

City Council of Peachtree City

WORKSHOP

February 2, 2010

6:30 p.m.

The Mayor and City Council of Peachtree City will hold a joint workshop with the Planning Commission on Tuesday, February 2, 2010, 6:30 p.m., in Council Chambers. The purpose of the workshop is to provide the following:

- An overview of the City's telecommunications tower ordinance as it relates to the potential of identifying locations for additional towers throughout the City. Representatives from American Tower, AT&T, Verizon, T-Mobile and carriers will be present to discuss their planning strategy to upgrade their service within the City and to answer questions as needed.
- An overview of the recently adopted Transition Buffer Yard Ordinance as it relates to new development
- An overview of the City's Buffer Ordinance as it relates to new development along the City's thoroughfares
- An overview of recent updates to the Vegetation Protection and Landscape Ordinance
- And, to discuss the development of an ordinance requiring owners of vacant land and buildings to register the property with the City

Public input is desired.

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
Planning Commission

VIA: City Manager *Demetrius M. Miller*

FROM: Interim Community Development Director *David*

DATE: January 28, 2010

SUBJECT: Discussion of telecommunication tower ordinance as it relates to new towers within Peachtree City
February 2, 2010 joint workshop

Overview of workshop

City Staff has been working with several wireless carriers during the past few months regarding the possibility of locating new telecommunication towers within the city. Prior to moving forward with these meetings, we have asked representatives from a company that constructs telecommunication towers and then leases space to various carriers (American Tower) as well as representatives from various wireless carriers (T-Mobile, AT&T, Verizon, etc.) to attend Tuesday's workshop to make a presentation as well as to answer questions. Their presentation will be focused on the basics of wireless communication, a description of the site selection process, an overview of regulatory framework and suggestions for working together to locate towers within the city.

Overview of existing telecommunications tower ordinance

The city's Telecommunication Towers and Antennas Ordinance was initially adopted on March 19, 1998. Prior to adopting this ordinance, city council adopted a 90-day moratorium to provide staff time to research new regulations within the telecommunications industry and to research ordinances from other jurisdictions. During this period, we also scheduled several workshops with representatives from the telecommunications and wireless industry to determine what their needs would be. Based on these meetings, we were able to identify areas where new towers were needed to satisfy demand for coverage.

Highlights of our existing ordinance include:

- New tower applications follow the established site plan review process and are reviewed and approved by city staff and the Planning Commission
- New tower applications must demonstrate that no existing tower or any towers in the approval process can accommodate the applicant's proposed antenna
- Towers cannot exceed 350' in height

Discussion of telecommunication tower ordinance

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- Towers are limited to AR, OS, LI and GI zoning districts
- Towers may be located no closer than 200' from a residential property line, within 200' from a street right-of-way or within 50' of a non-residential property line
- Tower facilities (fenced area at the base of the tower) must be appropriately fenced and screened with landscaping
- Tower lighting is limited to that required by the FAA
- Tower owners must supply a tower certification letter to the city each year indicating the tower's location, physical condition, antennas and support facilities

Overview of existing towers

There are currently a total of seven (7) towers throughout the city. Most are located along the SR 74/ 54 corridor and are primarily located on private property within the city's industrial park. Three (3) of these towers are located on property owned by the city, and the city receives revenue from the associated ground lease as well as from the sublease as each wireless carrier collocates on the tower.

The airport overlay zones shown on the attached drawing determine the height of the towers located within the airport approach zones, and towers are not permitted to encroach into these height limitations without first securing a variance from city council. During a previous variance request for a new tower, it was noted some of these existing towers may, in fact, encroach into the established approach zones. Staff will be contacting the owner of these towers to notify them to request additional information as to the actual height of the tower which will determine whether or not they will ultimately need to be lowered or request a variance to maintain their current height.

