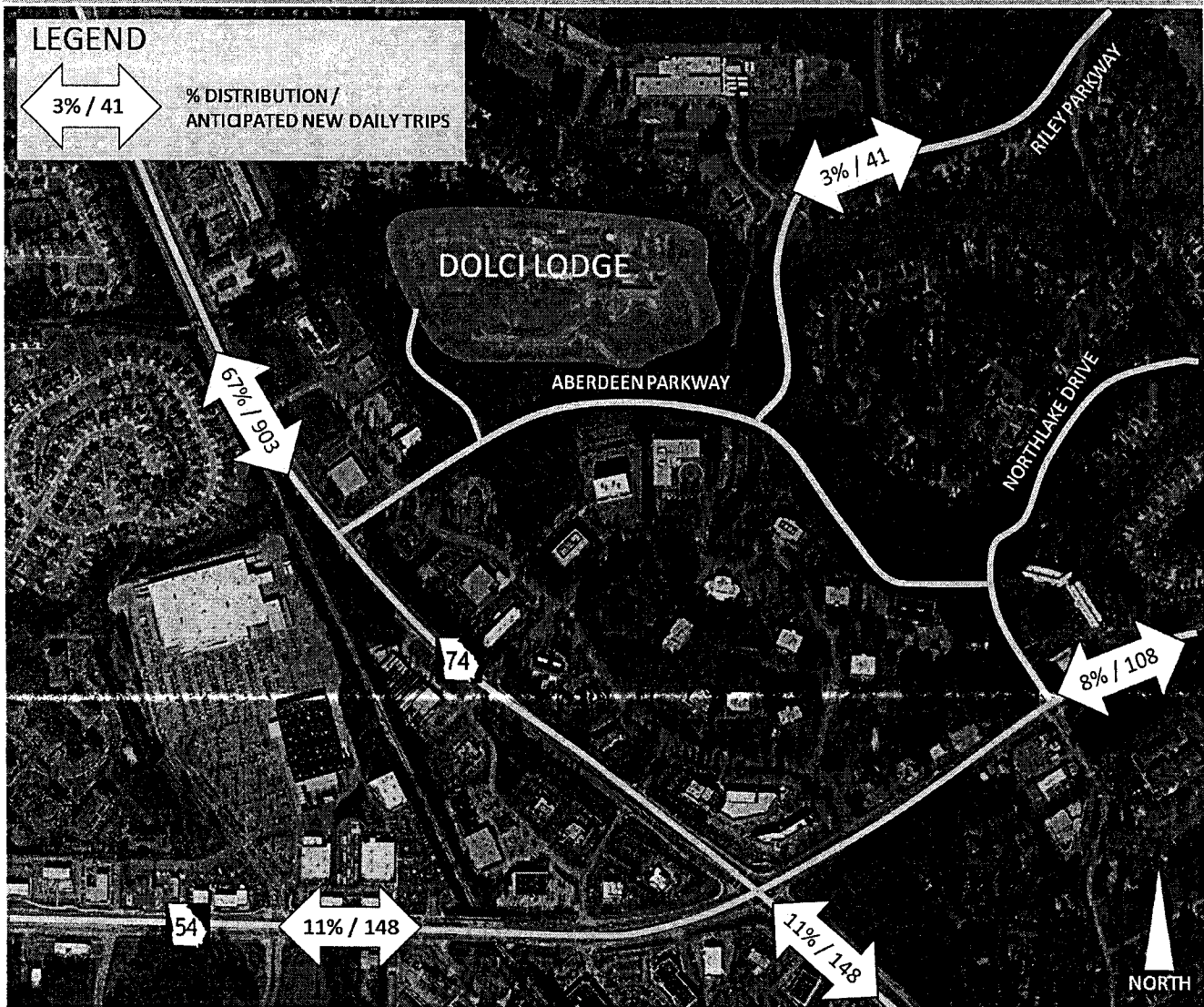
These resulting volumes were then added to existing traffic flows (shown in Figure 2) to estimate future daily traffic with the potential redevelopment. As shown in Table 3, the existing and estimated future daily traffic were analyzed for general planning-level segment Level of Service. As these results show, the majority of the study area segments operate at LOS A/B indicating overall good flow, with the exception of SR 54 (West of SR 74) which operates at LOS E/F indicating constrained conditions. However, the small amount of additional traffic generated by the potential Dolci Lodge redevelopment does not change LOS from the existing to the anticipated future (with the redevelopment) scenario at any of the locations, meaning that from an overall perspective additional study is not appropriate.

Other considerations include impacts to traffic signals and individual intersections in the vicinity of the Dolci Lodge. The segment analysis has limited ability to understand the operations and effects of traffic signals (which is why SR 74 is indicated to be a LOS A/B despite some sporadic congestion at individual intersections at certain times of the day). Nonetheless, this analysis suggests the impacts to any of the individual intersection locations will likely be negligible at any specific time of day.

A further consideration is access at the intersection at Aberdeen Parkway and SR 74 which will process a considerable amount of the additional Dolci Lodge traffic. The possibility of needing signalization at the intersection was considered but it is likely the additional Dolci Lodge traffic will not warrant a traffic signal. This is primarily due to the majority of the traffic orienting to and from the north on SR 74. For the majority of incoming traffic (the southbound left from southbound SR 74 to eastbound Aberdeen Parkway) there is an exclusive turn lane with a reasonable amount of storage and likely gaps in the conflicting northbound traffic created from the traffic signals to the south. For the majority of outgoing traffic (the westbound right from westbound Aberdeen Parkway to northbound SR 74), there is a channelized right turn lane with likely gaps in the same conflicting northbound traffic created from the traffic signals to the south. Likewise, the presence of this channelized right turn lane suggests that any signal warrant analysis would likely require "removing the minor-street right-turns", a methodology preferred by the Georgia Department of Transportation. The removal of these right turns would likely result in not enough minor street traffic to warrant a traffic signal. Furthermore, for drivers preferring the protection of a traffic signal, a signal is currently proposed in the SR 54 Corridor Traffic Study to the south at Westpark Drive which has internal network access to Aberdeen Parkway and the Dolci Lodge.

