

City Council of Peachtree City

Agenda

February 21, 2019

6:30 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation – DeMolay Month**
 - Recognize Employee of the Month – Shamon Thomas, Public Works**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - February 7, 2019, Regular Meeting Minutes**
- VII. Consent Agenda**
 - 1. Consider New Alcohol License – Asian Cook, 1200 SR 74 S, Suite #16**
 - 2. Consider Bid for Kedron Pools Resurfacing – United Pool Construction**
 - 3. Consider Bids for Kedron Pools Sand Filters (2) Replacement – United Pool Construction**
- VIII. Old Agenda Items**
- IX. New Agenda Items**
 - 02-19-04 Public Hearing – Consider Variance to Sign Ordinance, 1119 HWY 74 S**
(Robin Cailloux)
 - 02-19-05 Public Hearing – Consider Variance to Side Setback, 103 Tapestry Place**
(Robin Cailloux)
- X. Council/Staff Topics**
- XI. Executive Session**
- XII. Adjourn**

City Council of Peachtree City
Meeting Minutes
Thursday, February 7, 2019
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, February 7, 2019. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Election and Oath of Office for Mayor Pro-tem

King nominated Ernst for another term as Mayor Pro-tem. Madden seconded. Motion carried unanimously, and Fleisch administered the oath of office to Ernst.

Public Comment

Al Yougel, executive director of Keep Peachtree City Beautiful (KPTCB), updated Council on the group's achievements during 2018. More than 900 trees were processed during the Bring One for the Chipper Christmas tree recycling event, and Yougel thanked Lee King and King Tree Experts for providing employees and equipment at various locations. He also pointed out that KPTCB provided 20,818 hours of court-ordered community service, the most ever. Last year, drop-offs of cardboard at the recycling center increased 38% over 2017, totaling 456,000 pounds. Glass drop-offs increased 186% to 288,000 pounds. Yougel accounted for that jump by noting that garbage collection companies no longer accepted glass at curbside. The total drop-off weight at the recycling center in 2018 was 1,187,000 pounds. Yougel thanked Council for their support of KPTCB.

Minutes

King moved to approve the January 17, 2019, regular meeting minutes as written. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Elimination/Replacement of Seasonal Position in The Fred Amphitheater**
- 2. Consider Acceptance of \$20,000 in Safety Grants from GIRMA**
- 3. Consider Elimination/Replacement of Position in Human Resources**
- 4. Consider Budget Amendment – FY 2019**
- 5. Consider Appointments to Convention & Visitors Bureau – Patti Kadkhodaian; Paul Salvatore, Jon Rorie, ex-officio capacity**

Ernst moved to approve Consent Agenda items 1-5. Madden seconded. Motion carried unanimously.

New Agenda Items

02-19-01 Public Hearing – Annual Re-adoption of Zoning Map and Ordinance

Senior Planner Robin Cailloux explained that the City re-adopted the Zoning Map and Ordinance on an annual basis to keep those documents viable throughout the year. She presented a map showing the changes in 2018 and presented a summary:

1. 279 Senoia Road, Agricultural Reserve (AR) to Limited Use Residential (LUR-17).
2. 180 Senoia Road, AR and General Industrial (GI) to LUR-18.
3. 100 Line Creek Drive, General Commercial (GC) to Limited Use Commercial (LUC-29).
4. Bradshaw tracts (annexation and zoning) on SR 54 East, AR (Fayette County) to LUC-30
5. State Route 54 (annexation and zoning) from Community Commercial (CC), Highway Commercial (HC), and R-20 Single Family Residential (Fayette County) to GC and R-43 Single Family Residential.
6. Northwest unincorporated Islands (annexation and zoning) from AR (Fayette County) to LUR-14.

Cailloux noted there were few ordinance changes, and those were text changes related to Limited Use zoning districts.

Fleisch opened the public hearing. Michael Kever of Golf View Drive asked if this information was available to the public. Cailloux said she could email a copy or provide a printed copy. No one else wished to speak, and Fleisch closed the public hearing.

King moved to approve New Agenda item 02-19-01, re-adoption of Zoning Map and Ordinance. Prebor seconded. Motion carried unanimously.

02-19-02 Public Hearing – Consider Variance to the Land Development Ordinance, Sec. 1007 Floodplain Management, 102 Pebblestump Point

City Engineer Dave Borkowski said the owner planned significant re-development of this property, but there was a lot of floodplain, and that required granting a variance. He showed the location at an area called The Point because it jutted out into Lake Peachtree. Aerial views to the west and south showed the home and old tennis courts to the side. Borkowski said the proposed project called for building a stand-alone garage and a new pool and demolishing the tennis courts. A map of the property showed that most of it was in the floodplain. The development potential on the property would be limited without a variance. Borkowski displayed a rendering of the proposed garage.

Borkowski noted that the property owner had to hire his own engineer to provide the engineering studies and modeling that the City required to show that there would be no negative impact by granting this variance. He said the plan met rise requirements, and all necessary information was in the meeting packet provided to Council. Staff recommended the variance request be approved because it met all of the City's variance criteria. There was no place to do anything on that lot without encroaching on the floodplain. Borkowski noted that staff had provided wording for a motion if Council wished to act.

Fleisch opened the public hearing. David Rutt, the applicant, said he had already begun clearing the property. The tennis court, built around 1962, was buckled and unusable, and he was also removing an old shed. His goal was to clean it all up and install the garage and a pool. Ernst asked if the garage would match the house, and Rutt said it would. Rutt also presented a letter from his only neighbor in support of the project. No one else wished to speak, and the Mayor closed the public hearing.

Prebor asked how high the garage would be above the floodplain. Borkowski stated that the floodplain was 789, and the garage would be at 791, a couple of feet above the Federal Emergency Management Agency's (FEMA) floodplain.

Ernst moved to approve New Agenda item 02-19-02, variance to Sections 1007.4.3. (3), 1007.4.5. (1), 1007.5.2. (3), and 1007.5.1. (1) of the Floodplain management/flood damage prevention ordinance in Article X of the Land Development Ordinance. King seconded. Motion carried unanimously.

02-19-03 Consider Authorization to Purchase Radios

Fire Chief Joe O'Connor told Council he was asking for the go-ahead to continue with a Special Purpose Local Option Sales Tax (SPLOST) project. He said digital radios were identified as Project 31 in the SPLOST. The County was in the process of updating the countywide public safety network from an analog system to a phase two digital system and had solicited bids for the project, budgeted in the SPLOST at \$18.2 million. This was competitively bid, and very comprehensive

responses were received. E.F. Johnson was awarded the County bid for \$14,964,675.53 in November. A component of that bid was authorization to offer competitive pricing to the municipalities in the County that will also have to upgrade their systems through Kenwood, the firm's mobile radio brand. He was asking to purchase new portable and mobile radios for the Fire Department, Police Department, Public Works, Recreation, Engineering, and Code Enforcement. O'Connor noted that many departments utilized radios and said a list had been submitted of all of them.

The Chief continued that most of the City's inventory of radios were not upgradable to the second phase of digital communications, which would be a substantial upgrade. Staff was asking for authorization to contract with Kenwood, the same brand that was building the countywide network, doing business as Radio One, for the purchase of the two-way radios.

