

City Council of Peachtree City

Agenda

March 1, 2018

6:30 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Recognize Elvis Berisha, Public Works – Employee of the Month
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
February 15, 2018, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Alcohol License – NEW – Big Shots, 102 Guthrie Way**
 - 2. Consider Alcohol License – NEW – Line Creek Brewing Company, 150 Huddleston Rd**
 - 3. Consider Contract for Painting Multi-Purpose Rink Supports**
 - 4. Consider Request to Apply/Accept Community Emergency Response Team (CERT) Grant**
- VIII. Old Agenda Items**
- IX. New Agenda Items**
03-18-01 Public Hearing – Variance to No-Impervious Surface Buffer– 217 Gates Entry
(Dave Borkowski)
- X. Council/Staff Topics**
Discussion – Amphitheater Improvements *(Jon Rorie)*
- XI. Executive Session**
- XII. Adjourn**

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

**City Council of Peachtree City
Meeting Minutes
February 15, 2018
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, February 15, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognitions

The Mayor asked for a moment of silence in remembrance of those who died and were injured in the February 14 school shooting in Parkland, Florida. Fleisch called Marianne Dias and Peggy Dillie to the front and honored them with gifts in recognition of the work they have done in organizing a firefighter appreciation day for the past four years and expanding it to include the police this year. The Mayor presented Debbie Britt and Mary McFarland of Piedmont Fayette Hospital with a proclamation in recognition of Women's Heart Day. She also presented Ward Standridge with a proclamation designating March as DeMolay Month in Peachtree City.

Public Comment

Edward "Edge" Gibbons introduced himself as a candidate for the District 3 County Commission seat this year. He said he was a retired Army colonel and asked for the community's support. Al Yougel, director of Keep Peachtree City Beautiful, told council this month marked the 10th anniversary of the group's organization and that it was still going strong in its mission of controlling litter and promoting recycling.

Agenda Changes

Ernst moved that Consent Agenda item 4, Consider FY 2017 Budget Amendments, be moved out of the Consent Agenda for discussion. King seconded. Motion carried unanimously.

Minutes

February 1, 2018, Regular Meeting Minutes

King moved to approve the February 1, 2018, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Alcohol License – NEW – PTC Concessions, LLC; The Fred**
- 2. Consider Stormwater Maintenance Agreements – Paschall Business Center, Delta Credit Union, Prospirian, LLC, and Integrity Fusion Products, Inc.**
- 3. Consider Purchase of Amphitheater Lighting Equipment – Global Production Services**

King moved to approve Consent Agenda items 1, 2, and 3. Ernst seconded. Motion carried unanimously.

CA 4 - Consider FY 2017 Budget Amendments

City Manager Jon Rorie explained that part of the budget amendment item was to allocate funds to rebuild the Shakerag Knoll Picnic Shelter that was destroyed by Tropical Storm Irma in the fall. Rorie said quotes for replacement of the shelter began at \$160,000, but had finally been settled to around \$90,000. The Council memo included a request to allocate \$85,000 for the project, but he wanted Council to consider another idea. Rorie said the shelter at Shakerag Knoll was minimally used. The other building at Shakerag Knoll, the gazebo, had previously been used as office space for Southern Conservation Trust, but the Trust had relocated, leaving the gazebo available for special event use. It was currently being remodeled, Rorie added.

Rorie also noted that changes were planned for other recreation facilities, such as the relocation of the skate park. On February 20 bids would be opened for the Drake Field Pavilion. The bids would be for construction of the building, but not landscaping and other necessary items. He said the City was also currently in the design build phase of the bridge between the Drake Field/All Children's Playground.

In light of these projects, Rorie proposed that Council approve the \$85,000 budget amendment, but instead of using the funds to rebuild the shelter at Shakerag, use the money to move forward with completing the special events venue at Drake Field. He said special events occurred 11 times a year at Shakerag, and on those occasions, a tent could be rented for about \$300 and charged to the event organizer. Rorie said he felt investing the \$85,000 into the Drake Field project would make more financial sense for the City than rebuilding a seldom-used picnic shelter. He recommended that Council approve the budget amendment, but designate the \$85,000 to go to Drake Field instead of towards rebuilding the Shakerag Picnic Shelter.

Prebor asked if this meant there would be no picnic area at Shakerag, and Rorie assured him there would be picnic tables placed there under the trees. Madden asked what renovations were planned for the Shakerag Gazebo. Rorie replied that staff was working on plans as time permitted. Painting had begun, and there would be new carpeting and electrical work. Quotes for a roof were being solicited, he noted.

King moved to approve Consent Agenda Item 4, FY 2018 Budget Amendments, with the stipulation that the \$85,000 be moved to the Drake Field projects. Ernst seconded. Motion carried unanimously.

Old Agenda Items

02-18-02 Public Hearing – Annual Re-adoption of Peachtree City Zoning Map

Planning & Development Director Mike Warrix said each year Council must re-adopt a revised zoning map that reflected rezonings, annexations, and text amendments that took place during the previous year. He said maps had been made available for public inspection. The Mayor opened the public hearing, and there were no comments. The Mayor then closed the public hearing.

Ernst moved to approve Old Agenda Item 02-18-02, Annual Re-adoption of Peachtree City Zoning Map. Prebor seconded. Motion carried unanimously.

02-18-04 Public Hearing – Rezoning Request, AR to LUR, 279 Senoia Road

Warrix explained that this was a request to rezone 6.5 acres from Agricultural Reserve (AR) to Limited Use Residential (LUR-17) for a 16-lot subdivision, noting that Jerry Peterson was representing Chadwick Homes, the applicant. The property owner was the estate of Jacquelyn Jones. The City land use map designated the property for low-density single-family residential use, Warrix noted. He showed slides indicating the property's location. The Town of Tyrone bordered the property to the north and west; Saranac subdivision was to the south, and Ardenlee subdivision was to the east. Warrix clarified that the future land use plan called for lots of an acre or larger in size for this property. Zonings compatible with that would be estate-residential (ER) or R-43, which was one-family residential. He displayed the future land use map to show the property in relation to other properties and the zonings of those properties. Warrix noted that this rezoning request came before the Planning Commission in December, and the Planning Commission recommended denial.

Peterson reiterated what Warrix had said and noted the property had about 580 feet of frontage on Senoia Road. He said there was a 20-foot greenbelt to the south, then the Saranac subdivision,

which had 60-foot wide lots, just as the proposed subdivision would have. Saranac was also built by Chadwick Homes, the company that would be building in the proposed development. To the east was a 25-foot greenbelt, then the Ardenlee subdivision, which had lots that were 75- and 80-foot wide. In Tyrone, to the north, was a commercial park, with Senoia Road to the west, then the railroad tracks and a large commercially-zoned tract in the Tyrone town limits.

Peterson reported that in the past, this property had one house, now vacant, and a couple of out-buildings. A 1.5-acre pond was the main feature of the property, Peterson pointed out. He said the property was lower than Saranac, and all stormwater drained to the north. The southern part of the site was level, he noted.

Peterson said the plan called for 16 60-foot wide lots, along with a single street about 600 feet long with a park at the end. Half the lots would be on the pond, with half on the other side. A minimum 50-foot buffer along Senoia Road was planned. A 20-foot City-owned greenbelt lay to the south that would be added to the existing 20-foot buffer to make a 40-foot separation from Saranac. The park would be on the eastern edge of the property and would wrap around to the north and the west, which was steep with thick undergrowth and would probably be left untouched as a buffer from the commercial area to the north. Peterson commented that would make an attractive entry to the City. The dam had been maintained with a soft trail that went about a third of the way around the pond. An arbor or gazebo could be built. He said an asphalt trail on the Saranac side would tie into the City path system, running 300 feet through a City-owned greenbelt.