FIGURE 1

ANTICIPATED NEW TRIPS TO AND FROM DOLCI LODGE

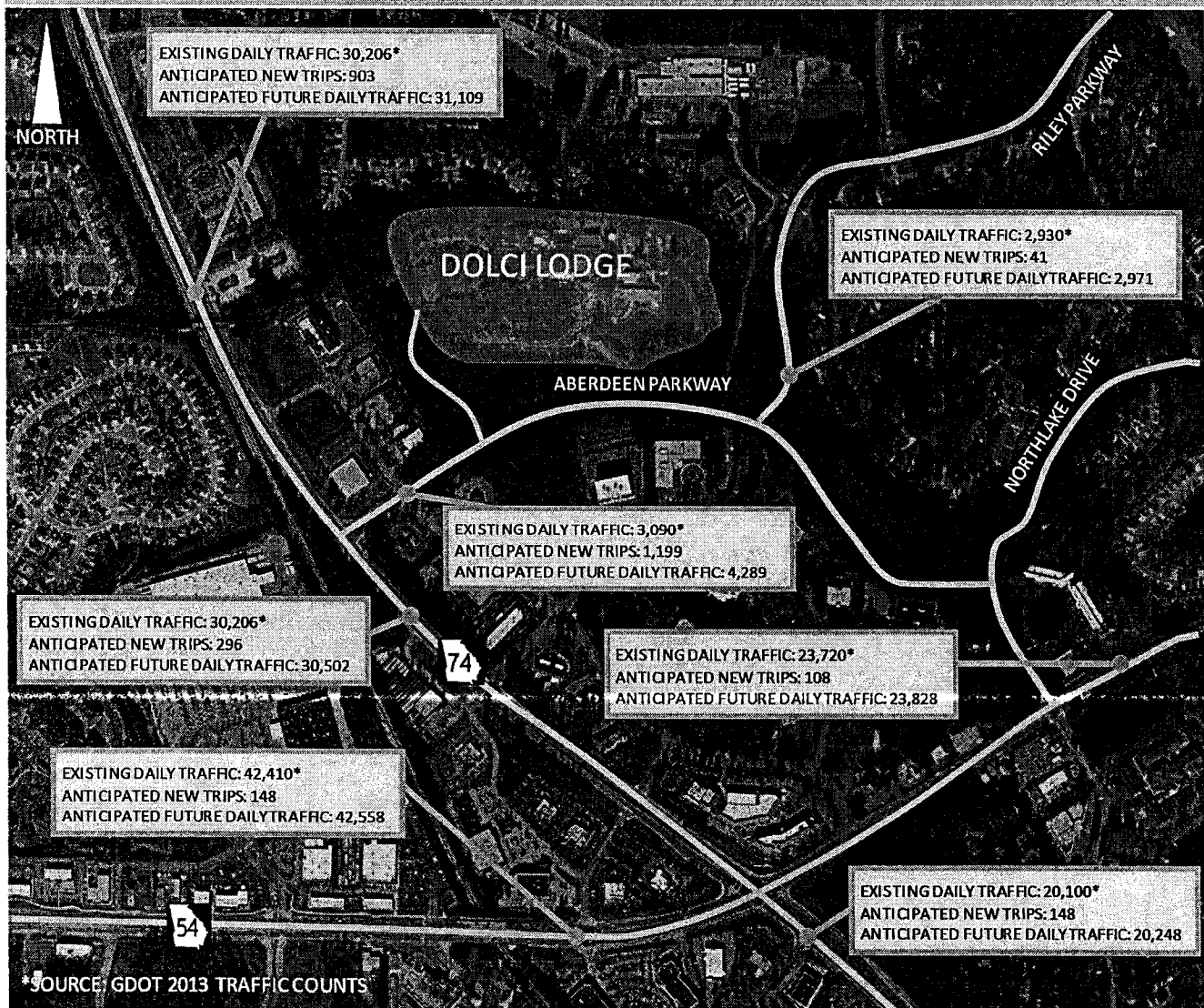


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FIGURE 2 EXISTING AND ANTICIPATED FUTURE TRAFFIC VOLUMES



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Table 3 Existing and Anticipated Traffic Volumes and Level of Service

Location	Existing Traffic Volume	Level of Service	Anticipated Traffic Volume	Level of Service
SR 74, North of Aberdeen Parkway	30,206	A/B	31,109	A/B
SR 74, South of Aberdeen Parkway	30,206	A/B	30,502	A/B
SR 74, South of SR 54	20,100	A/B	20,248	A/B
SR 54, West of SR 74	42,210	E/F	42,558	E/F
SR 54, East of Northlake Drive	23,720	A/B	23,828	A/B
Aberdeen Parkway, East of SR 74	3,090	A/B	4,289	A/B
Riley Parkway, North of Aberdeen Parkway	2,930	A/B	2,971	A/B

CONCLUSIONS

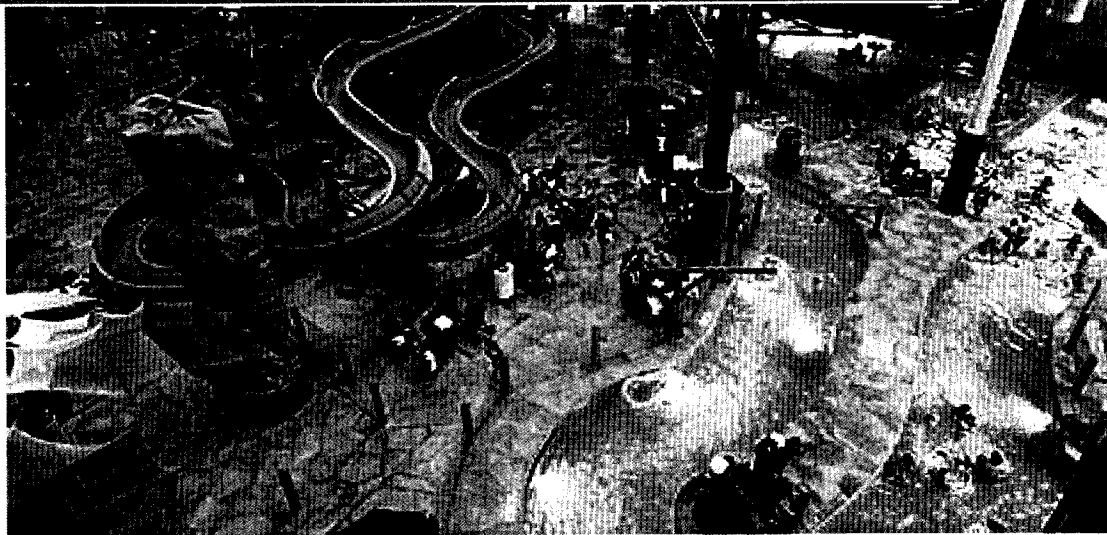
Based on the results of this analysis, a relatively small amount of additional traffic is anticipated with the proposed Dolci Lodge redevelopment. This additional traffic is not anticipated to fundamentally change traffic operations in the vicinity. Additionally, access considerations at Aberdeen Parkway suggest that the existing lanes and traffic control configuration of the intersection at SR 74 and Aberdeen Parkway is likely appropriate to process the anticipated additional traffic. Therefore, more detailed study of the Dolci Lodge redevelopment is not recommended at this time.

Attachment "F"

LUC-26 ORDINANCE TO BE ADDED

2015

Economic and Fiscal Impacts of a Proposed Great Wolf Lodge in Fayette County, Georgia



Prepared for:
Fayette County Development Authority



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Executive Summary

At the request of the Fayette County Development Authority (FCDA) the Enterprise Innovation Institute (EI²) at Georgia Tech conducted an economic and fiscal impact analysis of a proposed Great Wolf Lodge to be located in Peachtree City on the site of the current Dolce Atlanta-Peachtree hotel. Great Wolf Lodge is a first-class, full service, year-round destination resort with an indoor waterpark which features zero-depth entry pools; large wave pools; and thrilling waterslides.

With nearly half a million visitor nights expected at full operation, it is estimated that the economic impact of the Great Wolf Lodge on Fayette County would be more than \$75 million, and would generate nearly 770 jobs across the economy resulting in more than \$20 million in local personal income (see Table 1). If the impact area is expanded to include the surrounding counties of Clayton, Coweta, Fulton, Henry, Meriwether, and Spalding, the economic impact grows to nearly \$80 million generating 800 total jobs, and over \$21 million in personal income (see Table 2).

A project of this magnitude would certainly impact the demand for local government services, as well as generate significant new revenue. The fiscal impact of the Great Wolf Lodge on the Fayette County government over the next 15 years is estimated to be more than \$2.9 million on a net present value (NPV) basis (see Table 3 and Figure 2). The NPV of the fiscal impact on the Peachtree City government over the same period is estimated to be \$24.4 million (see Table 4). This large difference is due to the fact that Peachtree City imposes an 8 percent hotel-motel tax which would apply to the nearly half million visitor nights. Without the inclusion of the hotel-motel tax, the NPV of the fiscal impact on the Peachtree City government over the same period would still be a positive \$2.8 million (see Figure 3).

SECTION 1

Introduction

The Dolce Atlanta-Peachtree is a hotel and conference center located in Peachtree City, Georgia. The facility currently consists of four main buildings which include a training/conference center, restaurant/kitchen, and two hotel towers with a total of 233 guest rooms including three executive suites. More specifically, the facility has 63,000 square feet of certified function space, 65 meeting rooms, two amphitheaters, an auditorium, ballroom, restaurant and bar, fitness center, and indoor pool all located on a 40-acre site. The facility has approximately 100 employees and generates approximately \$10 million in revenue – half from rooms and half from other services, e.g., meeting room rentals, food and beverage sales, etc.

Great Wolf Resorts, Inc. (hereinafter referred to as Great Wolf) has proposed to acquire the site and redevelop it into its own brand of indoor waterpark resorts – Great Wolf Lodge. Great Wolf Lodge is a first-class, full service, year-round destination resort. The resorts are family-oriented destination facilities that generally feature 300 to 600 rooms and a large indoor entertainment area measuring 40,000 to 100,000 square feet. The centerpiece of each resort is the indoor waterpark which features zero-depth entry pools; large wave pools; thrilling waterslides and signature Great Wolf Lodge water attractions such as the Howling Tornado, a multi-story waterslide shaped like a funnel. The all-suite properties offer a variety of room styles to accommodate traveling families, large arcades, proprietary dining experiences and outlets, children's activities and other amenities.