Fleisch asked about timing. O'Connor noted that a representative from E.F. Johnson was present. The County's original goal was to have their portion of the project completed in 18 months. There were substantial upgrades to be done to that system and the 911 Center. The Chief noted that Kenwood produced more than 10,000 radios per month, so Peachtree City's order of 270 radios would be low in comparison, and he would expect quick delivery. The radios would be issued in 2019, within the one-year warranty period, even though the County might not upgrade for another year or so. He noted that these new radios would be fully compatible with the County's existing system.

City Manager Jon Rorie reiterated that this had been a competitive bid process through the County, with two responses. This was a high-technology issue, and the radios had bands that allowed them to operate within a department, as well as integrate with state or federal agencies. He emphasized that O'Connor and Police Chief Janet Moon had been part of this process from the beginning as part of the 911 Advisory Board and had put in a lot of effort.

Prebor commented that Rorie had mentioned just this week the importance of communications in these departments. O'Connor noted that Kenwood had made demonstration radios available to them, and they had been very pleased. He remarked that there was initially some hesitation in leaving their old vendor that had been in the public safety arena for many years, but they were confident in the change.

Ernst said that had been the question he wanted answered. He had no problem in this situation spending more money for the right equipment, and asked O'Connor if he was certain this was the right stuff. O'Connor said he believed it was. He reported that Moon, as chairman of the 911 board, had to review the bids and was part of the decision-making process.

Madden noted the distributor was based in Texas and asked if the product was made in the United States. The manufacturer's representative said that it was.

Madden moved to approve New Agenda item 02-19-03, purchase of new radios. Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Presentation – Ordinance Revisions RFP

Cailloux said she wanted to convince Council that a complete overhaul of the City's ordinances related to development was needed and explain why staff recommended using a Unified Development Ordinance (UDO) as a model. She also would discuss the schedule for the request for proposal (RFP) and explain how it fit into the bigger picture.

First, Cailloux presented a timeline of the City's Zoning Ordinance, which was first adopted in 1970, followed by a subdivision ordinance in 1975. Then an environmental ordinance, dealing with soil, erosion, and floodplains had been adopted in 1977. That same year, the zoning ordinance was completely overhauled. The subdivision and environmental ordinances were combined in 1985 to form a Land Development Ordinance. Since then, most development had been regulated by the Zoning Ordinance and the Land Development Ordinance.

Despite many changes (over 100 between 1977 and 1987), there had not been a complete review of the ordinances since that 1977 overhaul and no effort to see how everything fit together. This resulted in unintended conflicts and inconsistencies. For example, the ordinances were often not updated to reflect changes in the City's organization and names of departments. The Zoning Ordinance had four types of street classifications, while the Land Development Ordinance had more than 15 types of streets defined. Within the Land Development Ordinance, there was a section for street design that listed only four designs, but not the same four defined in the Zoning Ordinance. This was just one example of inconsistencies, Cailloux noted.

In addition, the ordinances did not reflect changes in technology that had occurred since 1977. Cailloux said there was an ordinance that required a specific type of gas to be used in lighting, but now there were more cost-efficient methods of lighting, such as LED. Multiple paper submittals of plans were required by the ordinance, even though the Department had moved to an electronic system. The ordinance did not address changes in how mail was delivered, requiring individual mailboxes and not mentioning the kiosks that had become common.

Cailloux had been surprised to learn that, although golf carts were one of the key elements that defined the City, the ordinances did not mention amenities associated with golf carts, such as parking. Nowhere in the ordinances was golf cart parking regulated, so there were no standards requiring how many spaces should be provided or how big they should be.

One of the most influential changes since the 1977 revision was a change in the development pattern. There had been a shift from large-lot subdivisions to developments with small lots and communal parks. Cailloux said North Cove was an example, as were several phases of Everton. Cailloux recalled that, several weeks ago, Council granted a variance for a fence height that was necessary because of the smaller lot sizes. At that time, Council mentioned that the fence ordinance might need to be reviewed. Another change was the move from strip malls and office parks to mixed-use, walkable villages that appealed to both millennials and the senior population. The shift from new development to re-development was another change that must be addressed in the ordinance. Re-development had its own set of challenges, and was one of the concerns mentioned by the public when the Comprehensive Plan was updated. One of the tasks earmarked for completion within five years of adopting the Comprehensive Plan was to revise the Zoning and Land Development Ordinances to encourage re-development of those targeted areas.

Given the piecemeal and dated content of these ordinances, staff was recommending a complete review and a move to a UDO model that would combine all pertinent ordinances into one document. This could include environmental, zoning, street design and transportation, signage, building and architectural standards, and economic development incentives. A UDO outlined the entire development process in one place, which would reduce risk to developers by letting them know up front what would be required of them. This predictability could lower the cost of development. The UDO would provide universal definitions throughout the document. Cailloux also noted that it was highly graphic. She presented an example of the Raleigh, N.C., UDO, that she said reduced what would be at least 20 pages of traditional zoning ordinance text

to one graphic element with a table at the bottom of the page. The graphic nature of a UDO would be hugely efficient and easy for staff, developers, and the public to understand.

An overhaul, rather than a complete revision, was recommended because staff wanted to take elements of what was working and combine it into this new UDO. Cailloux explained that the current ordinance included two types of zoning: Euclidean and flexible. Euclidean included the traditional categories of commercial, industrial, and residential that did not overlap. The flexible zoning code, called Limited Use, was used in commercial, industrial, and residential districts, as well. The City was seeing more and more requests for these Limited Use zonings, Cailloux noted, because it offered the ability to get more of what the market was demanding. Currently, the City's Limited Use zonings were very open ended, with the developers requesting what they wanted to build. With a UDO, the City would be able to tell developers what the community wanted. The UDO would change the City's role in the Limited Use zoning process from reactive to proactive, Cailloux explained.

What staff recommended was a hybrid approach UDO, keeping the Euclidean model where it worked, such as for single-family residential neighborhoods. The hybrid UDO would allow the addition of a form-based element for use in appropriate areas, such as redevelopment areas. It would define expectations up front for property owners and developers, even before they approached the City.

Cailloux said she hoped she had shown why the UDO was a comprehensive, modern tool for the City and how it would help achieve the Comprehensive Plan's goal of reducing the barriers to redevelopment. Cailloux continued that, within the next month, staff would approach Council with a draft application for a Regional Planning Grant. She remarked that this was a new process because the Atlanta Regional Commission (ARC) had combined the Livable Centers Initiative (LCI) program and the Community Planning Grant programs into one application. The deadline to apply was late March, with the grants awarded in April or May. Cailloux was optimistic they would receive the grant, and once they knew how much money they would receive, they could issue the RFP for the revision and the UDO. Both planning efforts would run concurrently, she noted, so they remained efficient and relevant and could inform each other.

Rorie asked if there were other options, in the absence of the LCI and Community Planning grants. Cailloux said money had been set aside in the budget. There were matching funds for the grant, along with the full amount for the UDO and the ordinance revisions. Cailloux said her hope was that they would get everything they wanted from the ARC and could leverage their funds to do the UDO and possibly some more.