Peterson noted that the homes would be a farmhouse-type design, 2,200 to 3,000 square feet, one- and two-story. The prices would be in the \$400,000s, he estimated. An entry sign was planned, as was a shelter for the cluster mailboxes.

Peterson commented on the objections raised by the Planning Commission regarding the request's non-conformance with the City land use plan, pointing Council to an addendum he had made to the original request. Peterson noted that the land use plan currently showed one-acre lots, but a previous plan had showed cluster housing. He said one-acre lots were no longer compatible with this area, with cluster housing on two sides, a commercial area on another and a railroad track nearby. If only two or three houses were built on this property, the price would be more than \$1.5 or \$2 million and no one would pay that for the location. He said the land use plan needed to be updated to a more appropriate zoning.

The addendum, Peterson said, also addressed the topic of step-down zoning, which was designated in the original land use plan for the edge of the City. He showed a drawing from the 1985 plan that showed lower-density zoning to the east and northeast, but not to the west, with its adjacent high-traffic, high-density, and industrial/commercial areas. Also, he included a map showing the high-activity corridors and how it applied to the east, but not the west. Density was another concern, Peterson said, pointing out that this property would average 2.4 units per gross acre, about the same as Saranac, with 2.7, and Ardenlee, which had 2.0 units per acre. He said this showed proposals for cluster housing were not out of line with the area.

Peterson summarized his request by saying AR zoning was no longer suitable here, and some of the permitted uses under AR would not be appreciated by the neighbors. The proposed project would be a good transition to the commercial area in Tyrone. The builder already had several inquiries from potential buyers, Peterson noted. Engineering and concept plans were still needed, and would be done after the zoning was approved, to address water detention and cart paths.

Attorney Brad Sears of Sanders, Haugen and Sears in Newnan also spoke for the applicants. He reflected on how he saw Peachtree City develop from farmland in his youth, noting that change was inevitable. He reinforced the idea that the 1985 land use map designated the area in question as single-family medium. Sears said the 2006 map showed it designated for single-family cluster homes and kept it that way on a revised map. A 2010 map designated this property as single-family low density, Sears commented, noting that single-family cluster was shown as light yellow in color on this map, while single-family medium, the designation for the property containing Ardenlee and Saranac on this map, was a brownish color. The colors changed back on the 2017 map to show Ardenlee and Saranac as single-family cluster, Sears remarked.

The zoning map showed this land in question as AR, Sears said, but Saranac was zoned LUR, and Ardenlee was multi-family (GR-4). Sears pointed out that the Tyrone zoning map showed commercial development to the north and to the west across Senoia Road. The idea of step-down zoning, Sears explained, was for adjoining areas in the unincorporated county that did not have sewer and that required one-acre lots. The property in question here did not adjoin any property zoned for one-acre lots.

Sears said the Planning Commission based its recommendation to deny on the land use map that showed the property designated for one-acre lots, which he said reflected the use of the property at that time, with the one house on it, but did not reflect the land use of adjacent properties. He said this was the first time Council had ever been asked to rezone this property and that it did meet the City's vision with cluster home development consistent with adjoining development. Sears said the applicant would agree with the conditions put forward by staff. He asked Council to approve the rezoning as requested.

Fleisch opened the public hearing. Mike Nevarre of Saranac said he could support the development, but was concerned about possible drainage issues and the density of the proposed development. He noted that the last four homes in Saranac sat below the property being discussed, and poor drainage could be a problem.

Marian Spencer, another Saranac resident, said she was in favor of homebuilding in the area, but also felt drainage could be a problem. She said she and other neighbors had had numerous drainage issues and she was concerned additional homebuilding in the area would make their problems worse. Density was also a concern, Spencer noted, pointing out that two acres of the site were taken up by the pond and the park, leaving only four acres for 16 homes. She said she lived in a Chadwick home and loved it, but these were her concerns.

Cindy Kilpatrick, also a Saranac resident, expressed worries about potential drainage problems, saying water sat in an area behind her home right now, so adding 16 homes might make the water issues worse. The proposed golf cart trail would be behind her house in an area where she had planted 17 Leyland cypress trees that were now 20 feet high. She said there was not room for a path in this area.

Sheri Sussman of Ardenlee said her house was right behind the planned park. She noted that her property sat lower than the property in question, and when it rained, water flowed from that property into her yard and the lot beside her home. Sussman said an additional 16 houses and a road, with no retention pond, would cause major problems. The 40-foot greenbelt should be between the road and Saranac to absorb any water runoff.

Brian Tyree of Saranac said his home was on the east side of Saranac. His wife had been president of the Saranac Homeowners Association, so he was very familiar with ongoing drainage issues in the neighborhood. Tyree said water followed a trail through several yards. Some houses had

required retaining walls, and he and his neighbors had spent about \$16,000 to combat erosion. Other neighbors had needed to add fill dirt to correct drainage problems, and he felt there was not room to add 20 feet to the existing trail that followed the path water took through the neighborhood.

Christina Tyree said she loved her Chadwick home, and she supported the rights of property owners. She asked if these plans could be put on pause to ensure that drainage issues in Saranac and Ardenlee were not created or worsened by developing this property. She said she would like to see these questions answered before proceeding.

Peterson said drainage problems would be worked out in the engineering phase, which could possibly rectify some of the existing problems. Brian Tyree said he was an engineer and wanted to point out that there were nine houses affected that had suffered since the subdivision was built.

There were no further comments, and the mayor closed the public hearing.

Fleisch summarized that, as she understood it, there was no overwhelming objection to this rezoning from neighbors. She said the engineering phase would come after rezoning, and asked City Attorney Ted Meeker if there was an onus on the developer to consider drainage on adjacent properties. Meeker said the developer could not make existing drainage worse but had no duty to improve existing issues. Fleisch said it was concerning that the zoning had to be approved before engineering studies were conducted. Meeker said the developers could not increase runoff onto adjacent properties, but it was difficult to determine the drainage plan prior to conducting engineering studies.

Madden said he had walked the property in question and met with several Saranac residents to examine their yards. He confirmed that drainage problems in Saranac were severe, noting that Council had emails from Ardenlee residents about water flowing through their backyards from the property in question. He questioned Peterson's statement that water from the property drained into the pond. He said the area in question was much higher than Saranac. Madden noted that he observed drainage systems in Saranac and Ardenlee and found them to be poorly planned. He agreed the trees behind the Kilpatrick's house did not allow space for a multi-purpose path. Madden concluded by saying the proposed rezoning would not be in the best interests of Ardenlee or Saranac residents and would go against the City's comprehensive land use plan.

King said he, too, had walked the property, and the elevations relative to the neighbors varied. King said the drainage direction of the property sloped to the north, he felt, going into the pond, which had a spillway. The dam needed improvement. Eastward was a ravine that went through Ardenlee, eventually going to Lake Kedron. There were issues on the southern side, but the property got higher a little further in. Engineering could mitigate some of these issues and move water to the ravine, King noted, pointing out that a lot of the water coming from the southern and eastern sides was from the impervious surface. His hope was to fix the drainage issues and let this property be utilized. The number of homes might need to be reduced, but he was willing to work with developers.

Prebor pointed out that drainage seemed to be the main issue. Fleisch noted that the people in Saranac would be okay with the development if their drainage was fine, but reiterated that the developers had no obligation to correct existing draining issues in Saranac and Ardenlee. King said a pond must be permitted from the Corps of Engineers to be used as a retention pond, and if that permit was obtained, it might clear the way for the rezoning. However, as Fleisch again stated, the property owner could not be forced to obtain this permit prior to rezoning. Ernst said he could not approve a zoning change until the drainage issues were addressed.