With respect to this particular project, Great Wolf plans to demolish approximately 40 percent of the existing conference center and build a 60,000 square foot indoor waterpark. The remaining 60 percent of the existing conference center will be used for the lobby, retail shops, a coffee shop, a pizza restaurant, an arcade, an indoor ropes course, and other proprietary Great Wolf amenities. The existing restaurant building will be kept largely the same but the

first floor will become an outdoor family gathering area. The two existing hotel towers will receive new carpet, paint, furniture, and other necessary upgrades to match the Great Wolf brand. Finally, a new 165-room hotel tower will be built on the northwest side of the conference center building to increase the overall room count.

When construction is complete, Great Wolf Lodge Atlanta will have 399 rooms, a 60,000 square foot indoor waterpark, and 100,000+ square feet of entertainment area and small meeting space areas. The company plans to spend \$40 million on construction; an additional \$32 million on personal property including the amusements; and another \$4 million on soft costs related to the construction activity. The final facility will employ 500 people during the peak seasons, and generate anticipated revenue of over \$47 million annually.

The Fayette County Development Authority (FCDA) asked the Enterprise Innovation Institute (EI²) at Georgia Tech to conduct an economic and fiscal impact of the proposed facility. Specifically, FCDA requested to know the economic impact that the Great Wolf Lodge Atlanta would have on Fayette County alone, and also on the surrounding region – defined as Clayton, Coweta, Fayette, Fulton, Henry, Meriwether, and Spalding counties. With respect to fiscal impact, FCDA asked EI² to estimate the fiscal impact on the financial situation of Fayette County, and that of Peachtree City. All of these impacts are included in the following sections of this report.

SECTION 2

Economic Impact Analysis

The “economic impact” of any activity is primarily measured by the number of new jobs, amount of new income, and level of new economic output associated with that activity. The foundation of this type of analysis is economic base theory. Simply put, economic base theory states that economic growth occurs when there is an increase in the flow of money into an area through the export of goods and/or services. The “direct” impact of that economic activity includes the number of jobs directly related to that activity and the wages those jobs are paid. It also includes total output and value added (i.e., contribution to GDP) that is directly related to the activity. (See the definitions in Appendix A.)

However, the “direct” activity is just the beginning of the total economic impact. The money that flows into the region is used by companies to purchase goods and services. Some of these are purchased locally, while others are purchased outside the region. To the extent that goods and services are purchased locally, they represent an increase in local employment and income, and therefore, have additional economic impact beyond the “direct” impacts. To the extent that goods and services are purchased outside the region, they are said to have “leaked” out of the local economy and have no more local economic impact. The impacts that arise from the purchases of local businesses represent the “indirect” impact of the initial economic activity.

The third and final component of the economic impact is a result of the spending decisions of employees. Local employees spend some of their income within the region, and as mentioned before, some leaks out. Again, to the extent that their income is spent locally, it also generates an additional increase in local employment and income. These impacts represent the “induced” impact of the initial economic activity. Therefore, the total economic impact of any economic activity is the sum of the direct, indirect, and induced economic impacts.

The size of these impacts depends first on how the economy is defined geographically. The larger the geographic area, the larger is the economic impact. With a larger economy, the money a firm injects into the economy has a greater chance of circulating through inter-industry purchasing and worker spending. At the county level, rounds of purchasing “leak” out of the county’s economy rather quickly – it is often the case that suppliers cannot be found locally – resulting in a smaller overall economic impact. Therefore, for this report two analyses were conducted – one for Fayette County alone, and another for Fayette and the surrounding region including Clayton, Coweta, Fulton, Henry, Meriwether, and Spalding counties.

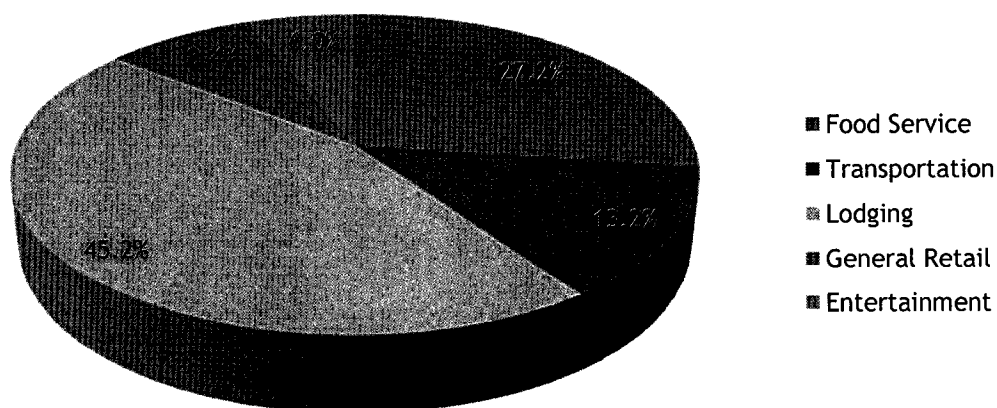
The process described above is simulated using an input-output model of the geographic area under consideration. Specifically, this economic impact analysis was conducted using the nationally recognized model, IMPLAN, developed by the Minnesota IMPLAN Group. IMPLAN is an input-output model (I-O model) configurable for any county, multi-county region, state, or even multi-state region. An I-O model simulates the interconnectedness of industries, government and households in an economy, and tracks the flow of money from one entity to another. It also simulates transactions between the regional economy and the rest of the world. Through looking at these interactions between sectors in an economy, the model can predict what the overall impact would be from new economic activity in a particular sector in a specific economy. For this analysis two IMPLAN models were built and customized using the most recent data on industry interactions, as well as commuting patterns and other demographic information. One model included Fayette County alone, and the other included Fayette with the surrounding counties of Clayton, Coweta, Fulton, Henry, Meriwether, and Spalding.

Fayette County Economic Impact

According to the numbers provided by Great Wolf, at full-build out, the resort should generate \$31.5 million annually from more than 490,000 visitor room

nights. According to the *2013 Travel Economic Impact on Georgia State, Counties and Regions* report prepared for the Georgia Department of Economic Development by the U.S. Travel Association in Washington, D.C., the average non-resident visitor to Georgia spends \$126.70 per day on food, lodging, transportation, entertainment, and general retail. Given the estimated room rates of the Great Wolf facility, we expect that number to be approximately \$142 per day for this resort. The allocation of that \$142 is shown in Figure 1 and is based on information presented in the previously mentioned statewide report.

Figure 1
Estimated Great Wolf Visitor Daily Spending



Given both the nearly 500,000 visitors and the \$142 daily spending per visitor per day, the total economic output related to the Great Wolf resort is nearly \$70 million at full operation. However, as mentioned earlier, an important aspect of economic impact analysis is that the economic activity must be *new*. Given that the Dolce Atlanta-Peachtree already operates in the county with nearly 100 employees, the economic activity that is already occurring must be accounted for. Once this adjustment is made, there remains approximately \$50 million in new economic activity that can be attributed to the Great Wolf resort. The complete economic impact results are shown below in Table 1.

Table 1

Economic Impact of the Great Wolf Lodge on Fayette County

(Income, Value Added, and Output in Millions of Dollars)

	Employment	Wages & Salaries	Economic Output
Direct	534	\$13.8	\$49.9
Indirect	126	\$3.5	\$13.9
Induced	109	\$3.1	\$11.6
Total	769	\$20.4	\$75.4
Multiplier	1.4	1.5	1.5

Source: Georgia Tech Enterprise Innovation Institute using an IMPLAN model for Fayette County.
Totals may not add due to rounding.

In addition to the 400 *new* jobs that Great Wolf itself will bring to Fayette, we expect that there will be more than 130 other *new* jobs that will result from visitor spending on food service, recreation, transportation, and other retail. Combined, these jobs represent nearly \$14 million in new income to Fayette County. The indirect and induced impacts should generate approximately 235 more jobs with total income of about \$6.6 million. Combined, given the visitor numbers presented above, we expect that the total economic impact of Great Wolf on the Fayette County economy to be 769 new jobs, more than \$20 million in new local income, and more than \$75 million in new economic output.

Regional Economic Impact

The employment and income benefits of any new economic activity do not stop at the county borders. To get a larger view of the economic impact associated with the Great Wolf resort, researchers also looked that impact on the not only Fayette County, but the surrounding counties of Clayton, Coweta, Fulton, Henry, Meriwether, and Spalding as well. A summary of those impacts is presented below in Table 2.