Fleisch inquired how long would it take to complete the UDO and the revisions. The Community Planning Grant was to help the City define and refine its redevelopment issues. Depending on the amount of money, the grant would enable the City to address some of the issues they knew would arise, such as traffic impacts. It would help with market research to ensure that the plan was practical and could actually be accomplished. It would also let the City decide if that was its vision. The UDO would then step in as the tool to implement that vision. Cailloux said she wanted the tool to reflect the vision, and that was why both parts would be done concurrently. They could begin the UDO process and have them start working on the issues that staff had already compiled, then add the form-based element as a result of the planning grant. Cailloux said they were trying to be aggressive and leverage the regional funds as much as possible.

Rorie noted the retreat sessions for the 2020 fiscal year budget would include discussions about redevelopment, Community Improvement Districts, and using code enforcement as a tool. He said he wanted Council to be thinking about these issues.

Marianne Dias asked from the audience how this would impact the village concept of the City. Fleisch said that would be determined, and Cailloux noted there would be extensive public input, with a series of public meetings, before anything was adopted.

King moved to convene in executive session to discuss the acquisition, disposal, or lease of real estate and pending or threatened litigation at 7:12 p.m. Ernst seconded. Motion carried unanimously.

King moved to reconvene in regular session at 8:22 p.m. Ernst seconded. Motion carried unanimously.

King moved to authorize the City Attorney to enter into a joint defense agreement with Fayette County in the Suburban Land lawsuit. Ernst seconded. Motion carried unanimously.

King moved to authorize the City Attorney to seek an award of attorney's fees from John Dufresne and his attorney in a lawsuit involving the City and the Water and Sewerage Authority (WASA). Ernst seconded. Motion carried unanimously.

There being no further business to discuss, Madden moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:24 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: January 27, 2019

SUBJECT: Alcohol License – NEW – Asian Cook
February 21, 2019, Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for Asian Cook.

Discussion:

Asian Cook, a restaurant to be located at 1200 SR 74 South, Suite #16 (formerly Shangri-la), has submitted a request for a new alcohol license. Mr. Jie Lin (owner of Chopstix and Green Ginger) has requested he be appointed as the Licensee and License Representative.

To clarify, Shangri-la, also an Asian restaurant, closed in May 2018. Mr. Lin did not purchase that business, but is opening a new business, which requires a new alcohol license.

Mr. Lin has met the requirements of the Alcohol Ordinance for an alcohol 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 consumption sales of beer and wine, plus the fee for Sunday Sales, which is \$1,850.00 annually.

Attachment



Business Name: IRON WOK PTC INC	Business Location: 1200 Hwy 74 S #16 Peachtree city GA 30269	678-588-6385
Nature of Business: Restaurant	Mailing Address: Same	Business Phone Number: /
Name of Licensee: JIE LIN	Home Address: 175 Newhaven Dr Fayetteville GA 30215	Home Phone Number: 678-588-6385
Name of License Representative: JIE LIN	Home Address: Same	Home Phone Number: /

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
✓	Malt Beverage		Malt Beverage		Malt Beverage
✓	Wine		Wine		Wine
	Distilled Spirits		Distilled Spirits		Distilled Spirits

[illegible]

If YES, Please Provide Name of Employee: _____

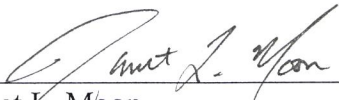
State of Georgia

City of Peachtree City

I, Janet Moon, Chief of Police for the City of Peachtree City, do hereby certify that:

Jie Lin
175 New Haven Dr
Fayetteville, GA 30215

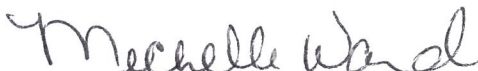
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal narcotics or drugs within five (5) years prior to the date of the application for this license.



Janet L. Moon
Chief of Police

1-25-19

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager ✓
Paul Salvatore, Financial Services Director P.S.
Angela Egan, Purchasing Agent KB
Quinn Bledsoe, Recreation & Special Events Director QB

FROM: Stoney Hart, Recreation Program Manager SH

DATE: 2/14/2019

SUBJECT: Kedron Pools - Resurfacing (2)
21 February 2019, City Council Meeting

Recommendation:

That Council approve staff's recommendation that the project of pool resurfacing of both Kedron Pools be awarded to United Pool Construction for the price of \$70,010.00.

Discussion:

Staff received quotes from three (3) qualified contractors.

CONTRACTOR	QUOTE
United Pool Construction	\$ 70,010.00
The Pool Butler	\$ 79,100.00
Innovative Pool and Spa	\$111,000.00

Budget Impact:

Sufficient funds have been budgeted for this purchase.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager ✓
Paul Salvatore, Financial Services Director P.S.
Angela Egan, Purchasing Agent KB
Quinn Bledsoe, Recreation & Special Events Director QB

FROM: Stoney Hart, Recreation Program Manager SH

DATE: 2/14/2019

SUBJECT: Kedron Pools Sand Filters (2) Replacement
21 February 2019, City Council Meeting

Recommendation:

That Council approve staff's recommendation that the project of sand filter replacement for both pools to be awarded to United Pool Construction for the price of \$49,278.

Discussion:

Staff received quotes from three (3) qualified contractors.

CONTRACTOR	QUOTE
United Pool Construction	\$ 49,278.00
The Pool Butler	\$ 57,650.00
Innovative Pool and Spa	\$ 79,000.00

Budget Impact:

Sufficient funds have been budgeted for this purchase.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Robin Cailloux, AICP 
Senior Planner

DATE: February 14, 2019

SUBJECT: Public Hearing: Consider Variance Request, Maximum Wall Sign Size,
1119 State Route 74 S
February 21, 2019 City Council Meeting

Case Number:	PV19-0003
Request:	Variance from Section 66-15 (5), Sign Ordinance 14% increase in allowable wall sign area
Property Location:	1119 SR 74 S
Current Zoning:	GI, General Industrial
Property Owner/ Applicant:	Sigvaris Group, Inc.

Discussion:

The Applicant is requesting relief in the form of a variance from the maximum wall sign area requirement [Section 66-15(5)] of the Sign Ordinance which provides a maximum wall sign area for single-tenant industrial buildings to 150 square feet. The Applicant proposes to add to the existing wall sign, thereby creating a 170 square-foot wall sign, which is a 14% increase in size.

As part of the application, the Applicant has included a justification narrative, elevations and sign plans showing the proposed sign on the building front.

The current sign is 91 square feet and in compliance with the ordinance. The Applicant has recently expanded their business model to include new services, and as a result, changed their name to "Sigvaris Group" to reflect these changes. Per the Applicant's statement, replacing the existing letters would have negative structural impacts to the synthetic stucco façade and require repairs.

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted if:

1119 SR 74 S Sign Variance Request

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- (a) *The request is in harmony with the intent of the zoning ordinance*
- (b) *The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

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

Staff Comment: There are no special circumstances are applicable to the property.

- (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;*

Staff Comment: The Applicant states that removing the existing sign and replacing it with smaller letters would result in structural repairs to the façade that pose a practical difficulty.

- (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.