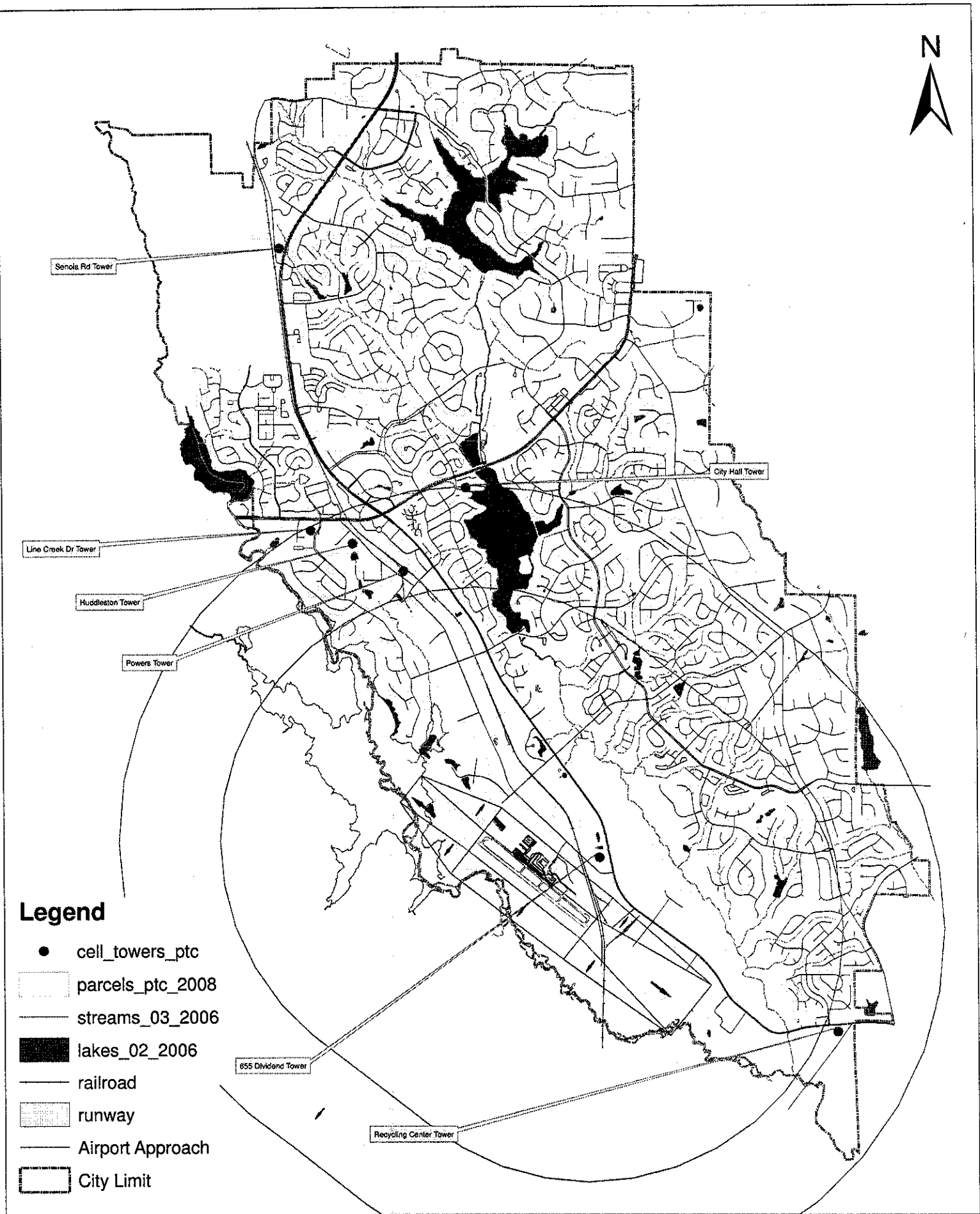
As a part of the review process, each new tower application is reviewed by the Federal Aviation Administration (FAA), the Peachtree City Airport Authority and the Falcon Field Airport Manager for compliance with their regulations.

Next steps

Following Tuesday's workshop and with guidance from the Planning Commission and City Council, Staff will continue to work with the various wireless carriers to further define areas where new towers might be needed. We will then determine what parcels of land might be available within these areas and present these to both the Planning Commission and City Council at a future workshop for review.

We will also be reviewing our existing ordinance to determine if it complies with the Telecommunications Act, and will bring any modifications to City Council for review and approval within the next 30 days.