Table 2**Economic Impact of Great Wolf on the Region***

(Income, Value Added, and Output in Millions of Dollars)

	Employment	Wages & Salaries	Economic Output
Direct	534	\$13.8	\$49.9
Indirect	145	\$4.0	\$18.3
Induced	122	\$3.6	\$10.9
Total	801	\$21.3	\$79.1
Multiplier	1.5	1.5	1.6

Source: Georgia Tech Enterprise Innovation Institute using an IMPLAN model for Fayette County.

Totals may not add due to rounding.

* Clayton, Coweta, Fayette, Fulton, Henry, Meriwether, and Spalding counties.

Given the visitor data presented above, it is estimated that the seven-county region should see an increase of 800 jobs; \$21.3 million in new personal income; and nearly \$80 million in new economic activity.

SECTION 3

Fiscal Impact Analysis

The economic impact analysis presented in the previous section provides good insight into how the Great Wolf resort will impact the local and regional economies. However, one of the important (and often neglected) measures of impact at the local level is how the project will affect government budgets. This perspective places the local government in a role analogous to a corporation, which must decide how to allocate its shareholders' resources—the shareholders here being local taxpayers. New development requires many resources from the government and an impact analysis, if conducted properly, can assess whether taxpayers are likely to receive a dividend. For this reason, the local impact analysis method presented in this section focuses on the impact on local government budgets—in other words, it is a **fiscal** impact analysis. For purposes of this study, a fiscal impact analysis was conducted for both Fayette County and Peachtree City, where the project is physically located.

Just as the I-O model IMPLAN was used for the economic impact analysis, researchers here used LOCI™, a fiscal impact model developed by Georgia Tech to be used at the city and/or county level. Local fiscal impact models like LOCI™ are usually less complex than I-O models, but require more data to run an analysis. To adequately capture local conditions, the model needs extensive local data to drive the analysis. Also, unlike an I-O model, LOCI™ incorporates local government costs. In this case, two fiscal models were built (one for Fayette County and one for Peachtree City) that used detailed information about each government jurisdiction including tax digest values by type; millage rates; non-tax revenues; government expenditures; retail sales; effective buying income; and commuting patterns.

Fayette County Fiscal Impact

For this analysis, the same visitor data presented in the previous section was used – specifically the number of visitors, room revenue, and average per day per visitor spending. As was the case with the economic impact analysis, the numbers were adjusted to account for the current visitor activity associated with the Dolce Atlanta-Peachtree. In addition, the \$40 million real property investment and the \$32 million personal property investment were included in order to calculate the increase in the Fayette County tax digest. The \$32 million in personal property was assumed to be class 2 personal property and was depreciated using standard personal property depreciation schedules. Finally, the number of new employees and their associated income was also included. Based on the commuting patterns prevalent in Fayette County, it is estimated that of the 402 new jobs at the Great Wolf resort, 134 will be held by residents of Fayette County resulting in the creation of 92 new households. After adjusting for the increase in government expenditures, the net present value (NPV) of this project over the next 15 years to Fayette County is \$2.9 million. These results are presented in Table 3 and Figure 2 below.

Table 3

Fiscal Impact of Great Wolf on Fayette County

Year:	1	2	3	4	5	6	7	8
Revenues	\$59,304	\$306,409	\$411,354	\$479,081	\$470,377	\$462,432	\$452,970	\$442,749
Expenditures	\$53,609	\$108,831	\$162,440	\$162,440	\$162,440	\$162,440	\$162,440	\$162,440
Net Benefit	\$5,695	\$197,578	\$248,914	\$316,641	\$307,937	\$299,992	\$290,530	\$280,309

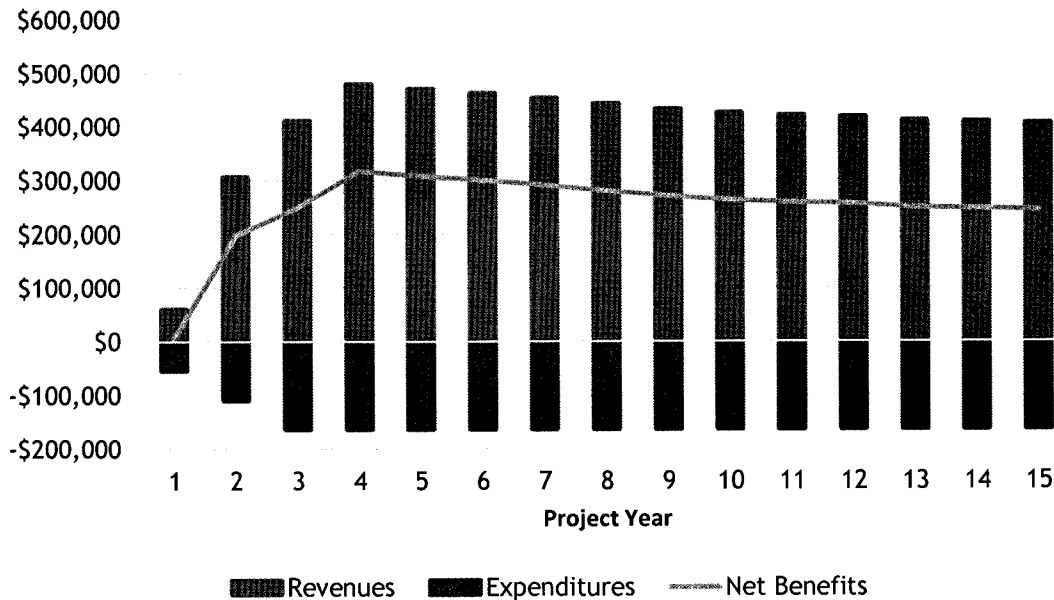
Year:	9	10	11	12	13	14	15	Total
Revenues	\$432,529	\$425,342	\$420,430	\$417,792	\$411,362	\$408,725	\$406,087	\$6,006,943
Expenditures	\$162,440	\$162,440	\$162,440	\$162,440	\$162,440	\$162,440	\$162,440	\$2,274,160
Net Benefit	\$270,089	\$262,902	\$257,990	\$255,352	\$248,922	\$246,285	\$243,647	\$3,732,783

Net Present Value (NPV): \$2,932,078

Source: Georgia Tech Enterprise Innovation Institute using LOCI model for Fayette County.

Totals may not add due to rounding. NPV calculated using a 3 percent discount rate.

Figure 2
Annual Fiscal Impact of Great Wolf on
Fayette County



Peachtree City Fiscal Impact

The same project data that was used for the fiscal analysis for Fayette County was also used in a LOCI fiscal model built for Peachtree City. Based on the commuting patterns prevalent for Peachtree City, it is estimated that of the 402 new jobs at the Great Wolf resort, 68 will be held by residents of Peachtree City which will result in the creation of 46 new households. After adjusting for the increase in government expenditures, the net present value (NPV) of the net fiscal benefit of this project over the next 15 years to Peachtree City is \$24.4 million. The bulk of this fiscal benefit is due to the 8 percent hotel-motel tax imposed by the city. Without the hotel-motel tax, the NPV of the project to Peachtree City over the next 15 years would still be \$2.8 million. The complete fiscal impact results are presented in Table 4 and Figure 3 below.

Table 4
Fiscal Impact of Great Wolf on Peachtree City

Year:	1	2	3	4	5	
Revenues	\$39,505	\$1,168,972	\$1,866,299	\$2,535,212	\$2,525,286	
Expenditures	\$32,750	\$66,484	\$99,233	\$99,233	\$99,233	
Net Benefit	\$6,755	\$1,102,488	\$1,767,066	\$2,435,979	\$2,426,053	
Year:	6	7	8	9	10	
Revenues	\$2,516,224	\$2,505,433	\$2,493,778	\$2,482,122	\$2,473,926	
Expenditures	\$99,233	\$99,233	\$99,233	\$99,233	\$99,233	
Net Benefit	\$2,416,991	\$2,406,200	\$2,394,545	\$2,382,889	\$2,374,693	
Year:	11	12	13	14	15	Total
Revenues	\$2,468,323	\$2,465,315	\$2,457,983	\$2,454,975	\$2,451,966	\$32,905,319
Expenditures	\$99,233	\$99,233	\$99,233	\$99,233	\$99,233	\$1,389,263
Net Benefit	\$2,369,090	\$2,366,082	\$2,358,750	\$2,355,742	\$2,352,733	\$31,516,056
Net Present Value (NPV):	\$24,428,904					