- (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 wall sign requirements on other property in the same zoning district.

- (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.

1119 SR 74 S Sign Variance Request

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(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 create any significant inconsistencies with the Comprehensive Plan, which encourages the expansion of existing industries located in the City.

ATTACHMENTS



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>1119 Highway 74 South</u> <u>Peachtree City, GA 30269</u>	PROPERTY OWNER	Name <u>SIGVARIS Inc.</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☒ Commercial\Industrial\Office		Phone <u>770-632-2954</u>
VARIANCE TYPE:	☐ Administrative ☐ Special Exception ☒ Variance (check one below)	PROPERTY INFO	Subdivision: _____
	Variance from which ordinance: ☒ Sign ☐ Fence ☐ Land Development ☐ Zoning		Phase: _____ Lot # _____
APPLICANT	Name <u>SIGVARIS Inc</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)
	Address <u>1119 Highway 74 South</u>		☐ Site plan (with property lines and proposed work)
City, State, Zip <u>Peachtree City, GA 30269</u>	☒ A detailed report justifying the requested variance		
Phone # <u>770-632-2954</u>	☐ Letters of support from adjacent property owners		
Email <u>jonathan.leonard@sigvaris.com</u>		☒ Digital Photographs \ Renderings (CD or Email)	
		☐ Other Items Demonstrating Need (topo. Survey, etc)	

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>20.66</u> sq Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No <u>NA</u>	

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: Jonathan Leonard Date 1/18/19

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied ☐ Approved with Conditions
	Date of Acceptance: _____ Date of Hearing: _____	
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.

January 18, 2019

Robin Bechtel Cailloux
Senior Planner
153 Willowbend Rd.
Peachtree City, GA 30269

Re: SIGVARIS Inc. Variance Request

Dear Ms. Cailloux,

This letter will serve as our detailed report for the formal request of the variance as it relates to our wall sign.

Variance Request: Approval of 170.66 sq/ft of building signage

(a) Response: NA

(b) Response: Applicant received approval on 06/08/2016 for a wall mounted reverse channel LED sign totaling 91.2 square feet to install on the building fronting Hwy 74 as part of the expansion of the manufacturing and office areas. Applicant is part of a global rebranding of the organization. According to mandates from corporate, applicant is required to incorporate the new logo which includes the word "GROUP". This change to the corporate logo necessitates an addition to the existing sign on our building. While every attempt has been made to comply with the 150 square feet sign maximum, the logo would need significant changes that would not comply with corporate printing guidelines. To comply with the 150 square feet sign maximum, applicant would need to remove the existing sign and take undo hardships to incorporate a smaller logo. This would require the repair of all penetrations through the exterior walls for the electrical and letter hanging supports. The exterior wall would require an unknown amount of work to match the texture of the surrounding EIFS. The repaired penetrations would further need to be painted to match the existing area and color matching would be difficult based on the staining of the exterior over time.

(c) Response: NA

(d) Response: NA

(e) Response: Minimal impact is being proposed by maintaining existing signage height and letter spacing. The site is in an industrial area zoned GI. Incorporating the addition of the word "GROUP" into our existing sign would not be to the detriment of public health, safety or general welfare nor injurious to property or improvements.

(f) Response: NA

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Leonard". The signature is fluid and cursive, with the first and last names being clearly legible.

Jonathan Leonard
Senior Project Manager
SIGVARIS Inc.

Current

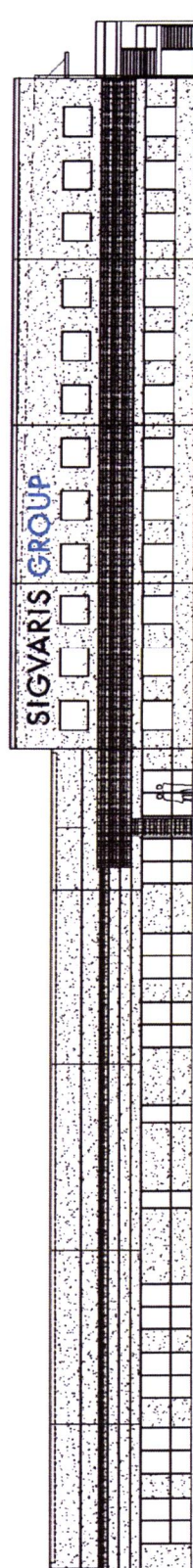


Proposed



NEW ADDITIONAL LETTERS

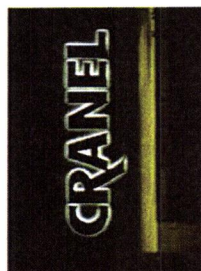
GROUP



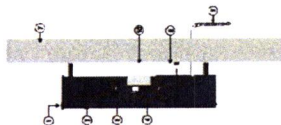
REVERSE CHANNEL LED SIGN
4" THICK REVERSE CHANNEL LED
LETTERS PAINTED CUSTOM WITH
WHITE LEDS

NO RACEWAY
LETTERS MOUNTED DIRECTLY
TO STUCCO FACADE. ALL ELECTRICAL
PENETRATIONS TO BE BEHIND WALL

SAMPLE LIGHTING



SIDE VIEW



170.66 SQ/FT OF SIGNAGE
ALLOWED UP TO 150 SQ/FT

letters painted PMS 282 C Dark Blue - existing
PMS 299 LIGHT BLUE NEW LETTERS

MOUNTED LED ILLUM. LETTERS

1. WELDO REVENUE CHARGE LETTER
2. AM ALABAMA POWER PLANTS INSURED ALBERTA TO MATCH REGULATIONS
3. DUBALD (AL APPROVED) WERE LEO ROBLES MODEL #3091-12
4. 100% OF ALABAMA INTEREST
5. 100% OF CURRENT YEAR MODEL #1. APPROVED SAFETY COMBUST
6. WELDO REVENUE CHARGE LETTER
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10

This Product is Listed By:
UNDERWILLER LABORATORIES INC.
And Bears the Mark:



Client: JONATHAN LEONARD
Location: SIGVARIS
Project: LIGHTED LED LETTERS
Drawn by: JACOB WOLFE
Dwg Type: PROOF 1
Date: 4-30-16
File:

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND CONTENT OF PRODUCT TO BE FABRICATED AND APPROVE THIS PROJECT TO BE FABRICATED AS SHOWN WITH REVISIONS AS SHOWN

2

Date:

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770-486-1806 FAX: 678-364-6690



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Robin Cailloux, AICP 
Senior Planner

DATE: February 14, 2019

SUBJECT: Public Hearing: Consider Variance Request, R-22 Zoning Side Setback Requirement, 103 Tapestry Trace
February 21, 2019 City Council Meeting

Case Number:	PV19-0002
Request:	Variance from Section 1001.4 (h), Zoning Ordinance 3-foot encroachment into 15-foot side setback
Property Location:	103 Tapestry Trace
Current Zoning:	R-22, One Family Residential
Parcel Size:	0.67 Acres
Property Owner/ Applicant	Emmanuel Bashakes

Discussion:

The Applicant is requesting relief in the form of a variance from the side setback requirement [Section 1001.4(h)] of the R-22, One-Family Residential zoning district which requires a minimum side building setback of 15 feet. The Applicant proposes to construct a shed, encroaching into the side setback by approximately 3 feet. The existing home is in compliance with other R-22 setbacks.