Prebor asked who would own the dam and the pond. Meeker said it would be dedicated to the City upon completion. Peterson indicated that Chadwick intended to keep them as association property, but Meeker said City ordinance required it be dedicated to the City if it was used for the stormwater. He said a variance could be granted, but it was more practical for the City to own them in the event repairs were needed. Peterson said this pond might not be used for detention.

Chad Floyd of Chadwick Homes said when the property was developed and graded, the drainage problems in Ardenlee should be alleviated because there would be a swale and detention area to divert water flow. He said there was room for the greenbelt area. Floyd noted they could grade the land to divert water away from Saranac as well. He said he did not see anywhere on this site that would cause water to flow into Saranac or Ardenlee and could possibly divert some water to remedy their problems. He offered to begin engineering work and bring findings about drainage back to Council if they wanted to delay making a zoning decision. Floyd said he did not want to spend a lot of money on this, but would provide some information. Meeker asked staff to work with Floyd.

Madden asked Stormwater Manager Mike Madison if a separate retention pond was needed. Madison said he did not believe the Corps of Engineers would approve the existing pond for stormwater retention. City Engineer Dave Borkowski commented that a preliminary grading plan should not be too expensive for Floyd to obtain, adding that the topography information required to produce a concept plan should be sufficient.

Meeker said the agenda item could be continued to a set date and still meet the legal advertising requirements because the hearing had been held. Floyd agreed that he could have an answer by the March 15 Council meeting. Ernst suggested Floyd meet with Ardenlee and Saranac residents to share his findings. Meeker also noted that if a detention pond were to be required, it would have to be dedicated to the City. The existing pond could remain the property of the homeowners association.

Prebor moved to continue Old Agenda Item 02-18-04, Rezoning Request, AR to LUR, 279 Senoia Road, to the March 15, 2018, Council meeting. Ernst seconded. Motion carried unanimously.

New Agenda Items

02-18-11 Consider Bid for Golf View Stormwater Project – Ronnie D. Jones Enterprises

Madison explained that the Golf View Drive Drainage Improvement Project consisted of replacing and enhancing existing drainage systems along Golf View Drive, Oakmount Drive, and Pinemount Drive. He reported that the existing system was failing, resulting in multiple occurrences of sinkhole development, yard flooding, street flooding, and structural flooding. Three qualified contractors submitted bids to the stormwater department, and Ronnie D. Jones Enterprises was the apparent low bidder with a bid of \$1,157,452.90. Madison recommended Council award the bid to Ronnie D. Jones Enterprises.

Fleisch clarified with Madison that these drainage systems were installed in the 1970s and that the Stormwater Department would be working with the Water and Sewerage Authority (WASA), which would be doing sanitary sewer work at the same time with the same contractor.

Prebor moved to approve New Agenda Item 02-18-11, Consider Bid for Golf View Stormwater Project to Ronnie D. Jones Enterprises, in the amount of \$1,157,452.90. Ernst seconded. Motion carried unanimously.

02-18-12 Consider Certification of Fayette County Service Delivery Strategy Agreement

Rorie said at the last Council meeting, the City approved participation in the intergovernmental

agreements with Fayette County, and this was the next step, authorizing the Mayor to sign the certification for the strategy. The certification verified Peachtree City's agreement that:

- The agreements referenced in the strategy had been implemented and the attachments accurately reflected the agreed upon strategy;
- The strategy promoted the most efficient, effective, and responsible manner of delivering each service;
- The strategy addressed water and sewer fees charged to customers outside the geographic boundaries of a service provider were not arbitrarily higher than those charged within the service area; and the strategy ensured that the costs of services provided by the County primarily for the benefit of residents of the unincorporated area are borne by those receiving those services.

Rorie said the Fayette County Board of Commissioners was scheduled to adopt the strategy at its February 22 meeting, so Fleisch could sign for the City on February 23.

Madden moved to approve New Agenda Item 02-18-12 to certify the Fayette County Service Delivery Strategy Agreement. King seconded. Motion carried unanimously.

Council/Staff Topics

Crosstown Cart Path Crossing

Borkowski updated Council on the Crosstown Cart Path Crossing, No. 13 on the list of Special Purpose Local Option Sales Tax (SPLOST) projects. He presented a map that showed the location as being near Wendy's. Borkowski noted that the Police Department provided figures showing that 85% of the motorists through that area were traveling at 46 mph or less, with the remainder going faster. About 19,000 vehicles traveled through the area each day, with peak times averaging 1,500 vehicles per hour. Only SR54 and SR74 had higher traffic volumes in the City.

Due to those high traffic numbers, Borkowski said simply striping a crosswalk would not be sufficient. In addition to the striping, they would install a HAWK (Pedestrian Hybrid Beacon, which would allow a pedestrian to press a button that signaled traffic to stop and let them cross. He said plans for connecting cart paths in the overall area meant this path crossing would be increasingly used. Also, studies showed that crosswalks were insufficient for pedestrian use on busy roads. A third reason for the HAWK system was that this intersection met the Manual for Uniform Traffic Control Devices guidelines. Lastly, current traffic volumes, with business egress and ingress, meant there were seldom sufficient gaps in traffic for pedestrians and carts to cross safely. He said this would be the safest and most practical option.

Rorie noted that this was an approved SPLOST project and was needed as part of the long-term path connectivity plan for the City. The HAWK signal alone would cost about \$95,000, and the total project could total around \$200,000. However, it was time to get the project done for planning and safety reasons.

Fleisch said the HAWK signal was the same as the one that had been placed on Rockaway Road. She asked about the timing for the project. Rorie said there were a number of ongoing projects, and weather was always a factor.

March 6 Retreat Workshop - Master Planning, Economic Development, and Future Annexation

Rorie said Council Retreat workshop sessions were planned for March 6, April 3, and May 1. Master planning economic development and future annexation would be on the March 6 agenda, and Rorie noted were long-needed topics for discussion.

There being no further business, King moved to adjourn. Madden seconded. Motion carried unanimously. The meeting adjourned at 8:17 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: February 9, 2018

SUBJECT: Alcohol License – NEW – Big Shots
March 1, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for Big Shots.

Discussion:

Big Shots, a restaurant to be located inside the On Target Gun Club, 102 Guthrie Way, has submitted a request for a new alcohol license. Mr. Anthony Murphy has requested he be appointed as the Licensee and License Representative.

The business location and Mr. Murphy meet the requirements of the Alcohol Ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000 annually, plus \$500 for Sunday Sales.

Attachment

Application For Alcoholic Beverage License

Business Name: BIG SHOTS LLC	Business Location: 102 GUTHRIE WAY PTC. GA. 30269
Nature of Business: RESTAURANT	Mailing Address: 100 N PEACHTREE PKWY PTC. GA 30269
Name of Licensee: ANTHONY J. MURPHY	Home Address: 120 HERITAGE WAY PTC GA 30269
Name of License Representative: ANTHONY J MURPHY	Home Address: AS ABOVE

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
ANTHONY J. MURPHY	120 HERITAGE WAY PTC GA 30269	404 428 9458

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

If YES, Please Provide Name of Employee: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: February 9, 2018

SUBJECT: Alcohol License – NEW – Line Creek Brewing Company
March 1, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for Line Creek Brewing Company.

Discussion:

Line Creek Brewing Company, a brewery to be located at 150 Huddleston Road, Suite 300, has submitted a request for a new alcohol license. Mr. Paul Schwinne has requested he be appointed as the Licensee and License Representative.