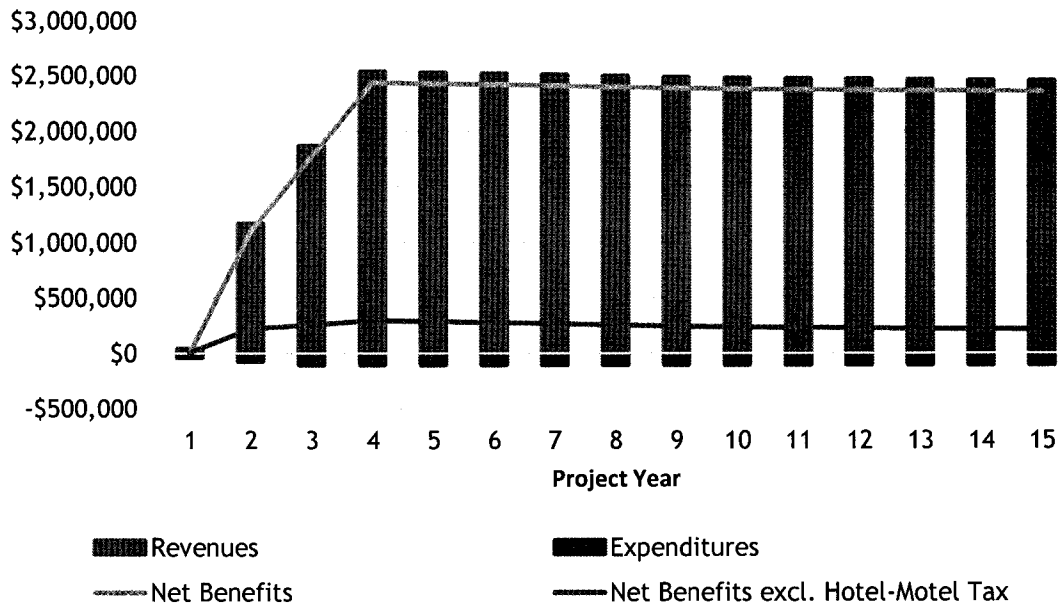
Source: Georgia Tech Enterprise Innovation Institute using LOCI model for Peachtree City.

Totals may not add due to rounding. NPV calculated using a 3 percent discount rate.

This Peachtree City analysis is slightly conservative because it does not include any annual business license fees that the city will receive as that information was not provided. To the extent that any business licenses fees will be due above and beyond the level currently being paid by the Dolce Atlanta-Peachtree, the annual net benefit will increase by that amount.

For both the Fayette County and Peachtree City analyses, it was assumed that the Great Wolf resort would ramp up to the full visitor estimates by year 4 of the project.

Figure 3
Annual Fiscal Impact of Great Wolf on
Peachtree City



Appendix A - Definitions

Direct Impacts

The initial economic activity that results from changes in production or expenditures by producers and/or consumers.

Indirect Impacts

The economic activity that results from local industries buying goods and services from other local industries. This cycle of spending continues until all the money leaks out from the regional economy.

Induced Impacts

The economic activity that results from the spending of employees' labor income. This cycle of household spending continues until all the money leaks out from the regional economy.

Wages/Income

All forms of employment income, including employee compensation and proprietor income.

Value Added

The difference between an industry's output and the cost of its intermediate inputs. This includes employee compensation, taxes on production, and gross operating surplus. This is the measure of the contribution to GDP made by the industry.

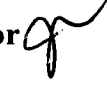
Output

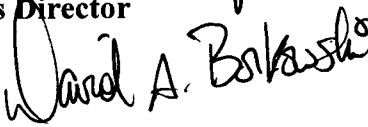
Final value of industry production. For manufacturing companies, output is sales plus/minus changes in inventory. For service sectors, output is equal to sales. For retail and wholesale trade companies, output equals gross margin, NOT gross sales.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
City Clerk 
Community Services Director 
Public Services Director

FROM: City Engineer 

DATE: March 10, 2015

SUBJECT: Revised Floodplain Management/Flood Damage Prevention Ordinance
March 19, 2015, City Council Meeting

Recommendation:

Staff recommends that City Council authorize the Mayor to sign the attached revised floodplain ordinance.

Discussion:

The City is required to update its Floodplain Management/Flood Damage Prevention Ordinance as new updates come from the Metro North Georgia Water Management District (MNGWMD). New updates have been approved from MNGWPD and from the Federal Emergency Management Agency (FEMA) and we are required to adopt by March 31, 2015.

Staff has reviewed the ordinance and has no objections to the final form. There are no significant updates over the previous version of the ordinance as most are housekeeping items.

The City Attorney has also reviewed the ordinance and has no objection as to the form.

Staff recommends adoption of attached ordinance.

Budget Impact:

This is no budget impact associated with this request.

Attachment

Floodplain Ordinance

AN ORDINANCE TO AMEND ARTICLE X, SECTION 1007, OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO PROVIDE FOR FLOODPLAIN MANAGEMENT AND FLOOD DAMAGE PREVENTION; TO PROVIDE DEFINITIONS; TO ESTABLISH PERMIT PROCEDURES AND REQUIREMENTS; TO ESTABLISH STANDARDS FOR DEVELOPMENT; TO PROVIDE FOR FLOOD DAMAGE REDUCTION; TO ESTABLISH VARIANCE PROCEDURES; TO ESTABLISH VIOLATIONS, ENFORCEMENT AND PENALTIES; AND FOR OTHER PURPOSES

WHEREAS, the flood hazard areas of the City of Peachtree City are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

WHEREAS, effective floodplain management and flood hazard protection activities can: (1) Protect human life and health; (2) Minimize damage to private property; (3) Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains; and (4) Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

WHEREAS, Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Peachtree City, Georgia, does ordain this ordinance and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

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

Section 1. Article X, Section 1007, of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is hereby repealed in its entirety and replaced as follows:

Section 1007. Floodplain Management / Flood Damage Prevention

Section 1007.1. General Provisions

Section 1007.1.1. Purpose and Intent

The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality

protection, streambank and stream corridor protection, wetlands preservation, and ecological and environmental protection by provisions designed to:

- (1) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (2) Restrict or prohibit uses which are dangerous to health, safety and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion;
- (3) Control filling, grading, dredging, and other development which may increase flood damage or erosion;
- (4) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
- (5) Limit the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters; and
- (6) Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation, and ecological functions of natural floodplain areas.

Section 1007.1.2. Applicability

This ordinance shall be applicable to all Areas of Special Flood Hazard within the jurisdiction of the City of Peachtree City.

Section 1007.1.3. Designation of Ordinance Administrator

The city engineer or designee is hereby appointed to administer and implement the provisions of this ordinance.

Section 1007.1.4. Basis for Establishing Areas of Special Flood Hazard, Areas of Future-Conditions Flood Hazard and Associated Floodplain Characteristics – Flood Area Maps and Studies

For the purposes of defining and determining "Areas of Special Flood Hazard," "Areas of Future-conditions Flood Hazard," "Areas of Shallow Flooding," "Base Flood Elevations," "Floodplains," "Floodways," "Future-conditions Flood Elevations," "Future-conditions Floodplains," potential flood hazard or risk categories as shown on FIRM maps, and other terms used in this ordinance, the following documents and sources may be used for such purposes and are adopted by reference thereto:

- (1) The Flood Insurance Study (FIS), dated 9/26/2008, with accompanying maps and other supporting data and any revision thereto. *[For those land areas acquired by a municipality through annexation, the current effective FIS and data for Fayette County, dated 9/26/2008, with accompanying maps and other supporting data and any revision thereto.]*
- (2) Other studies, which may be relied upon for the establishment of the base flood elevation or delineation of the base or one-percent (100-year) floodplain and flood-prone areas, including:
 - (a) Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, State or Federal agency applicable to the City of Peachtree City; and
 - (b) Any base flood study conducted by a licensed professional engineer which has been prepared utilizing FEMA approved methodology and approved by the City of Peachtree City.

- (3) Other studies, which may be relied upon for the establishment of the future-conditions flood elevation or delineation of the future-conditions floodplain and flood-prone areas, including:
 - (a) Any flood or flood-related study conducted by the United States Army Corps of Engineers, the United States Geological Survey, or any other local, State or Federal agency applicable to the City of Peachtree City; and
 - (b) Any future-conditions flood study conducted by a licensed professional engineer which has been prepared utilizing FEMA approved methodology approved by the City of Peachtree City.
- (4) The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the city engineer's Office.