As part of the application, the Applicant has included a justification narrative, site plans/ plat showing the proposed improvement in relation to the front property line, example of the shed, and letters from adjacent property owners.

The subject property has property frontage on both Brocade Court and Tapestry Trace, giving this lot two (2) front yards. As required by the ordinance, double-frontage lots must define the remaining lot lines as one rear line (requiring a 30-foot building setback), and one side line (requiring a 15-foot building setback). Based on the placement of the house on the lot, the applicant is requesting to place a shed in the side setback. The ordinance allows encroachment of smaller sheds into rear building setbacks, but no into side building setbacks.

103 Tapestry Trace Variance Request

Page 2

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, variances shall only be granted if:

- (a) The request is in harmony with the intent of the zoning ordinance*
- (b) The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made

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

Staff Comment: There are no special circumstances are applicable to the property. The City has many corner lots that must meet the side setback requirements.

- (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;*

Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application. The shed could be moved 3-feet closer to the pool fence without impacting the fence and thereby meet the building setbacks. Relocating the shed will not affect the 20-foot required separation between primary structures and storage of flammable materials.

- (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 other corner lots zoned R-22.

- (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;*

103 Tapestry Trace Variance Request

Page 3

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

(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 that would be most impacted should the addition be constructed as proposed.

(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 create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.

Budget Impacts:

ATTACHMENTS



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>103 TAPESTRY TRACE</u> <u>PEACHTREE CITY GA</u>	PROPERTY OWNER	Name <u>Emmanuel Bashakes</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office		Phone <u>678-776-8128</u>
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning	PROPERTY INFO	Email <u>emmanuel.bashakes@gmail.com</u>
			Subdivision: <u>TAPESTRY</u>
APPLICANT	Name <u>EMMANUEL BASHAKES</u>	SUPPORTING DOCUMENTS	Phase: _____ Lot # <u>28</u>
	Address <u>103 TAPESTRY TRACE</u> City, State, Zip <u>PEACHTREE CITY, GA</u> Phone # <u>678-776-8128</u> Email <u>emmanuel.bashakes@gmail.com</u>		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)

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>3</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) <u>N/A</u> ☐ Yes ☐ No		

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: Emmanuel Bashakes

Date 14 JAN 19

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied ☐ Approved with Conditions
	Date of Acceptance: _____ Date of Hearing: _____	
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: _____

14 January 2019

To: Peachtree City Building Department

From: Emmanuel Bashakes
103 Tapestry Trace (Lot 28)
Peachtree City, GA 30269
Emmanuel.bashakes@gmail.com
678-776-8128

Subject: Accessory Building, Side setback variance

I am requesting a three-foot side setback variance for the placement of an accessory building. Lot 28 in the Tapestry subdivision is a corner lot with two - 50 foot setback requirements. Unlike a standard lot with one - 50 foot front setback, two - 15 foot side setbacks and one - 30 foot rear setback. These lot restrictions put extra limits on a lot that has a natural orientation towards Brocade Court. The current rear setback leaves an area that would result in an accessory building sitting in front of my neighbors home (302 Brocade Court) located behind me in a cul-de-sac. It would not be a negative to authorize the variance compared to the negative implications of placing an accessory building in front of my neighbor's home. The site I am requesting, meets the 20 foot spacing (flammable fluids) from my home however it results in a footprint that sits three feet across the 15 foot setback. The site for the accessory building takes into account the need for the existing wheelchair ramp. In the case of an emergency, this sloped wheelchair ramp provides an accessible route from the rear of the home for our son.

My intent is to build an attractive accessory building that compliments my home instead of a temporary structure dragged into an area that will negatively impact my neighbors. Once the accessory building is complete I will supplement the existing natural landscape with plants as I have done with previous projects.

The orientation of the requested build site is naturally accessible on the garage side of our home. This location has limited street exposure and serves as a natural placement to enhance the privacy for my neighbors (401 Camden Cope).

The accessory building exterior material will match the home: hardi siding, architectural shingles, carriage style garage door, open faced stone quarter wall, eyebrow metal roof extension over the garage door.

I have discussed my building placement with my neighbors and they fully support this project. Attached are their letters of support.

I appreciate your time to consider this variance proposal and looking forward to answering any questions you may have.

Attachments:

1. Four photos of build site
2. Design plans
3. Timberline Construction Proposal and materials
4. Plat Survey – Turner and Associates
5. Building site on plat
6. Peachtree City Building Department Plat
7. Overhead photo
8. Letters of Support

A handwritten signature in dark ink, reading "Immanuel Baskin". The signature is written in a cursive style with a large, stylized initial 'I'.



STREET VIEW.
ACCESSORY BUILDING LEFT AND
REAR GARAGE



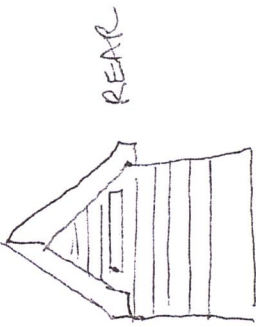
BUILDING LOCATION



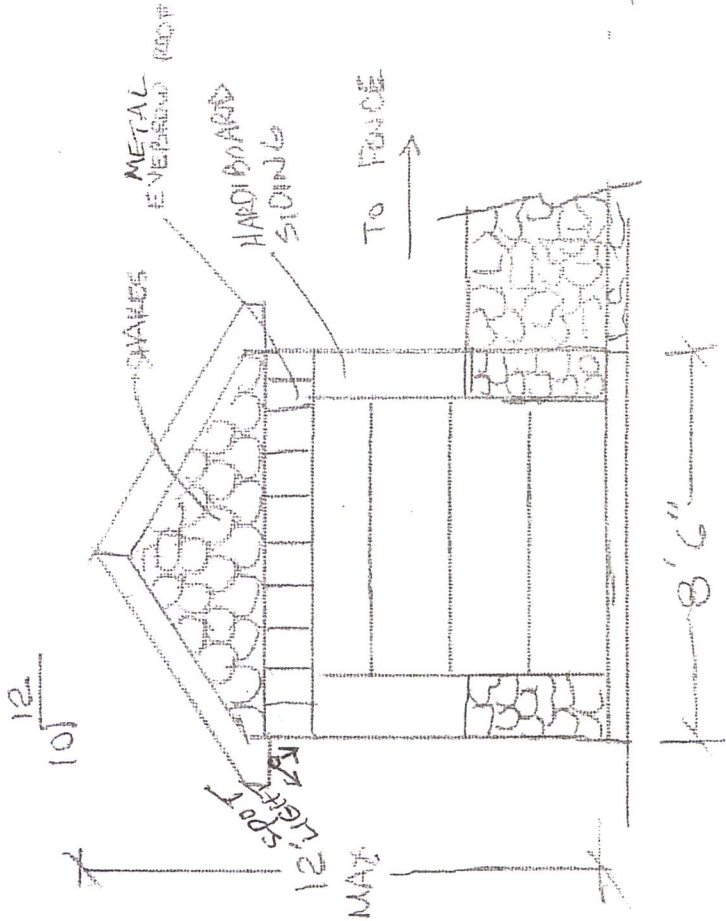
WHEEL CHAIR RAMP ACCESS
TO BACKYARD/POOL AREA