Attachments



Existing Tower Locations

Map made for Planning Dept by AJB - 1/27/10

0 1,950 3,900 7,800 11,700 15,600 Feet

EXISTING TELECOMMUNICATIONS FACILITIES - PEACHTREE CITY, GA

Last revised 10-14-09

Name of Facility	Owner	Location	Zoning	Height	Type of structure	Date of approval	Status
PC-1, 2006	Crown Castle International Tower	Line Creek Court	GC	180'	Lattice	4/22/91	In use
Property Owner: Caroll Hicks	InterCel			150'	co-locate	9/22/98	
103 Line Creek Circle, PTC, GA	Powertel			160'	co-locate	9/21/05	
(HICKS TRACT)							
City Hall Tower	City of Peachtree City	Willowbend Road	OS	300'	Lattice		In use
	Powertel			220'	co-locate	5/20/98	
	LCC International, Inc.			240'	co-locate	11/13/00	
	T-Mobile			220'	co-locate	3/25/09	
American Tower - Fulton Court	American Tower - Huddleston	Huddleston Road	GC	235'	Lattice	6/8/96	In use
Name: Peachtree City West	AT&T			225'	co-locate	8/20/98	
Site #: 26143	Velocita			210'	co-locate	7/11/05	
(FAYETTE RENTAL TRACT)	MetroPCS			180'	co-locate	8/14/06	
American Tower - T&P	American Tower - Tiernan	GA 74 South	GI	190'	Lattice	9/29/98	In use
Site Name: Peachtree City Airport	AT&T			190'		12/30/98	
Site #: 26072	Sprint			180'		9/2/99	
(TIERNAN & PATRYLO TRACT)	AirTouch			180'		11/18/99	
	Powertel			155'		3/29/01	
	MetroPCS			163'		8/28/06	

EXISTING TELECOMMUNICATIONS FACILITIES - PEACHTREE CITY, GA

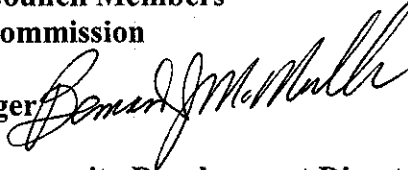
Last revised 10-14-09

American Tower - Meade	American Tower - Meade	GA 74 South/ Rockaway Rd.	OS	180'	Lattice	9/14/98	In use
Site Name: Peachtree City South	<i>Nextel</i>				<i>co-locate</i>	8/17/99	
Site #: 26081	<i>XM Satellite Radio</i>				<i>co-locate</i>	10/25/00	
(RECYCLING CENTER TRACT)	<i>AT&T Wireless Services</i>				<i>co-locate</i>	6/19/02	
	<i>Verizon</i>				<i>co-locate</i>	5/8/07	
	<i>MetroPCS</i>				<i>co-locate</i>	12/7/07	
American Tower - Senoia Road	American Tower	Old GA 74 (Senoia Road)	AR	100'	Monopole	7/6/95	In use
Site Name: Tyrone - Airtouch	<i>T-Mobile</i>						
Site #: 82030	<i>AirTouch</i>						
(SENOIA ROAD TRACT)	<i>Sprint</i>					12/12/06	
AirTouch - Huddleston Road	AirTouch	Huddleston Road	LI		Monopole		In use
Site Name: Cowan Parkway							
Site #: 81904							
(POWERS TRACT)							

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
Planning Commission

VIA: City Manager  *David*

FROM: Interim Community Development Director

DATE: January 28, 2010

SUBJECT: Discussion of transition yard buffer requirements
February 2, 2010 joint workshop

Background

The city adopted an ordinance on January 15, 2009 establishing transition yard buffer standards between dissimilar zoning districts. The intent of the ordinance was to establish a natural buffer separating development within the GC General Commercial, LUC Limited Use Commercial, OI Office Institutional, LI Light Industrial and GI General Industrial zoning districts and adjoining residential property. This buffer is referred to as a "transition yard" and must be designated on the conceptual site plan and the final site plan. Absolutely no clearing or grading, except for perpendicular utility crossings, is permitted within the transition yard. Stormwater detention and/ or water quality features are not permitted within the transition yard.

Overview of ordinance requirements

- *Property abutting residentially zoned property:* Notwithstanding any provision of this ordinance to the contrary, all property zoned GC, LUC, OI, LI or GI that adjoins a residentially zoned tract of land shall have increased setback and buffer requirements along any rear and/or side property lines abutting the residential property. At a minimum, the setback and buffer requirements shall be no less than 75 feet in width as measured from the property boundary.
- *Property separated from residentially zoned property by greenbelt:* On those tracts of land zoned GC, LUC, OI, LI or GI that are separated from residential property by a greenbelt of less than 75 feet in width, the setback and buffer requirements along these adjoining property lines shall increase such that there is no less than a 75 feet undisturbed buffer, as identified above, separating rear and/or side property lines abutting the greenbelt/residential property. On those tracts of land zoned GC, LUC, OI, LI or GI that are separated from residential property by a greenbelt of 75 feet or greater in width, the setback and buffer requirements along these adjoining property lines shall not need to be increased.

Discussion of transition yard buffer requirements

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- *Transition yard/ landscaping requirements:* Landscaping within the established transition yard shall, at maturity, be no less than ten feet in height and/or a height that will provide intervening vegetation to the full height of the proposed use structure as viewed from the eye level elevation of five feet six inches at any point along the abutting use setback line and/or the second story of a residential use. In those instances where a greenbelt exists and is used to reduce the size of the required transition yard, the greenbelt shall be enhanced as applicable to meet the requirements of this paragraph.

Where applicable, the following landscaping elements shall be utilized to meet these guidelines:

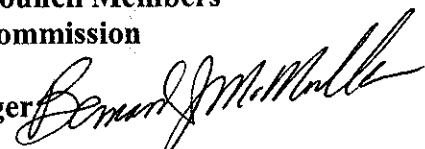
- (a) Meandering berms at a minimum of four feet in height with 4:1 slopes and a crown of no less than a width of four feet.
- (b) The top of the berm shall include a six-foot tall stockade-type privacy fence, which is painted or stained a neutral color.
- (c) At the base and on both sides of the fence, evergreen vines (Confederate Jasmine, Boston ivy, etc.) shall be planted at no more than four feet on center and be trained to cover the fence.
- (d) The slopes of the berm shall be planted with a combination of evergreen plant material (Leyland Cypress, Cryptomeria Japonica, etc.) planted in staggered rows at eight feet on center. The minimum height of the evergreen plant material shall be no less than six to eight feet in height from finish grade to the top of the plant material at the time of planting.
- (e) All exposed areas on the berm shall be mulched with no less than four inches of fresh hardwood bark mulch.
- (f) A drip irrigation system shall be installed and utilized to irrigate all plant material for no less than 12 months from date of installation and acceptance by the city.
- (g) The berm, fence and landscaping shall be installed once the site is cleared and graded and prior to issuance of a building permit.

Attachments

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
Planning Commission

VIA: City Manager 

FROM: Interim Community Development Director 

DATE: January 28, 2010

SUBJECT: Discussion of buffer ordinance requirements
February 2, 2010 joint workshop

Background

The city adopted an ordinance on October 16, 1997 establishing buffer standards for major thoroughfares throughout the city. The intent of these standards was to protect and maintain the aesthetic standards established as a part of the city's streetscape. The buffer standards were established for the four main road categories of major thoroughfares as established within the city's thoroughfare plan: arterial highways, community collectors, village collectors and scenic roads. Standards were adopted for both residential and non-residential development along the thoroughfares.

Overview of ordinance requirements

Arterial highways (SR 74 and SR 54)

- *Residential buffers:* A continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to an arterial highway.
- *Nonresidential buffers:* A continuous 60-foot-wide tree-save/ landscape buffer shall be established for any nonresidential development adjacent to an arterial highway.
- *Special conditions and exceptions.*

The required tree-save/landscape buffer for any nonresidential property may be reduced as follows, subject to the approval of the city landscape architect and the planning commission:

- a. A buffer may be reduced from 60 feet to 50 feet, provided the developer installs additional landscaping that amounts to at least ten percent of the caliper inches of the trees required for the entire site by the landscape ordinance.
- b. A buffer may be reduced from 60 feet to 40 feet, provided the developer installs additional landscaping that amounts to at least 20 percent of the caliper inches of the trees required for the entire site by the landscape ordinance.

Discussion of buffer ordinance requirements

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Community collector roads (Crosstown Drive, Dividend Drive, Ebenezer Road, Flat Creek Road, Huddleston Road, Kelly Drive, McIntosh Trail, MacDuff Parkway, Northeast collector (proposed), Paschall Road, Peachtree Parkway North (scenic road), Peachtree Parkway South, Robinson Road, Rockaway Road, Senoia Road (Old SR 74), TDK Boulevard extension (proposed), TDK Boulevard/ Crosstown Drive)

- *Residential buffers.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road.
- *Nonresidential buffers.* A continuous 50-foot-wide tree-save/landscape buffer shall be established for any nonresidential development adjacent to a community collector road.
- *Special conditions and exceptions.*
The required tree-save/landscape buffer for any nonresidential property may be reduced as follows, subject to the approval of the city landscape architect and the planning commission:
 - a. A buffer may be reduced from 50 feet to 40 feet, provided the developer installs additional landscaping that amounts to at least ten percent of the caliper inches of the trees required for the entire site by the landscape ordinance.
 - b. A buffer may be reduced from 50 feet to 30 feet, provided the developer installs additional landscaping that amounts to at least 20 percent of the caliper inches of the trees required for the entire site by the landscape ordinance.

Village collector roads (Aberdeen Parkway (scenic road), Braelinn Road, Cameron Trail, Fishers Luck, Georgian Park, Holly Grove Road, Kedron Drive, Log House Road, Northlake Drive, Riley Parkway (scenic road), Stevens Entry (SR 54 to Peachtree Parkway), Sumner Road, Walt Banks Road, Willowbend Road, Windgate Road and Wisdom Road)

- *Residential buffers.* A continuous 25-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a village collector road.
- *Nonresidential buffers.* A continuous 25-foot-wide tree-save/landscape buffer shall be established for any nonresidential development adjacent to a village collector road.

Scenic roads - Peachtree Parkway North (Gin Branch to Flat Creek Road)

- *Residential buffers.* A continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to the scenic road portion of Peachtree Parkway North.
- *Nonresidential buffer.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer and a continuous 50-foot-wide (minimum) undisturbed natural buffer, or a continuous 100-foot-wide (minimum) city-owned greenbelt buffer shall be established for any nonresidential development adjacent to the scenic road portion of Peachtree Parkway North.

Scenic roads - Aberdeen Parkway and Riley Parkway (Aberdeen Parkway is classified as a scenic road from Northlake Drive to Commerce Drive on its south side and to tract A-V-19 on its

Discussion of buffer ordinance requirements

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north side. Riley Parkway is classified as a scenic road from Aberdeen Parkway to Flat Creek Road)

- *Residential buffers.* A continuous 50-foot-wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to the above scenic roads.
- *Nonresidential buffers.* A continuous 50-foot-wide (minimum) undisturbed natural buffer shall be established for any nonresidential development adjacent to the above scenic roads. At the option of the owner/developer, a 50-foot-wide city-owned greenbelt buffer may be substituted for the required undisturbed natural buffer.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
Planning Commission

VIA: City Manager *Benjamin J. McMillan*

FROM: Interim Community Development Director *David*

DATE: January 28, 2010

SUBJECT: Discussion of vegetation protection and landscape ordinance requirements
February 2, 2010 joint workshop

Background

The city adopted an ordinance on July 1, 1999 establishing requirements for landscaping for all new development within the city. The ordinance was amended on December 2, 2004 to identify enhanced requirements for landscaping on retail, commercial and industrial properties; to establish parking lot design and screening requirements; to establish maintenance criteria and plant guarantee requirements for new plant material, tree removal guidelines; to establish guidelines for tree removal on public property; and, to establish guidelines for tree removal on residential property.

Overview of ordinance requirements

The following are excerpts from the adopted ordinance:

Landscape plan submittal requirements for new development

- Each landscape plan must include a detailed calculation of all impervious area on a project site, including total square footage of all buildings, accessory structures, parking areas, drive aisles, service courts, sidewalks, patios, etc. or any area where water cannot penetrate the earth. Stormwater detention ponds or other structures designed to hold water shall be considered impervious surfaces.
- The landscape plan shall include one canopy tree with a minimum trunk caliper of two and one-half inches measured at six inches above finish grade for every 1,000 square feet of impervious area on the site.
- The landscape plan shall include one understory tree for every 1,000 square feet of impervious area on the site.
- Deciduous understory trees shall be a minimum of two inches in caliper measured at six inches above finish grade.
- Multi-trunk trees used as understory trees shall have a minimum of three canes, each of which shall be a minimum of one inch in caliper measured at six inches above finish grade.

Discussion of buffer ordinance requirements

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- Evergreen understory trees shall be a minimum of 15 gallons in size or a minimum of six feet in height above finish grade at the time of planting.

Maintenance requirements following installation/ acceptance by the city

- The following notes shall be required on all landscape plans submitted for review:
"Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance."
- The following statement regarding a landscape maintenance/ management plan shall be placed on each landscape sheet prior to plan approval along with any other specific details applicable to site landscaping:
"A maintenance inspection of trees shall be performed periodically within and at the end of two full years from the date the Certificate of Occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance."
- The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not be limited to, fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this ordinance and shall result in issuance of appropriate citations and/or fines."
- All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. A violation of this section shall subject the violator to a fine as specified within the land development ordinance. In addition to this fine, the owner of the property where a violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.
- The property owner shall guarantee all plant material for a minimum of two years from date of acceptance by the city landscape architect and the issuance of a certificate of occupancy. Thereafter, the city landscape architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this article. All unhealthy and dead plant material shall be replaced within 45 days of receipt of such letter in conformance with the approved landscape plan.
- After development is complete, the city landscape architect shall continue to make random inspections to insure that all existing trees of protected size as well as

Discussion of buffer ordinance requirements

January 28, 2010

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replacement and/or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.

Tree removal on residential property

- Removal of any trees or vegetation over three caliper inches in caliper dbh conducted on any property within the city limits shall require a tree removal permit. Tree removal permits shall not be required to remove underbrush or vines from residential property. If any trees or vegetation over three caliper inches dbh are removed for a fee from any property without a tree removal permit, the property owner shall be subject to appropriate citations and pay a fine of twice the tree removal fee and may be subject to additional penalties and fees.
- Permits shall be obtained by any person or company engaged in the removal of trees for a fee. The city planner or his designee shall review the tree removal permit and inspect the property as necessary prior to removal of any trees. If any trees are removed prior to issuance of a tree removal permit, the property owner shall be subject to citations and pay a fine of two times the tree removal permit, and additional penalties and fees that may be applicable.
- All contractors for tree removal must be bonded, insured and possess a current occupational tax certificate. Each contractor is responsible for presenting current and updated documents to the city.
- Tree removal permits expire after three months from the date of issuance.
- The owner of the property shall be solely responsible for removal of all cut logs, brush, debris, or fallen trees, from the premises. Such removal shall occur within 30 days of the date that the tree is cut or falls.
- Clearing, thinning and/ or removal of any trees or vegetation within designated natural buffers, undisturbed buffers, tree save and landscape buffers, or any protected area on residential lots is strictly prohibited without first obtaining approval from the city landscape architect.
- Clearing, thinning and/or removal of any vegetation within city-owned greenbelts is strictly prohibited. Each removed tree shall be considered a separate offense and will be subject to a citation and/ or fine as determined by the judge of the municipal court. In addition to the citation and/or fine, the person responsible for clearing, thinning or removal of vegetation within a city-owned greenbelt shall be required to replace the total caliper inches of vegetation removed to assist in re-naturalizing the disturbed areas adjacent to their property. A detailed plant list of all material to be planted must be submitted to the city landscape architect for approval prior to installation, and all plant material must be guaranteed for a period of no less than two years from the date of final acceptance by the city.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
Planning Commission

VIA: City Manager *Bernard M. Malle*

FROM: Interim Community Development Director *David*

DATE: January 28, 2010

SUBJECT: Discussion of proposed ordinance requiring owners of vacant buildings to register with the city
February 2, 2010 joint workshop

Background

The city's Housing Code Official has been researching ordinances from other jurisdictions that would require the building owner to register vacant or abandoned buildings with the city. The purpose of the ordinance would be to maintain a database of all vacant or abandoned buildings and/ or dwelling units; to identify the owners of such structures; to require the owners to provide a written action plan as to how they plan to maintain the property while vacant; and to give the city the ability to inspect the property on a scheduled basis.

Similar ordinances have been adopted by other jurisdictions as a means to protect the community; to ensure vacant buildings and dwellings are safe and secure; to assist in maintaining property values of adjoining properties; to maintain the integrity of established neighborhoods; and to ensure such structures do not become vulnerable to criminal activities or drugs.

Once the structure has been inspected and found to be sound, the Housing Code Official would issue a vacant building permit which would be valid for a period of six (6) months. At each six (6) month interval the structure remains vacant, the property would be re-inspected to determine if it is safe and sound, and a new vacant building permit would be issued. The ordinance would also identify procedures for boarding-up and/ or securing structures, as well as establish timeframes and criteria for renewing the board-up permit.

Should Council desire to move forward with this ordinance, Staff will work with the City Attorney to refine the ordinance and bring it forward for adoption within the next 30 days.