Section 1007.1.5. Compatibility with Other Regulations

This ordinance is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of this ordinance are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

Section 1007.1.6. Severability

If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this ordinance.

Section 1007.1.7. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Peachtree City or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

Section 1007. 2. Definitions

Addition means any walled and roofed expansion to the perimeter or height of a building.

Appeal means a request for a review of the city engineer's interpretation of any provision of this ordinance.

Area of Future-conditions Flood Hazard means the land area that would be inundated by the one-percent-annual-chance flood based on future-conditions hydrology (100-year future-conditions flood).

Area of Shallow Flooding means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable

and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard means the land area subject to a one percent or greater chance of flooding in any given year. This includes all floodplain and flood prone areas at or below the base flood elevation designated as Zones A, A1-30, A-99, AE, AO, AH, and AR on a community's Flood Insurance Rate Map (FIRM).

Accessory Structure or Facility means a structure which is on the same parcel of property as the principal structure and the use of which is incidental to the use of the primary structure.

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year, also known as the 100-year flood.

Base Flood Elevation means the highest water surface elevation anticipated at any given location during the base flood.

Basement means any area of a building having its floor subgrade below ground level on all sides.

Building has the same meaning as *Structure*.

Development means any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, clearing, grubbing, grading, paving, any other installation of impervious cover, excavation or drilling operations or storage of equipment or materials.

Elevated Building means a non-basement building which has its lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing Construction Any structure for which the "start of construction" commenced before (* specific date) [* i.e., the effective date of the INITIAL floodplain management code or ordinance adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP)].

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before (* specific date) [* i.e., the effective date of the INITIAL floodplain management regulations adopted by a community].

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA means the Federal Emergency Management Agency.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) the overflow of inland or tidal waters; or

(b) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map or FIRM means an official map of a community, issued by FEMA, delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

Flood Insurance Study or FIS means the official report by FEMA providing an examination, evaluation and determination of flood hazards and corresponding flood profiles and water surface elevations of the base flood.

Floodplain or Flood-prone Area means any land area susceptible to flooding.

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway or Regulatory Floodway means the channel of a stream, river, or other watercourse and the adjacent areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Functionally Dependent Use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Future-conditions Flood means the flood having a one percent chance of being equaled or exceeded in any given year based on future-conditions hydrology. Also known as the 100-year future-conditions flood.

Future-conditions Flood Elevation means the highest water surface elevation anticipated at any given location during the future-conditions flood.

Future-conditions Floodplain means any land area susceptible to flooding by the future-conditions flood.

Future-conditions Hydrology means the flood discharges associated with projected land-use conditions based on a community's zoning maps, comprehensive land-use plans, and/or watershed study projections, and without consideration of projected future construction of stormwater management (flood detention) structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places by states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places by communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior, or
2. Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this ordinance.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when attached to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. The term also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property. The term does not include a "recreational vehicle."

Mean Sea Level means the datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced. For purposes of this ordinance the term is synonymous with National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988.

New Construction means any structure (see definition) for which the "start of construction" commenced on or after (* specific date) and includes any subsequent improvements to the structure. [** i.e., the effective date of the INITIAL floodplain management ordinance adopted by the community as a basis for community participation in the (NFIP).*]

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after (* specific date) [** i.e., the effective date of the INITIAL floodplain management ordinance adopted by a community*].

Owner means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Permit means the permit issued by the City of Peachtree City to the applicant which is required prior to undertaking any development activity.

Recreational Vehicle means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Repetitive Loss means flood related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Site means the parcel of land being developed, or the portion thereof on which the development project is located.

Start of Construction includes substantial improvement, and means the date the permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of the structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building (including a gas or liquid storage tank), that is principally above ground, or a manufactured home.

Subdivision means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term also includes Repetitive Loss.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement to a structure, taking place during a 10-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the improvement. The market value of the building means (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include those improvements of a structure required to comply with existing state or local health, sanitary, or safety code specifications which are the minimum necessary to assure safe living conditions, which have been identified by the Code Enforcement Official. The term does also not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantially Improved Existing Manufactured Home Park or Subdivision means the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50

percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance means a grant of relief from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the requirements of this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Section 1007. 3. Permit Procedures and Requirements

Section 1007.3.1. Permit Application Requirements

No owner or developer shall perform any development activities on a site where an Area of Special Flood Hazard or Area of Future-conditions Flood Hazard is located without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically excluded by this ordinance, any landowner or developer desiring a permit for a development activity shall submit to the City of Peachtree City a permit application on a form provided by the City of Peachtree City for that purpose.

No permit will be approved for any development activities that do not meet the requirements, restrictions and criteria of this ordinance.

Section 1007.3.2. Floodplain Management Plan Requirements

An application for a development project with any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard located on the site shall include a floodplain management / flood damage prevention plan. This plan shall include the following items:

- (1) Site plan drawn to scale, which includes but is not limited to:
 - (a) Existing and proposed elevations of the area in question and the nature, location and dimensions of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
 - (b) For all proposed structures, spot ground elevations at building corners and 20-foot or smaller intervals along the foundation footprint, or one foot contour elevations throughout the building site;
 - (c) Proposed locations of water supply, sanitary sewer, and utilities;
 - (d) Proposed locations of drainage and stormwater management facilities;
 - (e) Proposed grading plan;
 - (f) Base flood elevations and future-conditions flood elevations;
 - (g) Boundaries of the base flood floodplain and future-conditions floodplain;
 - (h) If applicable, the location of the floodway; and
 - (i) Certification of the above by a licensed professional engineer or surveyor.
- (2) Building and foundation design detail, including but not limited to:
 - (a) Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
 - (b) Elevation in relation to mean sea level to which any non-residential structure will be floodproofed;

- (c) Certification that any proposed non-residential floodproofed structure meets the criteria in Section 1007.5.2(2);
 - (d) For enclosures below the base flood elevation, location and total net area of flood openings as required in Section 1007.5.1(5); and
 - (e) Design plans certified by a licensed professional engineer or architect for all proposed structure(s).
- (3) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
 - (4) Hard copies and digital files of computer models, if any, copies of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodways, flood profiles and all other computations and other information similar to that presented in the FIS;
 - (5) Copies of all applicable State and Federal permits necessary for proposed development, including but not limited to permits required by Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1334; and
 - (6) All appropriate certifications required under this ordinance.

The approved floodplain management / flood damage prevention plan shall contain certification by the applicant that all development activities will be done according to the plan or previously approved revisions. Any and all development permits and/or use and occupancy certificates or permits may be revoked at any time if the construction and development activities are not in strict accordance with approved plans.

Section 1007.3.3. Construction Stage Submittal Requirements

For all new construction and substantial improvements on sites with a floodplain management / flood damage prevention plan, the permit holder shall provide to the city engineer a certified as-built Elevation Certificate or Floodproofing Certificate for non-residential construction including the lowest floor elevation or floodproofing level immediately after the lowest floor or floodproofing is completed. A final Elevation Certificate shall be provided after completion of construction including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. When floodproofing is utilized for non-residential structures, said certification shall be prepared by or under the direct supervision of a licensed professional engineer or architect and certified by same using the FEMA Floodproofing Certificate. This certification shall also include the design and operation/maintenance plan to assure continued viability of the floodproofing measures.

Any work undertaken prior to approval of these certifications shall be at the permit holder's risk. The city engineer shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit certification or failure to make the corrections required hereby shall be cause to issue a stop work order for the project.

Section 1007.3.4. Duties and Responsibilities of the Administrator

Duties of the city engineer shall include, but shall not be limited to:

- (1) Review all development applications and permits to assure that the requirements of this ordinance have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding;

- (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including but not limited to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1334;
- (3) When Base Flood Elevation data or floodway data have not been provided, then the city engineer shall require the applicant to obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, state or other sources in order to meet the provisions of Sections 1007.4 and 1007.5;
- (4) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new and substantially improved structures;
- (5) Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been floodproofed;
- (6) When floodproofing is utilized for a non-residential structure, the city engineer shall review the design and operation/maintenance plan and obtain certification from a licensed professional engineer or architect;
- (7) Notify affected adjacent communities and the Georgia Department of Natural Resources (GA DNR) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
- (8) Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions) the city engineer shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this ordinance. Where floodplain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps;
- (9) All records pertaining to the provisions of this ordinance shall be maintained in the office of the city engineer and shall be open for public inspection;
- (10) Coordinate all FIRM revisions with the GA DNR and FEMA; and
- (11) Review variance applications and make recommendations to the city council.