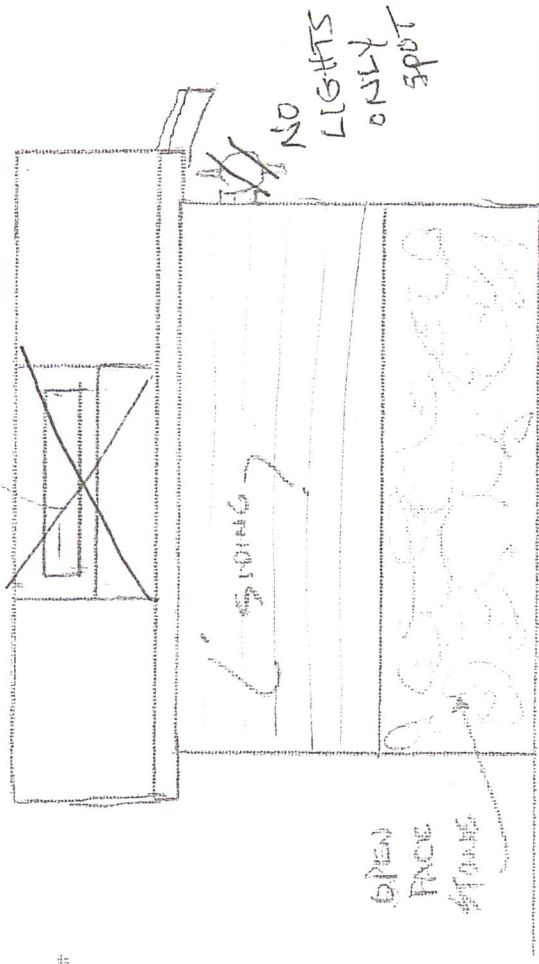
2. Design
Plans
1 of 2



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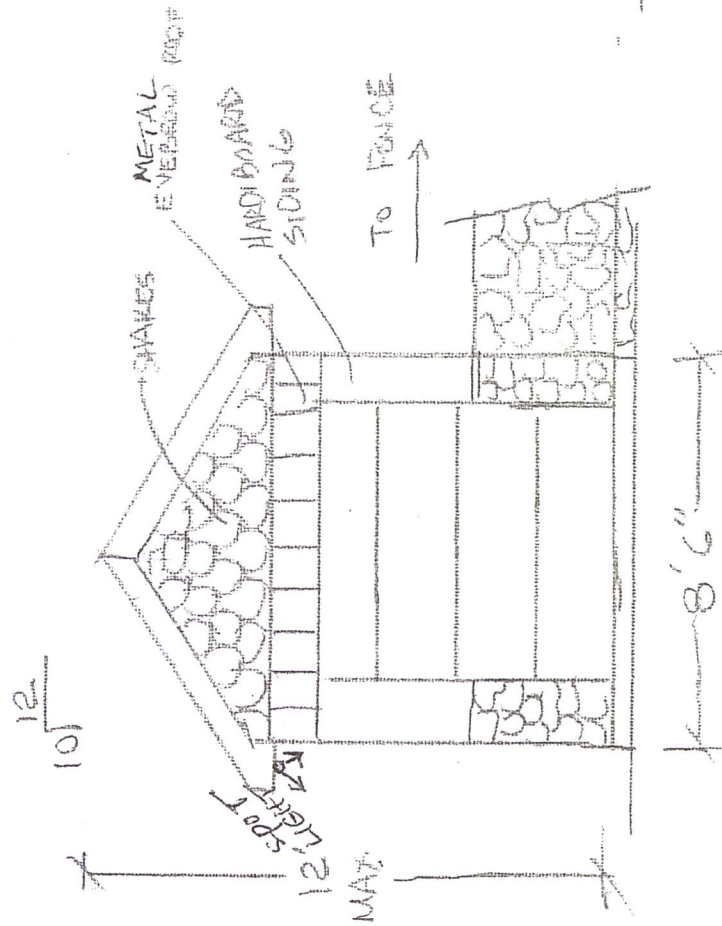
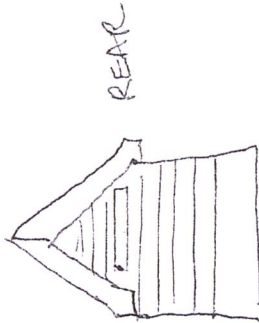


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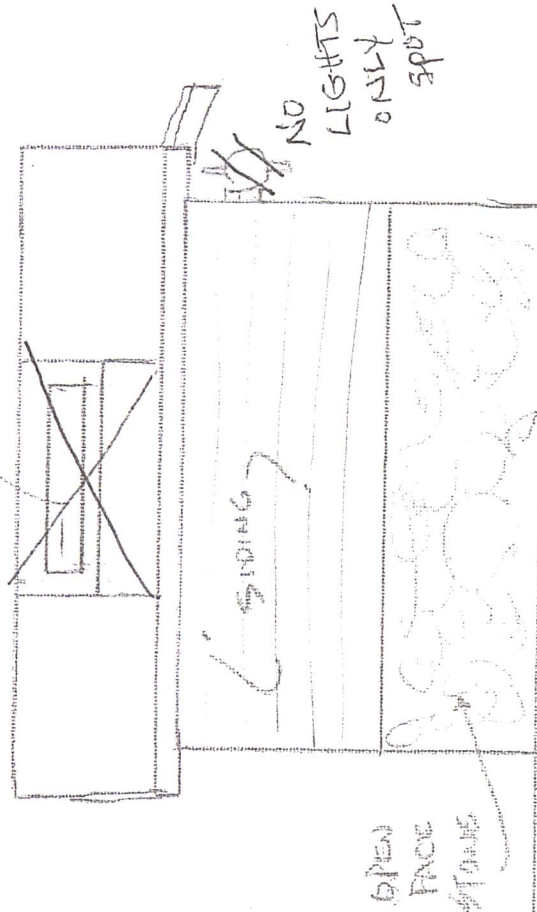
BASHAKES SAED

2 of 2



REMOVE
REAR ONLY

REMOVE
WINDOW



BASHAKES SAED

135B Shamrock Ind. Park
Tyrone, GA 30290



Main: (770) 487-1705
Fax: (770) 486-1603

3. Proposal
+ Building
Materials



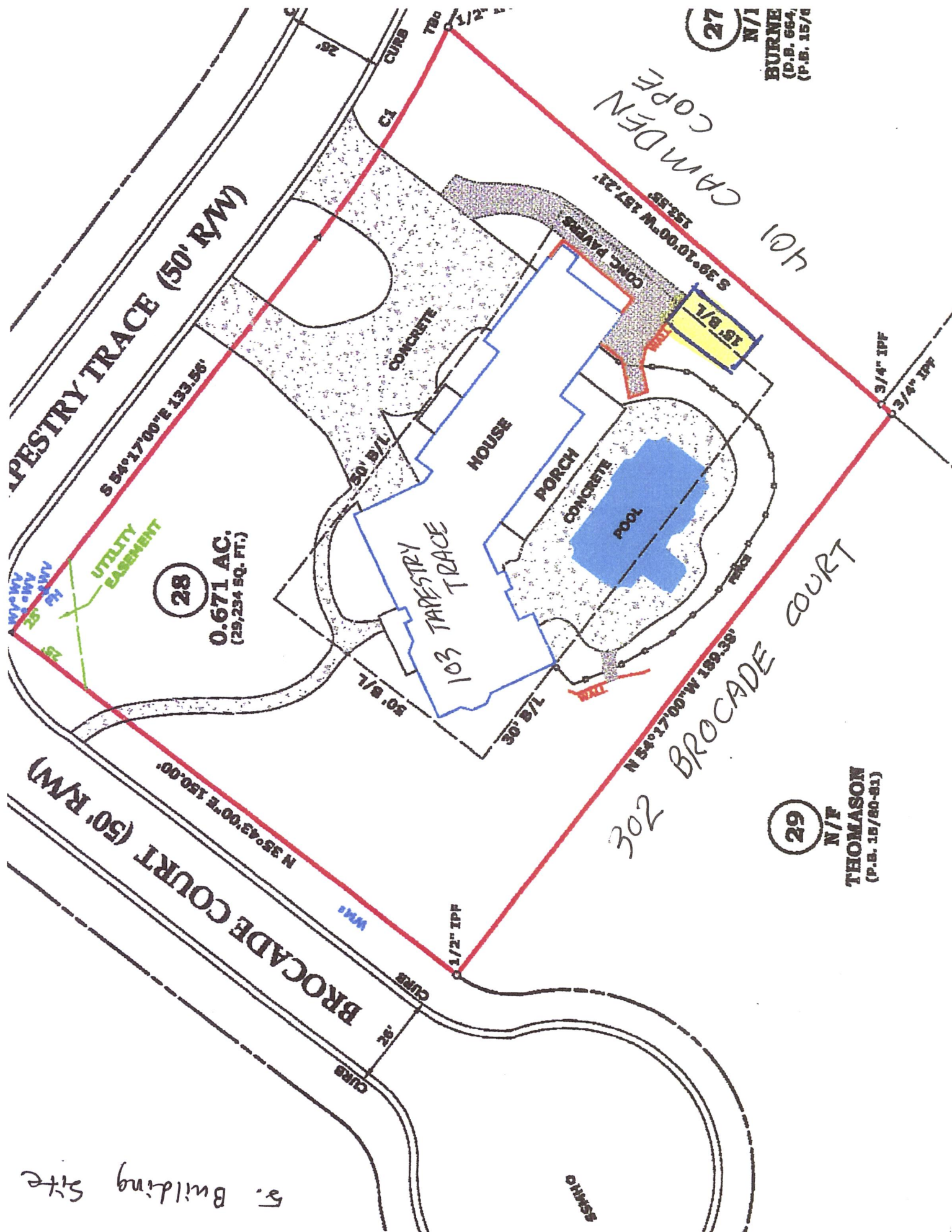
Proposal

Submitted To Manny & Crystal Bashkes	Phone: 678-776-8128	E-mail emmanuel.bashkes@gmail.com	Date: Oct. 10, 2018
Street: 103 Tapestry Trace	Job Name:		
City, State and Zip Code Peachtree City, Ga.	Job Location:		
Architect:	Date of Plans:	Job Phone:	

We hereby submit specifications and estimates for: **ACCESSORY BUILDING**

- **FOUNDATION-** Pour footings for accessory building. Pour 8" concrete wall for two sides of building and extend to fence. Pour concrete floor.
- **FRAMING-** Frame 8' walls and gable roof. Center section of roof to be offset gable on one side for window.
- **WINDOWS-** Install one 4' transom window.
- **EXTERIOR-** Retaining wall and perimeter of building to have stone skirt to match house material. Install siding & shingles to match house. Pour concrete apron from building to pavers. Build eyebrow roof over garage door with standing seam metal.
- **INTERIOR-** to remain unfinished.
- **ELECTRICAL-** Install circuit from meter base in conduit under pavers to new building. Includes 4 outlets, 2 scone light boxes, and 2 switches. Install fixtures supplied by owner.
- **OWNER'S RESPONSIBILITY-** Painting & caulking, overhead door, tree removal, stone skirt material, foundation survey (if required), light fixtures.

Contractor shall remove construction debris from site.
All workers covered by workers comp & liability insurance.



28

0.671 AC.
(29,234 SQ. FT.)

27

N/I
BURNES
(D.B. 664,
(P.B. 15/6)

401 CAMDEN
COPE

29

N/F
THOMASON
(P.B. 15/80-81)

302 BROCADE COURT

S. Building Site

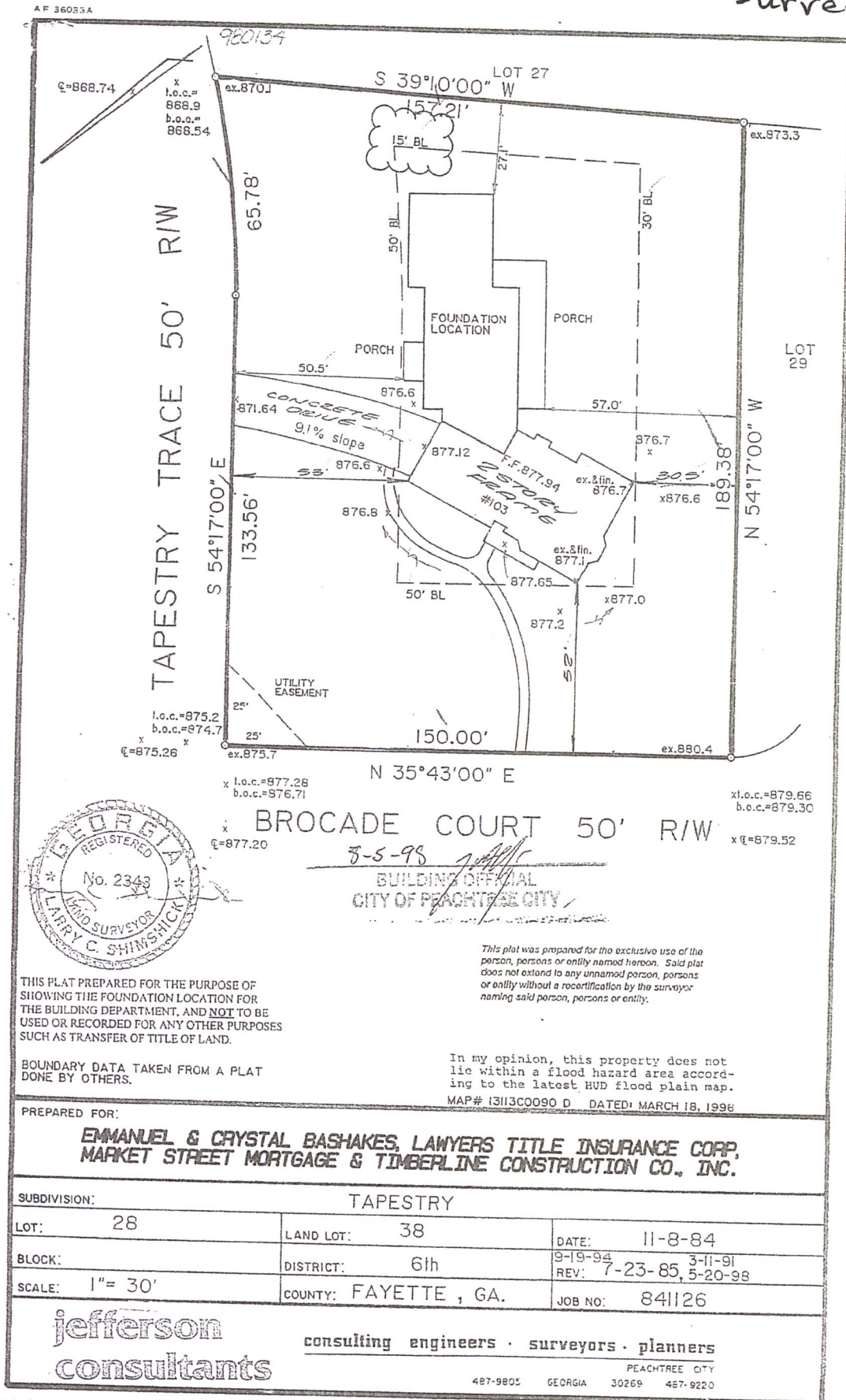
DRAFTING #: 1

Jason D. Turner GA. B.I.G. 03708

A circular seal for a Georgia Registered Land Surveyor. The outer ring contains the text "GEORGIA" at the top and "REGISTERED" at the bottom. The inner circle contains the text "LAND SURVEYOR" at the top and "JASON D. TURNER" at the bottom. In the center of the seal is the number "NO. 2795".

10-10-10

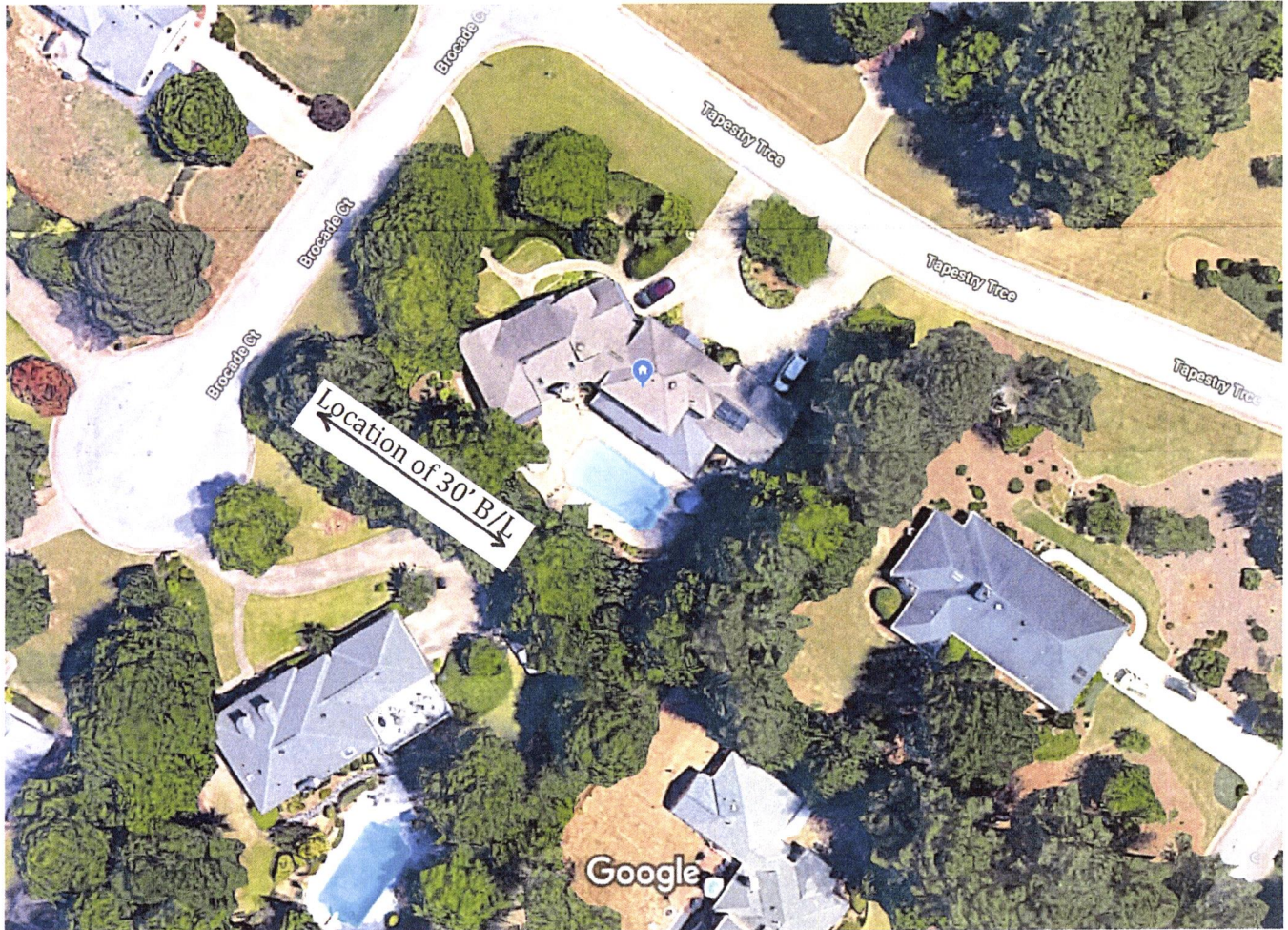
6. Peachtree City
Building Dept
Survey



#7. Overhead
Photo

Google Ma

103 Tapestry Trace
LT28



Imagery ©2019 Google, Map data ©2019 Google 20 ft



To: Peachtree City

Date:

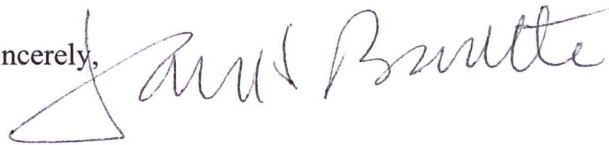
From:

James H Burnette
401 Camden Cove, Peachtree City GA 30269
770.262.3169
Telephone #

RE: 103 Tapestry Trace, Peachtree City, GA
3 Ft Variance Request for an Accessory Building

I have reviewed and support this variance request.

Sincerely,

James H Burnette

To: Peachtree City

Date: JANUARY 12, 2018

From: HEBER REGAL NORCKAHER III

320 BROADWAY COURT, PTC, GA 30269

770-624-9849

Telephone #

RE: 103 Tapestry Trace, Peachtree City, GA
3 Ft Variance Request for an Accessory Building

I have reviewed and support this variance request.

Sincerely,

A handwritten signature in dark ink, appearing to read 'H.R. Norckaher III', with a stylized flourish extending to the right.

H.R. NORCKAHER III