The business location and Mr. Schwinne meet the requirements of the Alcohol Ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage manufacturing, which is \$775. In addition, Line Creek Brewing Company will also be required to pay excise taxes on the beer that is sold.

Attachment

Application For Alcoholic Beverage License

Business Name: Line Creek Brewing Co LLC d/b/a Line Creek Brewing Company	Business Location: 150 Huddleston Road, Suite 300, Peachtree City, GA, 30269	
Nature of Business: Brewery	Mailing Address: 150 Huddleston Road, Suite 300, Peachtree City, GA, 30269	Business Phone Number: (770) 487-4494
Name of Licensee: Paul Schwinne	Home Address: 220 Spruce Pine Circle, Peachtree City, GA, 30269	Home Phone Number: (678) 296-1588
Name of License Representative: Paul Schwinne	Home Address: 220 Spruce Pine Circle, Peachtree City, GA, 30269	Home Phone Number: (678) 296-1588

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home <u>and</u> Business Phone Numbers for individuals listed:
Owner: 3PM Industries, LLC	101 World Drive, Suite 325, Peachtree City, GA, 30269	(678) 644-9909
Paul Schwinne - CEO	220 Spruce Pine Circle, Peachtree City, GA, 30269	(678) 296-1588

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

If YES, Please Provide Name of Employee: _____

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 
Paul Salvatore, Finance Director 

FROM: Quinn Bledsoe, Director, Recreation & Special Events 

DATE: February 22, 2018

SUBJECT: Consider the quotes for painting Multi-Purpose Rink supports
March 1, 2018 City Council Meeting

Recommendation

Award the maintenance/refinishing contract to All Seasons Painting for the quoted price of \$75,000.

Discussion

The steel support beams throughout the Multipurpose Rink currently have peeling paint and rust areas that need to be addressed. Work is needed to restore the painted surfaces as well as prevent further deterioration. This maintenance work would include sanding, brushing and painting the supports. The following quotes were received:

All Seasons Painting Contractors	\$ 75,000
Tarpon Solutions	\$101,200
Engineered Restorations	\$195,000

Budget Impact

Funding for this project will be drawn from the 2014 Facility Bond 381-6110-541300

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jonathan Rorie, City Manager *JR*
Paul Salvatore, Financial Services Director *P.S.*
Kelly Bush, Assistant Financial Director *KB*

FROM: Janet L. Moon, Chief of Police *JLM*

DATE: February 22, 2018

SUBJECT: 2018 Citizen Corp Community Emergency Response Team Grant (CERT)
(City Council Meeting March 1, 2018)

Recommendation:

The Police Department is requesting to apply for and accept, if awarded, a grant from the Georgia Emergency Management Agency in the amount of \$12,800.00.

Discussion:

These funds would be awarded to the Peachtree City CERT Program on behalf of the Georgia Emergency Management Agency and the Homeland Security Division. These funds would help support the PTC CERT Program.

Under the guidelines for this grant these funds are for items such as medical supplies, promotional materials, training material, and includes general machinery/equipment maintenance and purchases. As a condition of the grant, the City must furnish expenditure documentation for the money spent. The Police Department has received previous grants that require this documentation and has been very diligent in this reporting requirement. The Peachtree City C.E.R.T. program was established in 2005. As of the date of this request, we have trained over 1400 adult and young adults in disaster preparedness. If this grant is approved and received, we should be able to provide training to over 1500 citizens by December 2019.

Budget Impact:

This grant would impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by the \$12,800.00. There are no matching funds required on behalf of the City.

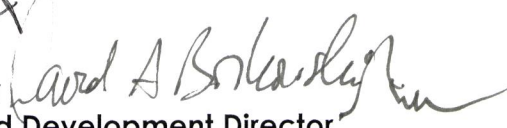
JLM/slp

STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: David Borkowski, PE City Engineer 
Michael Warrix, AICP Planning and Development Director
Robin Cailloux, AICP Senior Planner 

DATE: February 20, 2018

SUBJECT: Public hearing: consider variance request, 75-foot no-impervious-surface buffer requirement, 217 Gates Entry
March 1, 2018 City Council Meeting

Case Number:	PV18-0001
Request:	Variance from Land Development Ordinance Section 1004(b)(5) and 1012.5.1, 75-foot no-impervious buffer. Requesting a 15-foot encroachment into buffer
Property Location:	217 Gates Entry, The Gates subdivision
Current Zoning:	LUR-16, Limited Use Residential
Parcel Size:	0.33 Acres
Property Owner/ Applicant	T. Lee Mason

Discussion

The Applicant is requesting relief in the form of a variance from the two Land Development ordinances requiring a 75-foot no-impervious-surface buffer from streams, Sections 1004(Water Protection Buffers) and 1012 (Metro North Georgia Water Planning District Stream Buffer Protection [MNGWP]). The Applicant proposes to construct a pool, encroaching into the buffer by approximately 15 feet. Both ordinances require the 75-foot no-impervious-surface buffer; therefore, a variance from both ordinances is being requested. The MNGWP Ordinance also requires the applicant to submit an alternative plan showing a reduced impact. The applicant has submitted this plan; however, is requesting the variance to allow the pool to be built in the location of the original plan.

Variance Consideration

A variance is a quasi-judicial action, which is a judgement on how previously-established policies are applied to a specific property. This distinction is important because the City Council must follow stricter procedural requirements including limiting *ex parte* contacts, providing a public hearing where proponents and opponents have their say, and basing the decision only on impartial criteria established in the ordinance.

217 Gates Entry Variance Request

Page 2

Because the variance request is for two ordinances, and the MNGWP ordinance has additional variance review criteria, both sets of review criteria have been provided. Staff has provided comment below:

MNGWP Ordinance Variance Criteria

- (a) *The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;*

Staff Comment: There are no substantial differences in shape, size, topography, slope, soils, vegetation, or other physical characteristics of this lot from other lots on Gates Entry.

- (b) *The locations of all streams on the property, including along property boundaries;*

Staff Comment: There is a stream behind all of the properties along the east side of Gates Entry. This stream and it's buffers were shown on the final plat of the overall subdivision.

- (c) *The location and extent of the proposed buffer or setback intrusion; and,*

Staff Comment: The original submittal preferred by the applicant shows the pool behind the house with an approximately 15-foot encroachment into the buffer (272 square feet). The second submittal, required by the MNGWP ordinance, shows the pool on the side of the house with and encroachment of less than 5 feet.

- (d) *Whether alternative designs are possible which require less intrusion or no intrusion;*

Staff Comment: The applicant has submitted an alternative plan which shows less intrusion, but prefers the original plan.

- (e) *The long-term and construction water-quality impacts of the proposed variance;*

Staff Comment: The intent of the no-impervious-surface buffer in the watershed protection ordinance and the MNGWP ordinance is to allow water the chance to spread out and filter back into the undisturbed buffer before it gets into the stream. Adding more impervious surfaces into this buffer will increase speed and volume of runoff, thereby reducing overall water-quality.

- (f) *Whether issuance of the variance is at least as protective of natural resources and the environment.*

Staff Comment: Approving the variance for either submittal is not as protective of the environment as maintaining the required 75-foot no-impervious-surface buffer.

217 Gates Entry Variance Request

Page 3

Land Development Ordinance Variance Criteria

- (a) *There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;*

Staff Comment: There are no special circumstances applicable to this property that are not similar to other lots on Gates Entry. The LUR-16 zoning category is site specific for The Gates subdivision.

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

Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application. The Gates subdivision was platted after the effective date of both ordinances; therefore, the request for variance is not based on a non-conforming condition.

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

Staff Comment: There are no exceptional or extraordinary circumstances on the property that don't also apply to multiple other properties in The Gates subdivision.

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

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the buffer requirements on other properties in The Gates subdivision.

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

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of adjoining property owners.

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

Staff Comment: Granting of the variance would not be inconsistent with the Comprehensive Plan.



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00 + \$100
for each additional request

Receipt # _____

Date Filed ____ / ____ / ____

Case # _____

Office Use Only

VARIANCE LOCATION	Street Address <u>217 Gates Entry</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>Timothy Lee Mason / Stephanie Olive Mason</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office		Phone <u>678-859-0808</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☒ Zoning	PROPERTY INFO	Subdivision: <u>The Gates Neighborhood</u>
			Phase: <u>One</u> Lot # <u>51</u>
APPLICANT	Name <u>Timothy Lee Mason</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☒ A detailed report justifying the requested variance ☒ Letters of support from adjacent property owners ☒ Digital Photographs \ Renderings (CD or Email) ☒ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>217 Gates Entry</u>		
City, State, Zip <u>Peachtree City, GA 30269</u>			
Phone # <u>678-859-0808</u>			
Email <u>lee@camga.com</u>			

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Does the application pertain to a zoning setback?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) How long has the violation existed?	____ Years	
	5.) What is the required setback?	____ Feet	
	6.) How much of a variance is being requested?	____ Feet	
	7.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

SPECIAL EXCEPTION	1.) Is a current survey included with the application?	☐ Yes ☐ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	2.) Has property been rezoned or deed restrictions?	☐ Yes ☐ No	
	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	
	4.) Application for a bldg setback, fence, or parking?	(Circle One)	
	5.) What is the required setback, height, or spaces?	____	
	6.) How much of a variance is being requested?	____	

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application?	☒ Yes ☐ No	
	2.) How much of a variance is being requested?	<u>272 sq.</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) <u>N/A</u>	☐ Yes ☐ No	

Proposed pool will encroach into the impervious set back that runs through the rear of my property.

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

Signature of Owner/Agent: Timothy Lee Mason

Date 1/29/18

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: _____	Date of Acceptance: _____	Date of Public Hearing: _____

VARIANCE & APPEALS ORDINANCE

For the complete Variance Ordinance please reference Appendix A Zoning, Article XII in Peachtree City's Code of Ordinances

A variance is a quasi-judicial exception from the law. There are three types of Variances in Peachtree City:

- (a) Administrative variance.
- (b) Special exception variance.
- (c) Variance.

Administrative variance:

These variances are reviewed by a special committee and do not require a public hearing. Applications may be considered only if these requirements are met:

- (a) The request only pertains to a zoning setback requirement;
- (b) The request only pertains to an existing setback violation;
- (c) The request is for an encroachment that would not exceed 25 percent of the required setback, up to a maximum of ten feet;
- (d) The setback violation being requested has been existing for at least one year; and
- (e) The property owner making the request is not the same property owner who was responsible for the violation.

Special exception variance:

This type of variance must be reviewed by the Planning Commission and the City Council. A special exception variance may be considered for only the following:

- (a) A decrease of not more than 25 percent of the minimum building setback; provided that the property line in question and the associated building setback adjoins a city-owned greenbelt or open space and there is no other possible location on the property that would accommodate the proposed building expansion without encroaching into the established building setback.
- (b) A decrease of not more than 25 percent in the minimum number of parking spaces required by the city's parking ordinance; provided the applicant identifies on the site plan where this parking would be located if needed in the future.
- (c) An increase in the maximum height of a fence or wall; only if:
 - (1) Such wall or fence is justified by reason of security or privacy and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood;
 - (2) Such greater height is justified by requirements for security of persons or property in the area;
 - (3) Such greater height is justified for topographic reasons; or
 - (4) Such greater height, in the yard or yards involved, is not incompatible with the character of the surrounding neighborhood.

In no case shall a special exception variance be granted from the conditions of approval imposed on a parcel through a zoning change granted by the city council.

Variance:

A request for variance shall be heard by the city council at a public hearing. An application for a Variance will only be considered complete when these 5 items are included:

- (1) A completed variance application with payment
- (2) A site plan showing relevant information, including the proposed variance and measurements from property lines.
- (3) A detailed report answered how the 6 requirements to approve a variance are met
- (4) Digital photographs or other supporting graphics
- (5) Letters of support from adjacent property owners and the HOA if applicable.

Site Plan

You must provide a drawing of the proposed variance on a legal plat of the property. If you do not have a legal plat, a copy is available at the Fayette County Clerk's office. In some cases, the City may have a copy of your plat.

The drawing should be to scale if possible, and distances from property lines must be included.

Detailed Report Providing Support for Request

Please provide a written report stating how your request for variance meets the following criteria:

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

Digital Photographs and Other Graphics

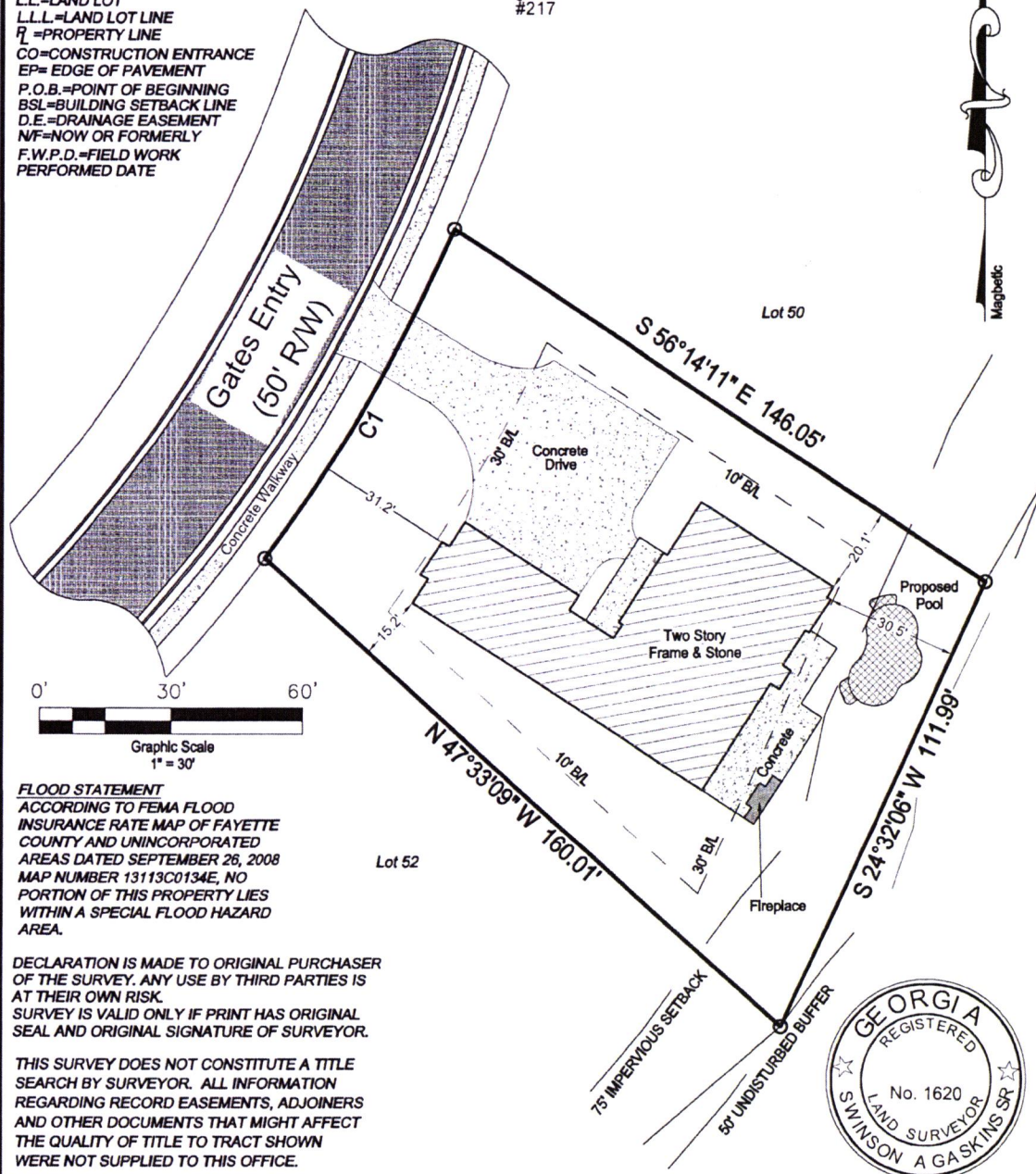
Please include photos of the property showing the existing conditions. You may also submit printed copies of these photos, but they should be high quality to allow reproduction for distribution to City Council.

Letters of Support

Although not necessary, having letters of support from all adjacent property owners and the HOA (if applicable) is very helpful.

LEGEND
 IPF=IRON PIN FOUND
 IPS=IRON PIN SET
 CTP=CRIMP TOP PIPE
 LL=LAND LOT
 L.L.L.=LAND LOT LINE
 PL=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
 EP=EDGE OF PAVEMENT
 P.O.B.=POINT OF BEGINNING
 BSL=BUILDING SETBACK LINE
 D.E.=DRAINAGE EASEMENT
 NF=NOW OR FORMERLY
 F.W.P.D.=FIELD WORK PERFORMED DATE

Lot 51
 0.34 Acres
 MFFE=773.5
 Existing FFE=786.7
 #217



FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 26, 2008 MAP NUMBER 13113C0134E, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00'	86.77'	86.58'	N 29°54'14\"	13°26'14\"

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02\"

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

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

Prepared For:

LEE MASON

Subdivision: The Gates Phase One

District:	6TH	Reference:	PB 47 PG 173-179
Land Lot:	17	Date:	12/28/17
County:	FAYETTE, GA	F.W.P.D.	12/28/17
Scale:	1\"	Job No:	SA14-181

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants

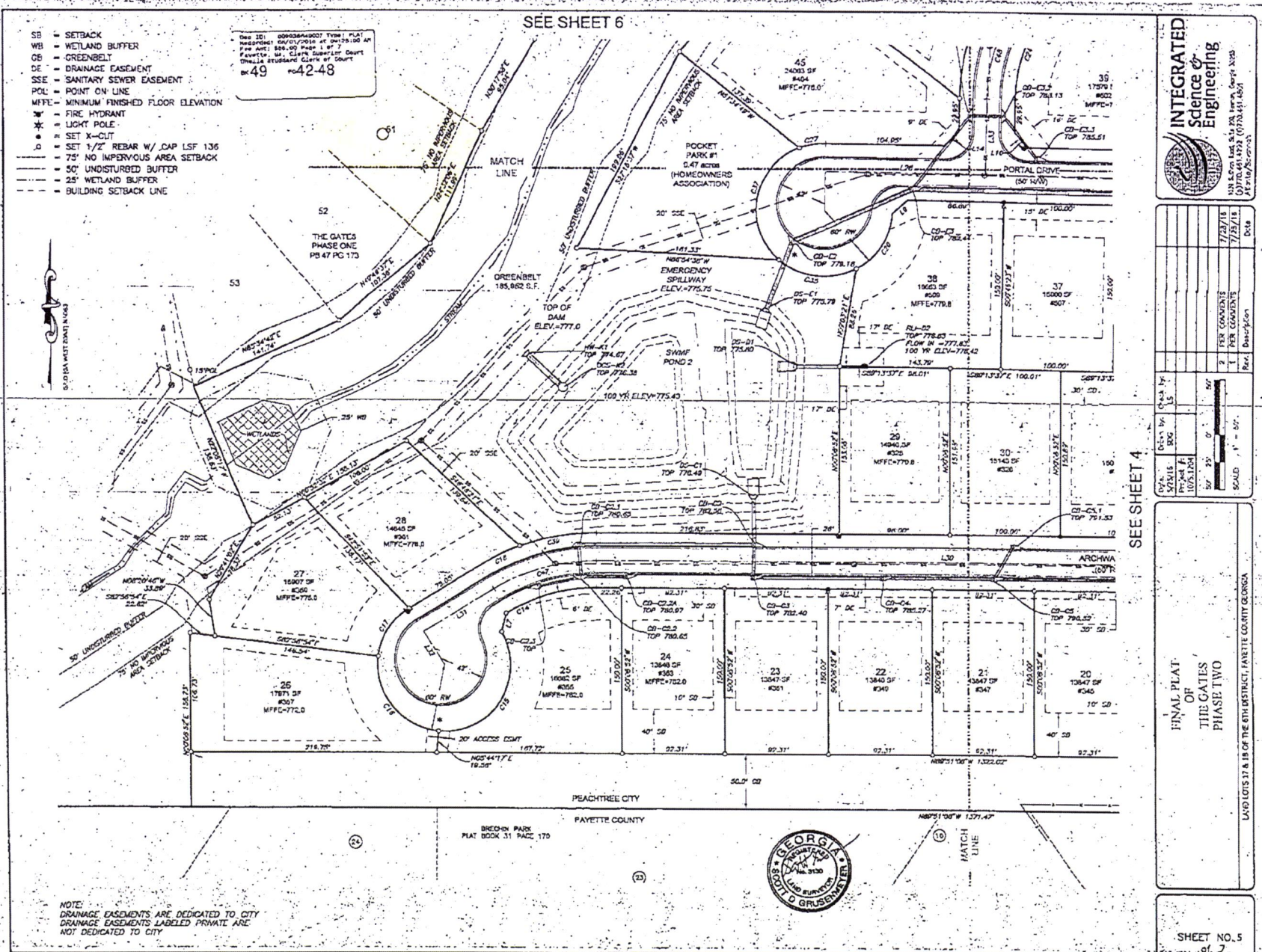
P.O. BOX 321 Brooks, Ga. 30205

sagaskins@bellsouth.net

770-460-9342

JOHN 3:16





iblic.net™ Fayette County, GA

Log In



search...

Map

Search

Results

Report

Sales Search

Sales List

Sales Results

Home

nd

ch

i

mbers

thways

rface

f

Recharge

ivers



Results:

Parcel ID - 0

Alt Id - 000C

Address - 21

Owner - MA

LEE

MASON STE

Acres - 0.33

View: [Report](#) |

Parcel ID 0603027
Sec/Twp/Rng 47-173-
Property Address 217 GATES ENTRY

Alternate ID 00007862
Class R3
Acreage 0.33

Owner Address MASON TIMOTHY LEE
MASON STEPHANIE OLIVE
217 GATES ENTRY
PEACHTREE CITY GA 30269

District 05
Brief Tax Description LOT 51 THE GATES THE GATES
(Note: Not to be used on legal documents)

Detailed Report Providing Support for the Six Requirements of Variance Request

(a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification

Our house is located further back from the street than our neighbor's homes along Gates Entry and therefore the availability of area inside and outside of the stream buffer to place a pool on the property is significantly reduced. This 75 foot impervious set back from the stream only runs through the rear lots of 12 other homes in The Gates subdivision and does not run through the back yards of any of the other 76 homes in the Gates subdivision.

The existing stream buffer in the rear of the yard encompasses at least 90% of the rear of our lot. We therefore would not be able to construct a pool on our property under the current stream buffer requirements. The only way to construct a pool on our property would be to minimally encroach onto the 75 ft. impervious set back that runs through the back of our lot and the location of the proposed pool area will not encroach in any way onto the 50 ft. undisturbed stream buffer.

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

Same response as provided in (a) above.

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

Same response as provided in (a) above.

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

Any other neighboring homeowner where the 75 ft. impervious set back runs through the rear of their lots (about 12 homes) have the same rights and privileges to apply for a variance if they wish to construct a pool in the rear of their lot.

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

-According to the FEMA flood insurance rate map of Fayette County, no portion of our property lies within a special flood hazard area.

-Almost 90% of the entire rear portion of our property is located within the impervious setback, which significantly restricts the buildable area of our rear lot. The pool contractor will not encroach anywhere into the 50 ft. undisturbed stream buffer, thereby significantly mitigating the impact on the existing buffer and setback encroachments.

-The area of the impervious set back that runs through the entire back yard covers an area of approximately 3,675 sq. ft. The size of the oasis style proposed pool that will encroach into this impervious set back area will only be 12 ft. x 24 ft., which equates to a pool surface of 272 sq. ft. Accordingly, the impact of the impervious stream buffer will be minimal since the proposed pool area will only encroach about 7.5% into the entire impervious set back area that runs through our back yard and the impervious portion of the proposed pool (i.e., 25 to 30 feet of impervious run off) will constitute only 1.5% of the impervious set back area since this area will be equal to one (1) foot of coping around the pool.

-The pool surface area will not create runoff and any concrete decking installed next to the pool will not be located inside the impervious setback area, but instead will be located adjacent to the existing concrete patio area, which is located outside the impervious setback area.

-The proposed in-ground pool will be located in close proximity to the walkout portion of the house and will not be visible from the street due to its small size (12 ft. x 24 ft.). There would be limited, if any, need for storm water retention and erosion control from the pool itself.

-No trees are located within the rear portion of our lot, so there will be no additional land disturbance and no significant grading other than digging out the area necessary to construct the pool.

-We will plant landscaping around the pool which will reinforce the stability of the impervious surface created by the proposed in-ground pool.

-There is plenty of greenspace behind the rear of our property line that that will remain undisturbed, including a very large retention pond area located behind the greenspace area. Additionally, no development of homes will be constructed behind our home.

Note: I am attaching sample pictures of the same pool that will be installed upon approval of the variance. I am also attaching aerial pictures depicting the location of proposed pool on our property as well as the greenspace directly behind our property that will permanently remain undisturbed.

(f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan

Same response as provided in (e) above.

Robert & Monique Puddy
215 Gates Entry
Peachtree City, GA 30269

January 17, 2018

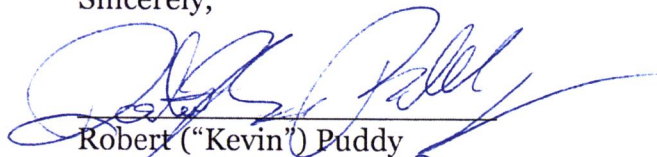
David A. Borkowski, P.E.
City Engineer
153 Willowbend Road
Peachtree City, GA 30269

Re: Letter of Support For Mason Variance Application

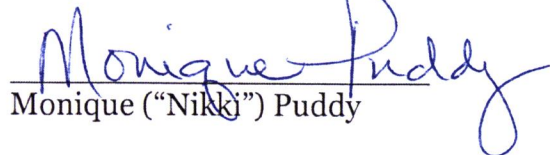
Dear City Engineer David Borkowski,

We are the owners of Lot 50, which is adjacent to the property of Lee and Stephanie Mason who own Lot 51 in The Gates subdivision. We support the Mason's application for a variance to install a pool and surrounding fence in the rear of their yard and do not have an objection to them installing the pool in the impervious set back area. There are no homes located directly behind the Mason's property. Instead, there is only a 50 foot undisturbed buffer zone and behind the buffer zone is one of the community's large detention ponds.

Sincerely,



Robert ("Kevin") Puddy



Monique ("Nikki") Puddy

Lawrence & Tiffany Blair
219 Gates Entry
Peachtree City, GA 30269

January 17, 2018

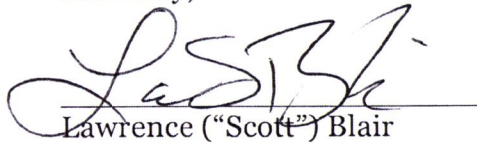
David A. Borkowski, P.E.
City Engineer
153 Willowbend Road
Peachtree City, GA 30269

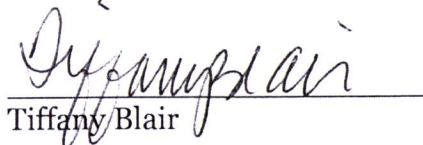
Re: Letter of Support For Mason Variance Application

Dear City Engineer David Borkowski,

We are the owners of Lot 52, which is adjacent to the property of Lee and Stephanie Mason who own Lot 51 in The Gates subdivision. We support the Mason's application for a variance to install a pool and surrounding fence in the rear of their yard and do not have an objection to them installing the pool in the impervious set back area. There are no homes located directly behind the Mason's property. Instead, there is only a 50 foot undisturbed buffer zone and behind the buffer zone is one of the community's large detention ponds.

Sincerely,


Lawrence ("Scott") Blair


Tiffany Blair

The Gates Neighborhood Association, Inc.

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

January 22, 2018

Timothy & Stephanie Mason
217 Gates Entry
Peachtree City GA 30269

RE: 217 Gates Entry

Dear Timothy & Stephanie Mason:

On behalf of your Architectural Control Committee (ACC), we would like to inform you that:

Approval for installment of a pool and fence as requested on your form has been granted.

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

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

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

Sincerely,

COMMUNITY ASSOCIATION MANAGEMENT, LLC
Agent for The Gates Neighborhood Association, Inc.

Lee Mason

Lee Mason, CMCA®, AMS®, PCAM®













Applicant Submittal for
Metro North Georgia Water Planning District Stream Buffer Protection
Variance Submittal Requirements (Section 1012.5.2)

**Supplement to Application for Variance to Address Section 1012 Requirements by Metro
North Georgia Water Planning Ordinance**

(a) At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such site plan is not possible

An alternative plan would be to locate the proposed pool on the rear side portion of our house. I am attaching a survey plat depicting the alternate location as well as aerial pictures depicting the outline of the location. This alternative plan will result in a very minimal intrusion into the area of the impervious set back that runs through our entire back yard. The pool surface area of 272 sq. ft. will intrude less than 10 sq. ft. into the impervious setback area. However, the remaining portion of the pool in this alternative location will significantly encroach into the 10 ft. side setback line as well as the 30 ft. rear set back line. The location of the pool in this alternative plan will also result in the pool being visible from the street since the pool will essentially be located on the rear side of our house as opposed to behind our house.

(b) A stormwater management plan.

To handle stormwater runoff, we will use the following stormwater management plan: We will create a riparian buffer by way of landscaping around the pool and in the rear yard with trees and shrubs which will filter runoff and have numerous water quality benefits, such as increasing infiltration and groundwater recharge, improving water quality, controlling erosion and sedimentation and providing habitat for small wildlife. The types of Georgia native trees and shrubs that will be planted will provide a large canopy, will increase infiltration and evapotranspiration of stormwater and will filter pollutants.

(c) Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed

The proposed mitigation for intrusion into the impervious setback area will be to follow the stormwater management plan as set out in (b) above.

(d) Whether alternative designs are possible which require less intrusion or no intrusion

The two types of designs that have been presented with our variance application create the least intrusion into the impervious setback area of our property. No additional, alternative designs are possible.

(e) The long-term and construction water-quality impacts of the proposed variance

The following formula is used to calculate how much stormwater runoff is generated by an impervious area on property: Total square feet of impervious area) x 0.0833 x 7.48 = ___ gallons of runoff

Based on the small size of the pool (12 ft. by 24 ft.), there will be, at the most, a 272 sq. ft. of pool surface area.

272 sq. ft. x 0.0833 x 7.48 = 169 gallons of runoff per cubic foot.

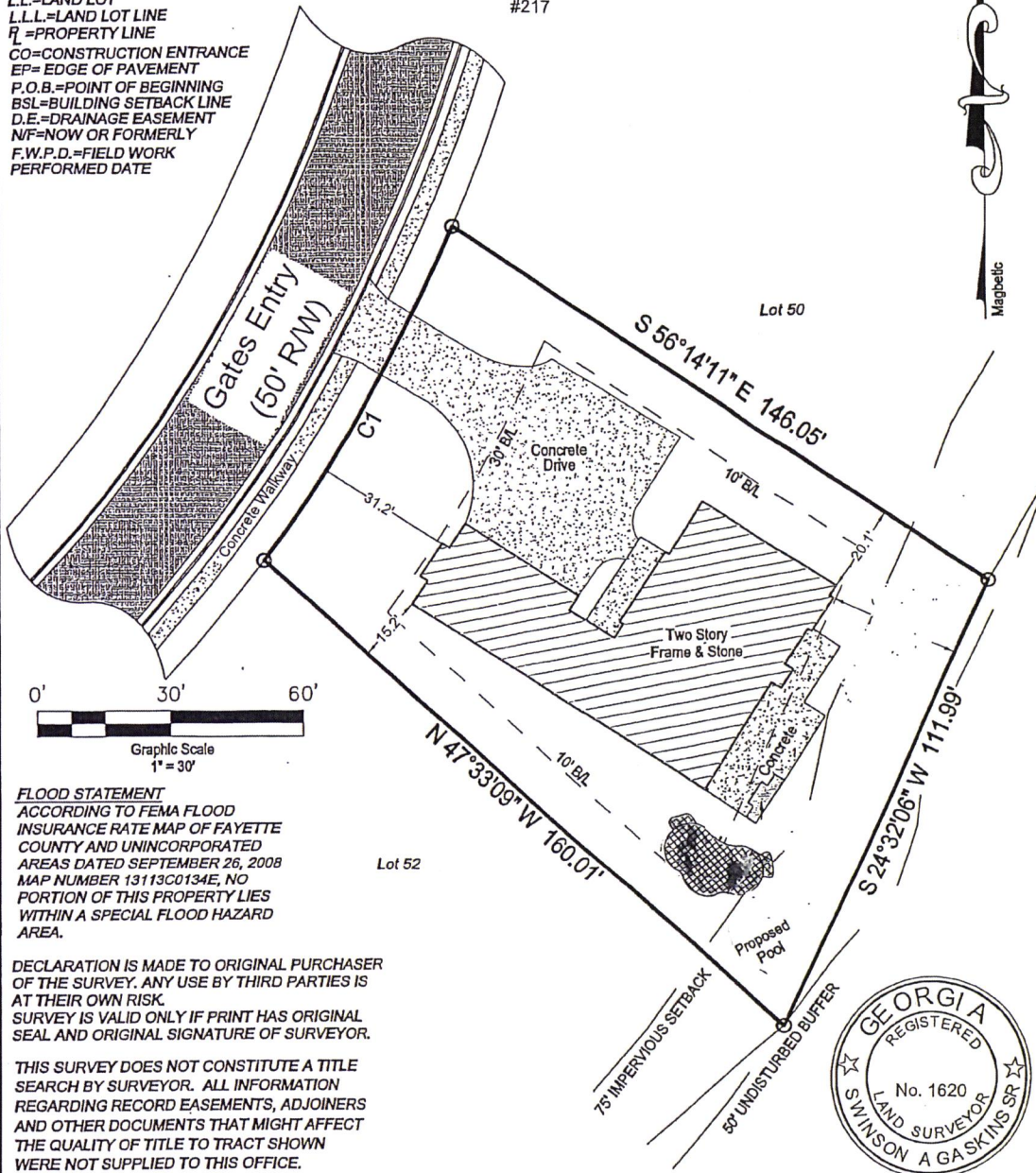
The amount of area that the pool will intrude into the impervious setback on the alternate proposed site will be no more than 10 sq. ft.

10 sq. ft. of intrusion into the setback area x 0.0833 x 7.48 = 6 gallons of runoff per cubic foot.

Based on the above runoff calculations and our proposed stormwater management plan, the long-term and construction water-quality impacts of the proposed variance will be minimal.

LEGEND
 IPF=IRON PIN FOUND
 IPS=IRON PIN SET
 CTP=CRIMP TOP PIPE
 L.L.=LAND LOT
 L.L.L.=LAND LOT LINE
 P.=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
 EP=EDGE OF PAVEMENT
 P.O.B.=POINT OF BEGINNING
 BSL=BUILDING SETBACK LINE
 D.E.=DRAINAGE EASEMENT
 N/F=NOW OR FORMERLY
 F.W.P.D.=FIELD WORK PERFORMED DATE

Lot 51
 0.34 Acres
 MFFE=773.5
 Existing FFE=786.7
 #217



FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD
 INSURANCE RATE MAP OF FAYETTE
 COUNTY AND UNINCORPORATED
 AREAS DATED SEPTEMBER 26, 2008
 MAP NUMBER 13113C0134E, NO
 PORTION OF THIS PROPERTY LIES
 WITHIN A SPECIAL FLOOD HAZARD
 AREA.

DECLARATION IS MADE TO ORIGINAL PURCHASER
 OF THE SURVEY. ANY USE BY THIRD PARTIES IS
 AT THEIR OWN RISK.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
 SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THIS SURVEY DOES NOT CONSTITUTE A TITLE
 SEARCH BY SURVEYOR. ALL INFORMATION
 REGARDING RECORD EASEMENTS, ADJOINERS
 AND OTHER DOCUMENTS THAT MIGHT AFFECT
 THE QUALITY OF TITLE TO TRACT SHOWN
 WERE NOT SUPPLIED TO THIS OFFICE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00'	86.77'	86.58'	N 29°54'14\" E	13°26'14\"

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH
 THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE
 FOOT IN 42,167 FEET AND AN
 ANGULAR ERROR OF 00° 00' 02\"
 PER ANGLE POINT AND HAS
 BEEN ADJUSTED USING THE
 LEAST SQUARES METHOD.

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

ANGULAR & LINEAR
 MEASUREMENTS WERE OBTAINED
 USING A LIECA 403 TCR TOTAL
 STATION

Prepared For:

LEE MASON

Subdivision: The Gates Phase One

District: 6TH

Reference: PB 47 PG 173-179

Land Lot: 17

Date: 12/28/17

County: FAYETTE, GA

F.W.P.D. 12/28/17

Scale: 1\" = 30'

Job No: SA14-181

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants

P.O. BOX 321 Brooks, Ga. 30205

sagaskins@bellsouth.net

770-460-9342

JOHN 3:16