Section 1007.4. Standards for Development

Section 1007.4.1. Definition of Floodplain Boundaries

- (1) Studied "A" zones, as identified in the FIS, shall be used to establish base flood elevations whenever available.
- (2) For all streams with a drainage area of 100 acres or greater, the future-conditions flood elevations shall be provided by the City of Peachtree City. If future-conditions elevation data is not available from the City of Peachtree City, then it shall be determined by a licensed professional engineer using a method approved by FEMA and the City of Peachtree City.

Section 1007.4.2. Definition of Floodway Boundaries

The width of a floodway shall be determined from the FIS or FEMA approved flood study. For all streams with a drainage area of 100 acres or greater, the regulatory floodway shall be provided by the City of Peachtree City. If floodway data is not available from the City of Peachtree City, it shall be determined by a licensed professional engineer using a method approved by FEMA and the City of Peachtree City.

Section 1007.4.3. General Standards

- (1) No development shall be allowed within any Area of Future-conditions Flood Hazard that could result in any of the following:
 - (a) Raising the base flood elevation or future-conditions flood elevation equal to or more than 0.01 foot;
 - (b) Reducing the base flood or future-conditions flood storage capacity;
 - (c) Changing the flow characteristics as to the depth and velocity of the waters of the base flood or future-conditions flood as they pass both the upstream and the downstream boundaries of the development area; or
 - (d) Creating hazardous or erosion-producing velocities, or resulting in excessive sedimentation.
- (2) Any development within the Area of Future-conditions Flood Hazard allowed under Section 1007.4.3(1) shall also meet the following conditions:
 - (a) Compensation for storage capacity shall occur between the average ground water table elevation and the base flood elevation for the base flood, and between the average ground water table elevation and the future-condition flood elevation for the future-conditions flood, and lie either within the boundaries of ownership of the property being developed and shall be within the immediate vicinity of the location of the encroachment. Acceptable means of providing required compensation include lowering of natural ground elevations within the floodplain, or lowering of adjoining land areas to create additional floodplain storage. In no case shall any required compensation be provided via bottom storage or by excavating below the elevation of the natural (pre-development) stream channel unless such excavation results from the widening or relocation of the stream channel;
 - (b) Cut areas shall be stabilized and graded to a slope of no less than 2.0 percent;
 - (c) Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;
 - (d) Verification of no-rise conditions (less than 0.01 foot), flood storage volumes, and flow characteristics shall be provided via a step-backwater analysis meeting the requirements of Section 1007.4.4;
 - (e) Public utilities and facilities, such as water, sanitary sewer, gas, and electrical systems, shall be located and constructed to minimize or eliminate infiltration or contamination from flood waters; and
 - (f) Any significant physical changes to the base flood floodplain shall be submitted as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. The CLOMR submittal shall be subject to approval by the City of Peachtree City using the FEMA Community Concurrence forms before forwarding the submittal package to FEMA for final approval. The responsibility for forwarding the CLOMR to FEMA and for obtaining the CLOMR approval shall be the responsibility of the applicant. Within six months of the completion of development, the applicant shall submit as-built surveys and plans for a final Letter of Map Revision (LOMR).

- (3) No development shall be allowed within any area located at or below the base flood elevation except for new multi-use paths and perpendicular road/path crossings. New paths or road crossings must also meet requirements of Section 1007.4.3(1) and 1007.4.3(2) above.

Section 1007.4.4. Engineering Study Requirements for Floodplain Encroachments

An engineering study is required, as appropriate to the proposed development activities on the site, whenever a development proposes to disturb any land within the future-conditions floodplain, except for a residential single-lot development on streams without established base flood elevations and floodways. This study shall be prepared by a licensed professional engineer and made a part of the application for a permit. This information shall be submitted to and approved by the City of Peachtree City prior to the approval of any permit which would authorize the disturbance of land located within the future-conditions floodplain. Such study shall include:

- (1) Description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development;
- (2) Step-backwater analysis, using a FEMA-approved methodology approved by the City of Peachtree City. Cross-sections (which may be supplemented by the applicant) and flow information will be obtained whenever available. Computations will be shown duplicating FIS results and will then be rerun with the proposed modifications to determine the new base flood profiles, and future-conditions flood profiles;
- (3) Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions to show that base flood floodplain and future-conditions floodplain storage capacity would not be diminished by the development;
- (4) The study shall include a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all future-conditions floodplain encroachments.

Section 1007.4.5. Floodway Encroachments

Located within Areas of Special Flood Hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity flood waters, debris or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:

- (1) Encroachments are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway, except for activities specifically allowed in Section 1007.4.5(2) below.
- (2) Encroachments for bridges, culverts, roadways and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment will not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge. A licensed professional engineer must provide supporting technical data and certification thereof; and
- (3) If the applicant proposes to revise the floodway boundaries, no permit authorizing the encroachment into or an alteration of the floodway shall be issued by the City of Peachtree City until an affirmative Conditional Letter of Map Revision (CLOMR) is issued by FEMA or a no-rise certification is approved by the City of Peachtree City.

Section 1007.4.6. Maintenance Requirements

The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on the property so that the flood-carrying or flood storage capacity is maintained. The City of Peachtree City may direct the property owner (at no cost to the City) to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not performed maintenance as required by the approved floodplain management plan on file with the City of Peachtree City.

Section 1007.5. Provisions for Flood Damage Reduction

In all Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard the following provisions apply:

Section 1007.5.1. General Standards

- (1) No new construction of residential or non-residential structures shall be allowed in any area that is at or below the base flood elevation, or within the regulatory floodway. Substantial improvements can be permitted if the entire structure is brought up to elevation standards in Section 1007.5.2.
- (1) New construction and substantial improvements of structures (residential or non-residential), including manufactured homes, shall not be allowed within the limits of the future-conditions floodplain, unless all requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met;
- (2) New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- (4) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (5) Elevated Buildings - All new construction and substantial improvements that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.
 - (a) Designs for complying with this requirement must either be certified by a licensed professional engineer or architect to meet or exceed the following minimum criteria:
 - (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than one foot above grade; and
 - (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.
 - (b) So as not to violate the "Lowest Floor" criteria of this ordinance, the unfinished and flood resistant enclosure shall solely be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area; and
 - (c) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

- (6) All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be designed and/or located three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (7) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces;
- (8) All proposed development shall include adequate drainage and stormwater management facilities per the requirements of the City of Peachtree City to reduce exposure to flood hazards;
- (9) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (10) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (11) On-site waste disposal systems shall be located and constructed to avoid impairment to, or contamination from, such systems during flooding;
- (12) Other public utilities such as gas and electric systems shall be located and constructed to avoid impairment to them, or public safety hazards from them, during flooding;
- (13) Any alteration, repair, reconstruction or improvement to a structure which is not compliant with the provisions of this ordinance, shall be undertaken only if the non-conformity is not furthered, extended or replaced;
- (14) If the proposed development is located in multiple flood zones, or multiple base flood elevations cross the proposed site, the higher or more restrictive base flood elevation or future condition elevation and development standards shall take precedence;
- (15) When only a portion of a proposed structure is located within a flood zone or the future conditions floodplain, the entire structure shall meet the requirements of this ordinance; and
- (16) Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall be reasonably safe from flooding:
 - (a) All such proposals shall be consistent with the need to minimize flood damage within the flood-prone area;
 - (b) All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage; and
 - (c) Adequate drainage shall be provided to reduce exposure to flood hazards.
 - (d) All residential lots shall have 70 percent of the minimum lot size (for that zoning district) outside of the future conditions floodplain such that encroachments for residential structures will not be required.

Section 1007.5.2. Building Standards for Structures and Buildings Within the Future-Conditions Floodplain

(1) Residential Buildings

(a) New construction. New construction of principal residential structures shall not be allowed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met. If all of the requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met, all new construction shall have the lowest floor, including basement, elevated no lower than three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1(5)(a).

(b) Substantial Improvements. Substantial improvement of any principal residential structure shall have the lowest floor, including basement of the entire existing structure as well as the substantial improvement, elevated no lower than three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1(5)(a).

(2) Non-Residential Buildings

(a) New construction. New construction of principal non-residential structures shall not be allowed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met. If all of the requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met, all new construction shall have the lowest floor, including basement, elevated no lower than one (1) foot above the base flood elevation or at least as high as the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1(5)(a). New construction that has met all of the requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be watertight to one (1) foot above the base flood elevation, or at least as high as the future-conditions flood elevation, whichever is higher, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the city engineer using the FEMA Floodproofing Certificate along with the design and operation/maintenance plan.

(b) Substantial Improvements. Substantial improvement of any principal non-residential structure located in A1-30, AE, or AH zones, may be authorized by the city engineer to be elevated or floodproofed. Substantial improvements shall have the lowest floor, including basement of the entire existing structure as well as the substantial improvement, elevated no lower than one (1) foot above the base flood elevation or at least as high as the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1(5)(a). Substantial improvements may be floodproofed in lieu of elevation. The entire existing structure

as well as the substantial improvement, together with attendant utility and sanitary facilities, must be designed to be watertight to one (1) foot above the base flood elevation, or at least as high as the future-conditions flood elevation, whichever is higher, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the city engineer using the FEMA Floodproofing Certificate along with the design and operation/maintenance plan.

(3) Accessory Structures and Facilities

Accessory structures and facilities (i.e., barns, sheds, gazebos, detached garages, recreational facilities and other similar non-habitable structures and facilities) which meet the requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 and are permitted to be located within the limits of the future-conditions floodplain shall be constructed of flood-resistant materials and designed to provide adequate flood openings in accordance with Section 1007.5.1(5)(a) and be anchored to prevent flotation, collapse and lateral movement of the structure.

(4) Standards for Recreational Vehicles

All recreational vehicles placed on sites must either:

- (a) Be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
- (b) Meet all the requirements for Residential Buildings—Substantial Improvements (Section 1007.5.2(1)), including the anchoring and elevation requirements.

(5) Standards for Manufactured Homes

(a) New manufactured homes shall not be allowed to be placed within the limits of the future-conditions floodplain unless all requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met. If all of the requirements of Sections 1007.4.3, 1007.4.4 and 1007.4.5 have been met, all new construction and substantial improvement shall have the lowest floor, including basement, elevated no lower than three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1(5)(a).

(b) Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision shall be elevated so that either:

- (i) The lowest floor of the manufactured home is elevated no lower than three (3) feet above the level of the base flood elevation, or one (1) foot above the future-conditions flood elevation, whichever is higher; or
- (ii) The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.

(c) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement in accordance with standards of Section 1007.5.1(7).

Section 1007.5.3. Building Standards for Structures and Buildings Authorized Adjacent to the Future-Conditions Floodplain

- (1) Residential Buildings – For new construction and substantial improvement of any principal residential building or manufactured home, the elevation of the lowest floor, including basement and access to the building, shall be at least three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1 (5)(a).
- (2) Non-Residential Buildings – For new construction and substantial improvement of any principal non-residential building, the elevation of the lowest floor, including basement and access to the building, shall be at least one (1) foot above the level of the base flood elevation or at least as high as the future-conditions flood elevation, whichever is higher. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with standards of Section 1007.5.1 (5)(a). Non-residential buildings may be floodproofed in lieu of elevation.

Section 1007.5.4. Building Standards for Residential Single-Lot Developments on Streams Without Established Base Flood Elevations and Floodway (A-Zones)

For a residential single-lot development not part of a subdivision that has Areas of Special Flood Hazard, where streams exist but no base flood data have been provided (A-Zones), the city engineer shall review and reasonably utilize any available scientific or historic flood elevation data, base flood elevation and floodway data, or future-conditions flood elevation data available from a Federal, State, local or other source, in order to administer the provisions and standards of this ordinance.

If data are not available from any of these sources, the following provisions shall apply:

- (1) No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or fifty (50) feet from the top of the bank of the stream, whichever is greater.
- (2) In special flood hazard areas without base flood or future-conditions flood elevation data, new construction and substantial improvements shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided for flood prone enclosures in accordance with Section 1007.5.1 (5)(a).

Section 1007.5.5. Building Standards for Areas of Shallow Flooding (AO-Zones)

Areas of Special Flood Hazard may include designated "AO" shallow flooding areas. These areas have base flood depths of one (1) to three (3) feet above ground, with no clearly defined channel. In these areas the following provisions apply:

- (1) All new construction and substantial improvements of residential and non-residential structures shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the flood depth number in feet specified on the Flood Insurance Rate Map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three (3) feet above the highest adjacent grade. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided in accordance with standards of Section 1007.5.1 (5)(a);

- (2) New construction and substantial improvement of a non-residential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus one (1) foot above the highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice, and shall provide such certification to the city engineer using the FEMA Floodproofing Certificate along with the design and operation/maintenance plan; and
- (3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

Section 1007.5.6. Standards for Subdivisions of Land

- (1) All subdivision proposals shall identify the Areas of Special Flood Hazard and Areas of Future-conditions Flood Hazard therein and provide base flood elevation data and future-conditions flood elevation data;
- (2) All residential lots in a subdivision proposal shall have sufficient buildable area outside of the future-conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required; and
- (3) All subdivision plans will provide the elevations of proposed structures in accordance with Section 1007.3.2(2).

Section 1007.6. Variance Procedures

The following variance and appeals procedures shall apply to an applicant who has been denied a permit for a development activity or to an owner or developer who has not applied for a permit because it is clear that the proposed development activity would be inconsistent with the provisions of this ordinance.

- (1) Requests for variances from the requirements of this ordinance shall be submitted to the City of Peachtree City. All such requests shall be heard and decided in accordance with procedures to be published in writing by the City of Peachtree City. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.
- (2) Any person adversely affected by any decision of the City of Peachtree City shall have the right to appeal such decision to the city council as established by the city in accordance with procedures to be published in writing by the city council. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.
- (3) Any person aggrieved by the decision of the city council may appeal such decision to the appropriate court, as provided in Section 5-4-1 of the Official Code of Georgia Annotated.
- (4) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance issued shall be the minimum necessary to preserve the historic character and design of the structure.

- (5) Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this Section are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
- (6) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (7) In reviewing such requests, the City of Peachtree City and city council shall consider all technical evaluations, relevant factors, and all standards specified in this and other sections of this ordinance.
- (8) Conditions for Variances:
 - (a) A variance shall be issued only when there is:
 - (i) a finding of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship; and
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or the creation of a nuisance.
 - (b) The provisions of this ordinance are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (c) Any person to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance resulting from the lowest floor elevation being placed below the base flood elevation will be commensurate with the increased risk to life and property, and that such costs may be as high as \$25 for each \$100 of insurance coverage provided.
 - (d) The city engineer shall maintain the records of all variance actions, both granted and denied, and report them to the Georgia Department of Natural Resources and the Federal Emergency Management Agency upon request.
- (9) Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as the City of Peachtree City and city council shall deem necessary for the consideration of the request.
- (10) Upon consideration of the factors listed above and the purposes of this ordinance, the City of Peachtree City and the city council may attach such conditions to the granting of variances as they deem necessary or appropriate, consistent with the purposes of this ordinance.
- (11) Variances shall not be issued "after the fact."

Section 1007.7. Violations, Enforcement and Penalties

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

Section 1007.7.1. Notice of Violation

If the City of Peachtree City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.

The notice of violation shall contain:

- (1) The name and address of the owner or the applicant or the responsible person;
- (2) The address or other description of the site upon which the violation is occurring;
- (3) A statement specifying the nature of the violation;
- (4) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action;
- (5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
- (6) A statement that the determination of violation may be appealed to the City of Peachtree City by filing a written notice of appeal within thirty (30) days after the notice of violation.

Section 1007.7.2. Penalties

In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the City of Peachtree City shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten (10) days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the City of Peachtree City may take any one or more of the following actions or impose any one or more of the following penalties.

- (1) *Stop Work Order.* The City of Peachtree City may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.

- (2) *Withhold Certificate of Occupancy.* The City of Peachtree City may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- (3) *Suspension, Revocation or Modification of Permit.* The City of Peachtree City may suspend, revoke or modify the permit authorizing the development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the City of Peachtree City may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- (4) *Civil Penalties.* In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten (10) days, or such greater period as the City of Peachtree City shall deem appropriate (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) after the City of Peachtree City has taken one or more of the actions described above, the City of Peachtree City may impose a penalty not to exceed \$1,000 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
- (5) *Criminal Penalties.* For intentional and flagrant violations of this ordinance, the City of Peachtree City may issue a citation to the applicant or other responsible person, requiring such person to appear in the municipal court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

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 _____ 2015.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk