

City Council of Peachtree City

WORKSHOP

January 15, 2004

6:00 p.m.

The Mayor and City Council of Peachtree City will hold a workshop on Thursday, January 15, 2004, 6:00 p.m., in the City Hall Council chambers. The purpose of the workshop is to review the LCI program and receive an update on the GA 54 West project.

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

City Council of Peachtree City
Agenda
January 15, 2004
7:00 p.m.

- I. Prayer
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Remind Attendees to Turn Off Cell Phones
 - Present Builders Awards
 - Proclamation for International Kiwanis Week
 - Present 10-year Pin to Mike Claman
 - Present 10-year Pin to Lola Williams
 - Recognize Employee of the Month – Cery Fannin
 - Introduce Newly Elected Officers of the Peachtree City Youth Council
 - Recognize LCI/Overlay Design Committee Members
- IV. Minutes
 - December 18, 2003, Regular Meeting
- V. Consent Agenda
 - 1. Alcohol License – Change in License Representative – Ruby Tuesday
 - 2. Consider Addition of Fees to City Schedule
- VI. Old Agenda Items
 - 09-03-01 Consider Drainage Issue Update – Creekside Way
(Resident at 501 Creekside Way to address Council)
 - 12-03-05 Consideration of Variance Request – 330 North Peachtree Parkway
 - 01-04-04 Consider Request for De-annexation/Annexation –
Rod Wright, Platinum Ridge
- VII. New Agenda Items
 - 01-04-06 Public Hearing – Proposed Adoption of GA 54 West Design Guidelines
 - 01-04-07 Public Hearing – Proposed Amendment to Zoning Ordinance Creating
GA 54 West Corridor Overlay District
 - 01-04-08 Consider Rezoning Request – Cole Property, Crabapple Lane –
AR to R-43
 - 01-04-09 Consider False Alarm Ordinance and Fee Schedule
 - 01-04-10 Consider Fire Department Permit and Review Fees
 - 01-04-11 Authorize Applications for Transportation Enhancement Grants
 - 01-04-12 Authorize Applications for Transportation Improvement Plan Projects
- VIII. Council/Staff Topics
- IX. Executive Session

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

**City of Peachtree City
Minutes of Regular Meeting
December 18, 2003
7:00 p.m.**

The City Council of Peachtree City met Thursday, December 18, 2003, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Steve Rapson, Dan Tennant, and Murray Weed.

Announcements, Awards, Special Recognition

Mayor Brown presented outgoing Council Member Tennant with an award in recognition of his service on Council. State Senator Mitch Seabaugh presented outgoing Council Member McMenamin with an award in recognition of her 13½ years of service on Council. Jean Studdard from U.S. Representative Mac Collins' office read a letter of appreciation from Collins to McMenamin. Brown read a proclamation on City resident John Gardner's retirement from the Environmental Protection Agency. Gary Meier was recognized as the Employee of the Month for November.

Minutes

Tennant moved to approve the November 30, 2003, special called meeting minutes as submitted. Weed seconded. The motion carried unanimously.

Consent Agenda

1. Consider Resolution to Adopt Solid Waste Management Plan STWP Update
2. Adoption of the Transmittal Resolution for the STWP/CIE Update
3. Alcohol License – Change in Licensee – Longhorn Steakhouse
4. Consider Street Resurfacing Agreement with Fayette County
5. Consider Intergovernmental Agreement between City and Fayette County for Recreation Funds

Tennant moved to approve the items in the Consent Agenda as submitted. McMenamin seconded.

Brown named the streets that would be repaved during the summer with LARP funding – Bridlepath Lane, Crossing East, Peachtree Parkway from McIntosh Trail to Crosstown Drive, Peachtree Parkway from Crosstown Drive to McIntosh Trail, and Senoia Road. The City would fund the following streets – Huddleston Road, Fountainhead, Columns Lane, Mantel Court, and Garrett Ridge.

Rapson noted that the contract between the City and Fayette County included an "on or before deadline" date of July 1. Rapson said that was the beginning of the County's fiscal year, but the City's fiscal year ran through September 30. He asked if that deadline would give the City enough time to execute the contract or if the contract should be extended through the end of the City's fiscal year. Leisure Services Director Randy Gaddo said that was enough time for the funds to be obligated. City Attorney Ted Meeker said that was fine.

The motion carried unanimously.

Old Agenda Items

11-03-01 Alcohol License – NEW – Rajkripa, LLC dba Kedron Wines & Liquor
Brown noted there was an additional interoffice memo on the dais entitled “Alcohol License – NEW – Rajkripa, LLC dba Kedron Wines & Liquor, December 18, 2003 Regular Meeting Agenda.” Attorney Gerald Benda represented the applicants, Mehul Patel and Narendra Patel. McMenamin moved to appoint Mehul Patel as licensee and Narendra Patel as License Representative for the alcohol license for Rajkripa, LLC, dba Kedron Wines & Liquor. Weed seconded. The motion carried unanimously.

New Agenda Items

12-03-02 Consider Alcohol License – NEW – Gumba’s

The applicant was not present at the meeting. Tennant moved to table the alcohol license for Gumba’s until the next meeting. Rapson seconded. The motion carried unanimously.

11-03-08 Consider Lifting Multi-family Moratorium Relative to the Stephens Tract

Brown noted there was an additional document on the dais – Position Paper Regarding the Development of Residential Property in Industrial Zoning Districts Near the Approach Corridors to the Airport.

Bob Adams, applicant, told Council he was asking that the moratorium be lifted for the Stephens tract so staff could consider a plan for attached homes for seniors. He said the plan would be fee simple and not multi-family. The plan would be similar to Village on the Green, another subdivision in the City built by Adams.

Weed asked City Planner David Rast if the application was being considered under Section 1404 Appeals. Rast said yes, as an appeal to the moratorium. Weed said that, under that section, an appeal could not be piecemealed, and either the applicant was awarded complete removal of the moratorium for their property or not. Rast said that was correct and that the lifting of the moratorium applied to the entire tract.

Ralph Hall addressed Council and said he was tired of contractors asking to build senior housing so they could build more houses on smaller lots to increase their profit. Brown clarified that Adams was just asking to lift the moratorium so staff could look at his plan.

Phyllis Aguayo told Council it was not appropriate for Council to sell or trade zoning. She noted the property contained many acres of wetlands and floodplain. She asked how many homes could be built and if Council would rezone the property to a higher density than currently allowed. She said doing so would change the land use plan and the build out population. Aguayo recalled that she worked on the land use plan for the area in the 1980s and the concern for the wetlands and floodplain was the reason the area was land-used for single-family residential. Aguayo continued that she read in newspapers that a realignment of Rockaway Road was planned, but the City did not trade or sell zoning in

return for things. Either the plan was appropriate and good for the City or it was not. She said she was opposed to anything that increased density in that area.

Brown said everyone had raised good issues, but pointed out that Rockaway Road at present was a substantial traffic hazard. He continued that the City of Senoia wanted a traffic light at the intersection and wanted to mitigate the accidents in the area. Brown said that the realignment of Rockaway Road by the developer would be a significant windfall for the City since the road was such a safety hazard. The property owner was under no obligation to realign Rockaway Road. Peachtree City, the City of Senoia, and the Department of Transportation all recognized the intersection had many accidents, and preventive measures needed to be taken. Brown said the land was currently zoned industrial and the land use was medium-density single-family housing. Zoning the property for single-family residential would not get the road realigned. Brown said the road would not be realigned with industrial zoning since the property would have to be split into two parcels, which made the property useless for industrial property. A developer had to do something to recoup the costs of putting a road built to state standards. Brown said he liked Adams' plan because it was for senior housing, which caused no significant increase in morning or evening commuter traffic; did not add children to the schools; did not increase crime; and did not flood the City's recreation programs. He said he could see a rationale for allowing the development, noting that the City could not afford to condemn the property to achieve the road realignment.

Weed moved to deny the request. McMenamin seconded.

Weed continued that he was talking about the legal foundation for a moratorium. He said there was no such thing as lifting part of a moratorium.

Weed said Adams had appealed for the moratorium to be lifted for the entire tract. Either Council meant what it said or it did not. He said if Council wanted to lift the entire moratorium that was one thing. Weed said lifting the moratorium could not be done piecemeal. Weed said he was fully supportive of senior housing and his vote was not a comment on small lots or seniors. His concern was simply the validity of the moratorium and whether Council supported the moratorium or not.

Brown said he agreed with Weed, but he would like to see a way to build into the process the opportunity to look at plans without an application so there would be feedback on whether a plan was viable or not. Weed said the problem was vested rights and allowing people to submit a plan and spend money to create a plan built a case for vested rights. Brown pointed out that the language in the multi-family moratorium in Section 1402 talked about multi-family housing creating a burden on the Police Department, overburdening area schools, exhausting available resources, and traffic congestion. Brown said that would not be the case with this development. Brown said he hoped to find a way to look at the plans.

Tennant said he had concerns about the precedent Council might set by lifting the moratorium for this plan, but chose not to lift the moratorium three months from now. Tennant agreed with Weed's observations.

Brown noted that Council had already set precedent when the moratorium was lifted for the Wieland development on the Katz property. Tennant reiterated his concerns.

Adams asked if the concern was because he was asking to lift the moratorium on the entire parcel. Weed reiterated that just a piece of a moratorium could not be lifted. Weed asked Adams if the property currently had value. Adams said he had an option to purchase the tract and that there was no value to him at the current price point. Adams also noted that multi-family included attached homes, even though they were fee simple. Adams noted that his company had eliminated over 850 apartments in the City and replaced them with over 350 single-family homes over the last 10 years. He continued that there was only a handful of youth in those subdivisions. Adams said he was just asking the City to consider his plan and let him make an application to staff. Currently, he could not even do that. Brown asked Meeker if there was any way staff could look at the plan. Meeker said they could not under the terms of the current moratorium.

McMenamin told Adams she had great respect for him and the integrity he brought to building in the City. Her dilemma, at her last meeting, was not whether she should lift the moratorium. She said she would have no problem with lifting the moratorium for discussion, but she did not believe the fit was right. She said she would not approve putting so many senior citizen homes by the airport. The airport was supposed to be in an area where it could bring in corporate aviation that would support the economic development in the City. She also expressed concern about the location on Highway 74. McMenamin said getting Rockaway Road realigned did not have a dog in the fight. The project had to stand on its own integrity. Adams said that since he could not make application to staff he did not have anything to show Council demonstrating what he meant to do.

Tennant asked Adams if he intended to ask the City to rezone the property to a higher density if the moratorium were lifted and he could submit a plan. Adams said he would, but for now was asking for the opportunity to present the plan to the City.

Brown noted the City was pursuing a road safety grant from the Department of Transportation for the realignment of Rockaway Road because it was a safety issue. He said that grant would offset some of the costs of realigning the road. Brown said he would work with any developer who wanted to build a non-destructive development in the area to offset some of the costs of realigning the road. Brown said safety concerns were a primary reason for exceptions. He asked Adams if he could present the road plan without connecting it to housing. Adams said he could not because it was not financially feasible.

Rapson said he had the same concerns he had when Council considered a rezoning for the tract earlier in the year. The Airport Authority had major concerns based on their long-range plans. He said he had issues with the land use designation for that reason and would have a hard time approving the lifting of the moratorium. Rapson said industrial zoning was more suitable for the area because of its proximity to the airport. He said he would not consider a rezoning or reclassification to get a road. Rapson said citizens cared about their quality of life.

Weed amended his motion and included the findings that the applicant had the option to purchase the property and acquired the option after the moratorium went into effect; that after considerable discussion, Council reviewed the facts including the current land use and zoning information as allowed under Section 1404(b); and after hearing the applicant Council determined the applicant was not severely prejudiced and therefore Council found it was not appropriate to lift the moratorium. Tennant seconded. The motion carried unanimously.

11-03-09 Public Hearing – Section 1504, Zoning Ordinance

Rast addressed Council and said this amendment was a housekeeping issue. Rast referred to Chapter 2 and the section on public hearings and time limits. Section 1504 referred back to the section, and staff wanted to clarify that reference.

McMenamin noted this was clearly a housekeeping item and moved to approve the amendment to Section 1504. Tennant seconded. The motion carried unanimously.

12-03-03 Public Hearing – Zoning Notification Requirement

Rast addressed Council and said the issue had come up during the land use plan update and rezonings a few months ago. He explained an extensive amount of research went into finding out the names and addresses of property owners. The requirement to send the notices by certified mail was very expensive and time consuming during the land use plan rezonings. Staff also found that a number of the certified letters were returned to the City or never picked up. Staff proposed the ordinance section be changed to delete the certified mail requirement for adjoining property owners and that notification be made by first class mail. Rast noted that the City's ordinance exceeded the state requirement currently and would still exceed the state requirement if Council approved the suggested amendment.

Brown noted that one of the key things to prompt the change included a proposed zoning change for the Planterra Ridge Golf Course that included 415 homes in Planterra Ridge subdivision and all the industrial property. Brown said the notification would have been a massive and expensive undertaking.

McMenamin said Council had always tried to keep the citizens apprised of events in the City. She felt it was a mistake to no longer mail the Update newsletter to residents since they had learned to recognize the newsletter. Residents did not always watch television,

read newspapers, or read their mail. She agreed it was a waste of money to send the notifications via certified mail and felt the sign was the best method of advertising.

McMenamin moved to approve the amendment to Section 1304. Weed seconded. The motion carried unanimously.

**12-03-04 Public Hearing – Policy/Ordinance regarding Gas Stations
on Outparcels**

Rast reminded Council that this agenda item came from the Retreat. He noted that many larger retail chains were including gas stations in their parking lots. The stations did not meet the design standards of the shopping centers and seemed to just have been “plopped” in the center of the parking lot so customers had no choice, but to drive through them as they entered and left the center. Rast said staff looked at the City’s ordinance and at other communities that had adopted regulations for the gas stations. Currently, gas stations were allowed as a conditional use in limited commercial and general commercial zoning; however, the attached regulations were not stringent. He said they tried to come up with guidelines for staff and the Planning Commission to follow as the plans went through the review process. He said the amendment was to the existing limited use commercial zoning district and its conditional uses and included 14 criteria that a plan for a gas station would need to meet. Rast said the amendment did not restrict stations, but addressed specific criteria. McMenamin asked if anyone had submitted a plan yet. Rast said there had not been a formal submittal, but staff had met with representatives from Kroger who planned to install stations at Braelinn and Kedron shopping centers.

Aguayo asked why the City was not restricting the stations since gas stations were already allowed in certain zoning districts. She asked if the City wanted to set criteria to allow stores to build gas station additions or if the City wanted to preclude this type of development. Brown said a Suwanee council member sent him photos of such a gas station in that city. He said the amendment was the City’s attempt to be proactive and would set a standard for the state. Brown continued that the shopping center owners could still cordon off part of the parking lot as an outparcel for a conditional use for the property. Brown said they were trying to ensure the structures matched the shopping centers, were aesthetically pleasing, and did not interfere with the flow of traffic.

Rapson agreed with Aguayo and said the stations were almost exploiting the existing loopholes in the ordinances. As long as the plans conformed to the rules that were in place, the structures were allowed. Rapson said Council was creating an outparcel requirement for that specific zoning area that had to be met. He said he was concerned also about tire sales and emissions stations. He felt they might want to broaden the criteria so they would also fall under the same strict guidelines. Rast agreed with Rapson and said it was a good idea to close the loophole.

Rast summarized that they were trying to treat the gas stations as stand-alone outparcels that would have to have a minimum lot size, meet setback and buffer guidelines, the

architecture had to match the colors of the shopping center, specific lighting requirements, no outdoor displays, and other criteria. Rast added that several of the criteria were included in the 54 West guidelines so there would be consistent standards in place. Brown said the ordinance would be one of the best in the state and the City was one of the first to take the "bull by the horns."

Rapson asked Meeker if Council should incorporate any of the items he discussed in the ordinance. Meeker said it depended on whether Council wanted to go through another public hearing process. Tennant said they should capture everything they wanted in the ordinance now and modify the ordinance later if needed.

Weed moved to approve the amendment to Section 1005.3 Conditional Uses with the modification to the introductory paragraph to Section 1005.3(b) to read as "automobile service stations, grocery stores, convenience stores with gasoline sales, other business establishments that sell pump gas or tire and battery sales and service operations, and emission testing facilities on the following conditions". Rapson seconded. The motion carried unanimously.

12-03-05 Consideration of Variance Request – 330 North Peachtree Parkway

Brown noted that Council had received a request from the applicant asking that the variance be continued until the January 15 meeting. Meeker said the variance might need to be re-advertised. Meeker said he would check on the advertising requirements. McMenamin moved to table the variance request for 330 North Peachtree Parkway until January 15. Weed seconded. The motion carried unanimously.

12-03-06 Consider Amendment to Zoning Ordinance – Failure of Applicant to Appear

Rast noted that several months ago a variance request was placed on the agenda, the legal ads ran, the signs went up, and the applicant failed to attend the meeting and had not notified anyone he would not be attending. There was some concern over whether Council could go ahead and hear the case. Rast continued that the variance request was more administrative and Council heard the case and made a decision. Rast explained that staff wanted to add language regarding what happened if an applicant failed to appear for a public hearing. The amendment would allow Council to take action on the request or continue the request with any associated costs to be the applicant's responsibility. Rast said staff recommended approval.

Bob Brown suggested that if an applicant did not appear at a hearing Council disapprove the request, and then the applicant could not reapply for six months.

Weed moved to approve that the amendment to Section 1304(1)(c) as it appeared in the packet. Tennant seconded. The motion carried unanimously.

12-03-07 Consider Change to Employee Dental Insurance Carrier

Deputy City Clerk Betsy Tyler addressed Council. She noted that the cost of insurance was going up again and Ameritas, the City's current plan, had increased their rate for dental insurance upon renewal by 31%. Staff asked the City's insurance broker to see if there was a more reasonable rate available. The best rate submitted was from Companion. She continued that staff recommended Companion be selected as the provider for employees and that Council accept the plan that cost \$23.78 per month for employees only and \$70.49 for employee/family. She noted that the costs were more than the cost of the current plan, but less than the increase charged by Ameritas. Tyler said there were some changes in the coverage. The plan did not provide orthodontic coverage for adults, but had a lifetime deductible of \$100 versus a \$50 a year deductible per covered patient. The annual maximum coverage for any covered patient would increase from \$1,000 to \$1,500. The second element of the recommendation for Council to consider was that incremental costs between this year's cost and next year's cost be passed on to employees as had been done with the medical insurance. She noted that the City paid the employee cost and the employee paid the family cost. The additional cost to the employee would be \$2.46 per month or about \$1.25 per paycheck for an employee to maintain insurance for themselves or \$5.37 for a family. There would then be no impact on the budget.

Brown said it was extraordinary for the plan to offer a \$100 lifetime deductible and \$1,500 annual maximum. Brown asked if there was any data on how many firms retained the plan after the first year. Dave Knight of J. Smith Lanier and Company, the City's insurance agent, said the policy was fairly new and he hoped there would not be a big increase in rates at renewal. Only one company had offered the concept for about 10 years and people liked it. He hoped there would not be a big increase at renewal, but Knight said the City could go back to the marketplace. Knight added he had not heard anything negative about the company or plan, and they had received some references.

Brown asked how long Companion's plan had been offered. David Adams, Companion's representative, said the plan had been available for three years. The price increases in the plan had been within the industry trend of 10-12%. He noted that this was a new idea that was catching on. He said Companion was an A-plus carrier and was financially strong. He added that some of the references they had checked were from municipalities.

Tennant moved to approve the employee dental coverage for Companion Insurance Company at a rate of \$23.78 for employee coverage and \$70.49 for employee/family coverage with the understanding that employees would be responsible for any amount over \$21.32 per month. Weed seconded. The motion carried unanimously.

12-03-08 Consider Appointment of Municipal Court Judge

Brown said he had asked staff questions regarding the selection criteria that staff could not adequately address, and Brown moved to continue the agenda item until January 5. Rapson seconded. Rapson asked what effect moving the appointment date would have on the court system. Meeker said the current judge would continue to serve until another

one was appointed. McMenamin asked Brown what the problem was with the Request for Proposal (RFP).

Weed asked for clearance from the City Attorney before the discussion began. He said he and Eric Maxwell, the recommended appointee, were members of the same Rotary Club and were friends. Meeker said that was not a conflict. McMenamin and Tennant also acknowledged friendships or campaign contributions.

Brown said he had asked what the specific criteria were used in the selection for the RFP process. McMenamin said the staff discussion in the position paper was very clear on why they recommended Judge Maxwell. She said she knew all of the applicants, as did Tennant. McMenamin continued that Council went through the process a few years ago and that Maxwell came with a very high rating. As Maxwell became the Judge Pro Hac, McMenamin said she was told he would make a very good judge once he had some experience. McMenamin said she did not understand the delay and that she felt very comfortable with the position paper. Brown said he had nothing against Maxwell, but some of the rates were hourly, others were monthly, and some were per court session. Brown said he wanted an "apples to apples" comparison and wanted the matter to go back to staff for more thorough answers.

Weed asked if someone had a copy of the RFP. McMullen said there was a copy in the office, but not at the meeting. Rapson suggested staff normalize the rates so Council could have an "apples to apples" comparison in order to make an intelligent decision. He said Council would have to make assumptions based on the information they had been given, rather than deal with facts.

McMenamin said Council wanted to select the best judge, not necessarily the person with the lowest rate, and she would hate to see any problems in the Court as a result since the Court had a good reputation established under Mitch Powell. Weed said he did not want anyone to say they had not made a fair comparison. Tyler said the RFP had not specified a format for the salary requirement. She said the second page of the position paper was an attempt to normalize the bids by estimating the annual cost for each proposal.

Brown questioned why the municipal judge would be needed after hours. Meeker said Maxwell was used when a judge was needed after hours at the jail, when detainees had to be bonded within 72 hours of arrests. Police Chief James Murray said Judge Powell lived in Coweta County and had not always been available after hours. The judge was needed rarely after hours and that was not a major amount of money. He said Maxwell, as judge pro hac, was usually called after hours if a judge was needed.

Rapson estimated that around 400 hours was required of the judge during a year and said that, based on the bids as submitted, Sharon Pierce's bid was lowest and Maxwell's was second lowest. Murray pointed out the hours could also vary depending on how a judge ran the court.

Rapson asked McMullen about the staff recommendation and said he assumed that the staff recommendation for Maxwell was based on the qualifiers – experience, resume, and salary. McMullen told Council there was very little difference in salary, but Maxwell had experience with the City court because he has served as judge pro hac.

Rapson removed his second to the motion to continue. The motion failed.

Tennant moved to appoint Eric K. Maxwell as the municipal judge at the rate of \$95 per hour for normal business hours and \$125 per hour for after hours. Weed seconded. Weed added that he would like to see the RFPs included as part of the packets in the future. The motion carried 4-1 (Brown).

12-03-09 Consider Holiday Pay for Temporary Employees

Brown noted there was an additional document on the dais regarding this agenda item – an interoffice memo entitled “Additional Personnel Requests – Tennis Center and Amphitheater Employees.” Leisure Services Director Randy Gaddo noted that this information had come in after the meeting packets had been put together. He said the Amphitheater and Tennis Center employees had been hired as City employees and had fallen under his division. He continued that normally temporary employees did not receive holiday pay, but pointed out this was an unusual circumstance and an unprecedented event. Gaddo said it was the fair thing to do to grant those employees holiday pay. Gaddo asked for three days holiday pay for seven employees. Part-time and contract employees were not included the request. The cost would be \$2,579.46; however, that should be covered by the funds already budgeted for salaries.

Gaddo continued there were other issues and asked Council to waive policy and pay one temporary part-time employee holiday pay for four hours in order to open the Tennis Center on January 1. Based on historical numbers, Gaddo said about 100 people used the Tennis Center on January 1. The center had historically been open from 10 a.m.-6 p.m. on New Year’s Day. The budgetary impact would be \$32.

Gaddo also asked for an additional three days of personal time for the seven full-time staff members to mitigate discrepancies that occurred during the transition. He noted that the employees had earned hours and made plans for the holidays, but lost the hours during the transition. He said there would be no additional cost because the money was already budgeted. The employees would be paid vacation hours rather than on-the-job hours.

Rapson said when Council took the action to make the Amphitheater and Tennis Center employees temporary City employees they had not wanted to penalize them. Rapson said the requests were adequately addressed by staff and were reasonable. He moved to approve the item in the meeting packet in reference to holiday pay for the seven full-time employees, the policy waiver for the one part-time employee on January 1, and the additional three days of paid time-off for the seven full-time employees at the facilities. Weed seconded. The motion carried unanimously.

12-03-10 Update on Hotel/Motel Tax

McMullen told Council that the City was collecting hotel/motel tax at a rate of 6% based on a legal opinion on December 28, 2001. A subsequent opinion raised an issue about the distribution of the money, which had been distributed directly to the Airport Authority and Development Authority. Because of the questions raised, McMullen said the distribution of the tax had been put on hold. According to state code, the money must be expended in each fiscal year the taxes are collected and McMullen said the City had until September 30, 2004, to properly expend the taxes. He continued that staff was working various avenues to deal with the issue, such as the Peachtree City Tourism Association. McMullen continued there was also a question with the Airport Authority distribution and how it would affect grant funding. The question was whether the funds could be distributed directly or if they had to contract with another organization that was already certified as a 501(c)(6).

Council/Staff Topics

McMullen thanked McMenamin and Tennant for their support on behalf of staff. McMenamin said she had always received tremendous support from staff. She continued that Council did very little and staff made Council look good. Tennant echoed McMenamin's comments and thanked staff for their efforts.

Brown noted that this meeting was the last for Add Seymour of the Atlanta Journal-Constitution, who would now cover Clayton County.

Rapson said he wanted the Planning Department to look at the land use plan designation for the Stephens tract.

There being no further business to discuss, McMenamin moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 9:00 p.m.

Betsy Tyler, Deputy City Clerk

Stephen D. Brown, Mayor

Pamela Dufresne, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: City Clerk

DATE: January 6, 2004

SUBJECT: Alcohol License – Change in License Representative – Ruby Tuesday
January 15, 2004, Regular Meeting Agenda

Recommendation:

Staff recommends Council consider the attached application for a change in License Representative.

Discussion:

Ruby Tuesday, Inc. dba Ruby Tuesday #2678, 100 Peachtree Parkway South, has submitted an application for a change in License Representative. Mr. Michael Patrick Hanamean has requested that he be appointed as the License Representative. Mr. Hanamean will attend the Thursday, January 15th, meeting to answer any questions you may have.

Budgetary Impact:

The change in License Representative will have no impact on the budget.

JSM:pd

Attachments



Business Name: Ruby Tuesday, Inc. d/b/a Ruby Tuesday #2678			Business Location: 100 Peachtree Parkway South			Peachtree City, GA 30269		
Nature of Business: Full service restaurant			Mailing Address: Ms. Janet Rakestraw Ruby Tuesday, Inc. 7420 Hitt Road, Suite A Mobile, Alabama 36695			Business Phone Number: 770-487-0909		
Name of Licensee: Robert D. McClenagan			Home Address: 1503 South Court Street Maryville, TN 37803			Home Phone Number: 251-928-3971		
Name of License Representative: Michael Patrick Hanamean			Home Address: 215 Bookout Loop Powder Springs, GA 30127			Home Phone Number: 770-222-2654		

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

[illegible]

Is any person who owns an interest in the license an employee of the City of Peachtree City? No



Peachtree City

Georgia

State of Georgia

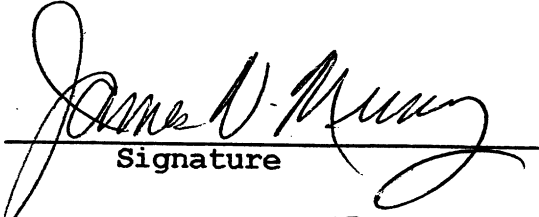
City of Peachtree City:

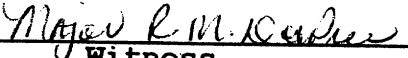
I, James V. Murray, Chief of Police, for the City of Peachtree City, do hereby certify that:

Michael Patrick Hanamean
Name

215 Bookout Loop Powder Springs, GA 30127
Address

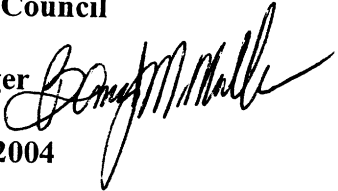
has been investigated and found not to have been convicted of, nor to have entered a plea of nolo contendere, to any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal drugs within five (5) years prior to the date of the application for this license.


Signature
12-31-03
Date


Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council
FROM: City Manager 
DATE: January 8, 2004
SUBJECT: APPROVAL OF POLICE FEES
January 15, 2004, Consent Agenda

Recommendation:

Staff recommends that Council officially approve fees that have historically been charged by the Police Department for copies of Accident Reports (\$5.00) and fingerprinting (\$25.00).

Discussion

These fees have been in place for well over ten years, but have not been officially adopted by the City Council. No fee is charged when dealing with Motions of Discovery by attorneys or with reasonable requests by media. In addition, the Chief of Police would have the authority to excuse the fee for reasonable cause or hardship.

Budget Impact:

The budget should not be affected since these fees are already being collected.

BJM:gr



POLICE DEPARTMENT

350 South Highway 74 • Peachtree City, Georgia 30269 • 770-487-8866 • Fax: 770-631-2512



JAMES V. MURRAY
Chief of Police

TO: MAYOR AND CITY COUNCIL

FROM: JAMES V. MURRAY, CHIEF OF POLICE

DATE: JANUARY 7, 2004

SUBJECT: ADDITION OF POLICE FEES TO CITY FEE SCHEDULE

The Director of Financial Services has advised me that fees the Police Department charges for certain services are currently not on the official list of fees the city has established. It was recommended that I request that these fees be added to the official city list with the approval of the Mayor and City Council. The below listed fees have been in place for well over ten years.

Copy of Accident Report:	\$5.00
Fingerprinting:	\$25.00

The fees established according to state law handle all open records request. No fee is charged when dealing with motions of discovery by attorneys or with reasonable requests by the media. In addition, the Chief of Police has the authority to excuse the fee for reasonable cause or hardship.

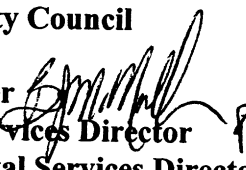
It is requested that council add these fees to the current fee schedule.

Cc: City Manager

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & City Council

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

FROM: City Engineer 

DATE: January 9, 2004

SUBJECT: Consider Drainage Issue Update – Creekside Way
January 15, 2004 – City Council Agenda Item

Recommendation:

Staff recommends that the project be tracked in the stormwater capital program to be considered in the future under the Stormwater Utility.

Discussion:

Mr. and Mrs. Davis brought this issue to the Council at the first budget workshop in July of 2003. At that time, Council took no action but acknowledged the concern along with those of other residents. Subsequent to the budget being established, the Davises appeared again to present their case to the City Council (9/4/03). While Council took no action at the time, direction was given to staff to study downstream impacts of a proposal to reroute runoff around the Davis property.

Staff also sought out the opinion of the City Attorney in the matter to determine the extent of service obligation the City might have. Ebenezer Road and the associated storm drain system, having been constructed to city standards and prior to the development of the Davis property, contributed to Mr. Meeker's judgment that the facts realistically preclude any City responsibility to bring the design up to a higher level of service. This judgment is also premised upon the City having properly maintained the system during the relevant time period. Therefore, the decision by Council to undertake the project would not necessarily be compelled by legal obligation.

Staff has recently received and reviewed the hydraulic analysis of these proposed drainage system modifications requested by the Davises. The City's stormwater consultant studied the

effect on the downstream conveyance piping system resulting from diverting flow from an existing outlet pipe near the Davis' property. The results of the analysis (see attached report) demonstrate the inadequacy of the pipes, which run below Creekside Way to handle the proposed additional flow.

Therefore, the only way to facilitate the diversion of flow in the Ebenezer Road right-of-way is to replace the downstream pipes at a cost of \$135,000. The report proposes to phase the work to avoid a considerable capital expense, spreading it over two fiscal years (consecutive or not).

An important consideration, however, is the drainage area and the net effect of the proposed diversion project. The area to be collected and diverted represents a little more than 30% of the drainage basin. Consequently, according to the stormwater analysis, the amount of runoff rerouted will reduce the flow across the Davis property by 4 cubic feet per second (CFS) on the most common storms, a 25% decrease (see table below). So, the issues of concern will continue even after the road runoff is piped around the Davis property.

<u>Design Storm</u>	<u>Existing Conditions</u>	<u>After Phase I*</u>	<u>After Phase II</u>
2-Year Storm	26 cfs**	22 cfs	20 cfs
10-Year Storm	33 cfs	29 cfs	24 cfs
25-Year Storm	41 cfs	37 cfs	30 cfs

*Note: No discharge will occur to Davis Property from Ebenezer Road for discharges less than 4 cubic feet per second (cfs).

**cfs = cubic feet per second; a measure of flow rate

A second alternative, which departs from the study objective and has been determined to be unacceptable by the Davises, identifies the opportunity to pipe the runoff through their property at a cost not much less than the first (\$115,000). As with the first alternative, this proposal would only address 30% of the drainage area and would have limited effectiveness. This alternative would require the acquisition of a permanent easement for access, construction, and maintenance on the Davis property.

Budget Impacts:

No stormwater funding is available at this time to accommodate either a phased or aggregate approach on this project. Funds in the stormwater program are already committed to the development of the stormwater utility or other regulatory compliance element.

Attachments

Letter/Report – January 5, 2004 – Davis Property Drainage Assessment
City Council Memo – September 3, 2003 – Davis Drainage Issue

cc: *Public Services Director*
file



January 5, 2003

Mr. Troy Besseche, P.E. **JAN 05 REC'D**
Peachtree City – Engineering Department
153 Willowbend Circle
Peachtree City, GA 30269

Re: Davis Property Drainage Assessment

Dear Mr. Besseche:

The purpose of this letter report is to summarize the findings of the Davis Property Drainage Assessment Project. The work was performed in accordance with Integrated Science & Engineering, Inc. (ISE) Task Order Form (TOF) #7. At this time, ISE has completed all field surveying and hydrologic/hydraulic analysis. Based on the information that you have provided and observations in the field, we have examined the feasibility of extending a new stormwater drainage system along the right-of-way of Ebenezer Road to the intersection with Creekside Way. At the intersection, the new drainage system would connect with an existing 18-inch diameter corrugated metal pipe (CMP) system that flows towards Camp Creek. This new drainage system would be constructed from a set of double wing catch basins within the road approximately 400 feet southwest of the intersection of Ebenezer Road and Creekside Way. The purpose of this new drainage system would be to limit stormwater runoff from Ebenezer Road entering and traversing the Davis property.

Alternative 1 – Connection of System to Creekside Way

Based on our analysis, we have determined that the existing 18-inch pipe system that begins at the intersection of Creekside Way at Ebenezer Road (and drains to Camp Creek) would be unable to accommodate the additional runoff volume from the proposed new drainage system. As a result, the drainage system between Creekside Way and Camp Creek would also need to be replaced with a larger culvert system.

Based on these findings, we have determined that the entire drainage system from the double wing catch basins would need to be comprised of a 24-inch diameter reinforced concrete pipe (RCP) or high-density polyethylene pipe (HDPE). The resultant construction activities would include: 1) demolition of select portions of the existing 18-inch CMP drainage system; 2) demolition and reconstruction of the cart path along Ebenezer Road to accommodate the new, larger 24-inch diameter culverts; and 3) reconstruction of a portion of the Creekside Way/Ebenezer Road intersection. We have estimated that the cost of such a system would be in the range of \$115,000 to \$135,000. Based on our discussions with City Staff, it is our understanding that this cost range exceeds the amount of capital project funds (\$60,000) that have been allocated for the project.

Mr. Troy Besseche, P.E.

January 5, 2004

Page 2 of 3

As such, we recommend that the City consider implementation of a phased approach to address the following issues: 1) limit runoff that currently traverses the Davis Property and 2) the current budget allocation of \$60,000 for the project. The phased approach would generally consist of the following:

Phase 1 – Construct Ebenezer Road Drainage System to Creekside Way Intersection

Phase 2 – Upgrade Ebenezer Road Drainage System from Creekside Way to Camp Creek

Phase 1 – Construct Ebenezer Road Drainage System to Creekside Way Intersection

Phase 1 would consist of construction of the new drainage system from the double wing catch basins to the existing pipe system at the intersection of Ebenezer Road and Creekside Way (see Figure 1). Since the existing 18-inch CMP drainage system from the intersection of Ebenezer Road and Creekside Way is unable to accommodate the additional runoff volume from the proposed system, it will be necessary to limit the flow conveyed by the new drainage system until the completion of Phase 2 (see below). This will be accomplished by use of an orifice/baffle plate in the manhole connecting the new system to the existing headwall draining to the Davis property that will limit the stormwater flow in the new system to 4 cubic feet per second (cfs) as shown in Figure 2. The stormwater discharge flow that exceeds 4 cfs will bypass the newly constructed pipe system along Ebenezer Road and discharge out of the top of the manhole (via an overflow weir). The bypass flow will be conveyed through the Davis Property in a flowpath similar to the existing condition. The overflow velocity will be reduced by spreading the flow across the entire length of the weir and by use of heavy riprap surrounding the manhole. The orifice/baffle plate would remain in place to divert the larger flows until completion of Phase 2 of the project.

Phase 2 – Upgrade Ebenezer Road Drainage System from Creekside Way to Camp Creek

Phase 2 would involve upgrading and upsizing the existing 18-inch CMP drainage system from Creekside Way to the outfall point in Camp Creek. At this time, ISE has been unable to accurately determine the alignment and location of the outfall of the pipe culvert under Creekside Way. ISE recommends that the City: 1) locate the existing 18-inch CMP; 2) clean the pipe system out; and 3) maintain the existing pipe system until the Phase 2 construction process is initiated.

Alternative 2 – New Drainage System Through Davis Property

ISE's scope of work as outlined in TOF #7 only contemplated analysis of a potential culvert system along the right-of-way of Ebenezer Road. We have also performed a cursory analysis of constructing a by-pass drainage system that could convey stormwater runoff from the new double wing catch basin system at Ebenezer Road through the Davis Property. This alternative would convey the existing runoff from Ebenezer Road through the Davis Property via an underground pipe system and discharge the flow on the downstream side of Creekside Way. This system would consist of an 18-inch diameter reinforced concrete pipe (RCP) or high-density polyethylene pipe (HDPE). The resultant construction activities would include: 1) acquisition of a drainage easement through the Davis property; 2) clearing of a drainage easement through the Davis property; 3) construction of the new drainage system; and 4)

Mr. Troy Besseche, P.E.

January 5, 2004

Page 3 of 3

reconstruction of Creekside Way where the drainage system passed under the roadway. We have estimated that the cost of such a system would be in the range of \$90,000 to \$115,000.

It should be noted that construction of this system is predicated on the topographic relief of the property being sufficient to accommodate the drainage system and allow natural drainage to continue through the existing drainage way from those areas upstream of the existing 36-inch culvert under Creekside Trail. Additionally, the system assumes that the drainage easements, and other construction related issues, could be resolved with all property owners that are contiguous to the proposed alignment. Should the City determine that this solution is desirable, a more detailed survey of the route and potential conflicts with utilities, roadways, and etc. would need to be obtained.

Conclusion

Based on the analysis work conducted for this project and the estimated construction costs, ISE recommends that Alternative 1 be implemented using the phased approach. The phased approach outlined in Alternative 1 would accomplish the desired objective of eliminating the discharge of runoff from Ebenezer Road that currently traverses the Davis Property.

Please note that the drainage area that currently flows through the Davis Property (via the existing Ebenezer Road culvert) comprises only 4 acres (or 30%) of the total drainage area that flows through their property and ultimately to the existing 36-inch CMP under Creekside Way. An additional 9 acres of drainage area exists on the north side of Ebenezer Road and flows through the Davis Property. The proposed new drainage system along Ebenezer Road (as outlined in Alternative 1) will not divert any flow from the 9-acre area that currently drains through the Davis Property to the existing 36-inch CMP under Creekside Way.

ISE appreciates the opportunity to work with the City. Should you have any questions or comments about the contents of this letter, please feel free to call the undersigned.

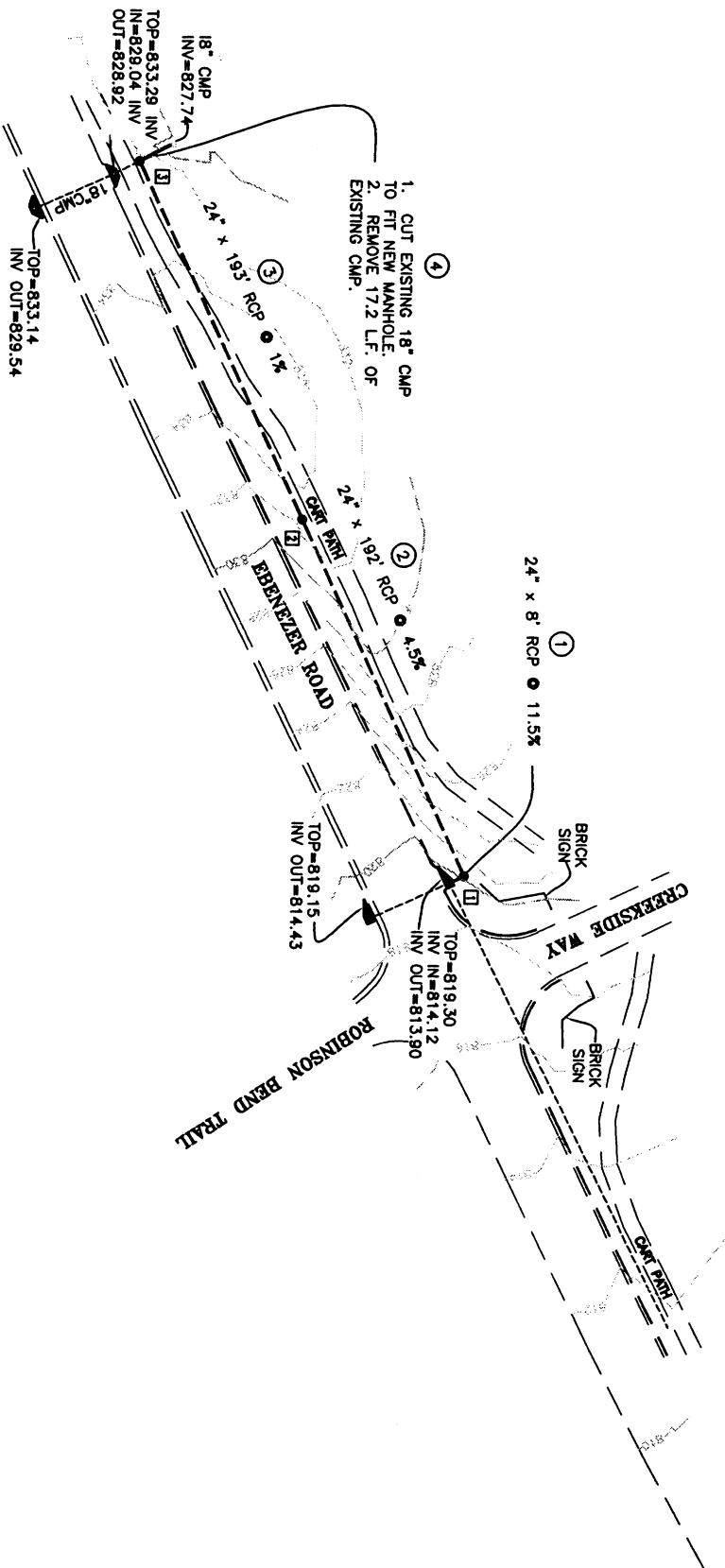
Sincerely,

Integrated Science & Engineering, Inc.



Richard A. Greuel, P.E.
Project Manager

Attachments: Figure 1
Figure 2



INTEGRATED
Science & Engineering

ATLANTA • JACKSONVILLE
770.430.1100 FAX 770.430.1101
www.integratedscience.com

DAVIS DRAINAGE ASSESSMENT PHASE 1

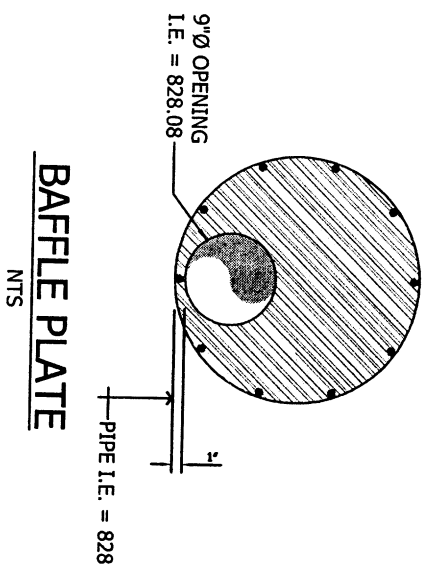
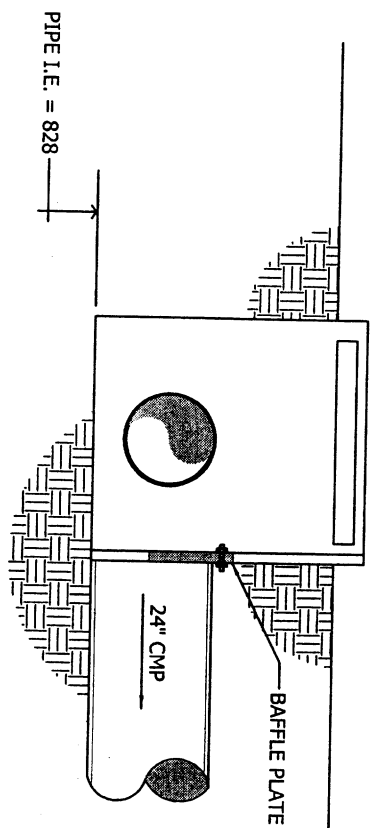
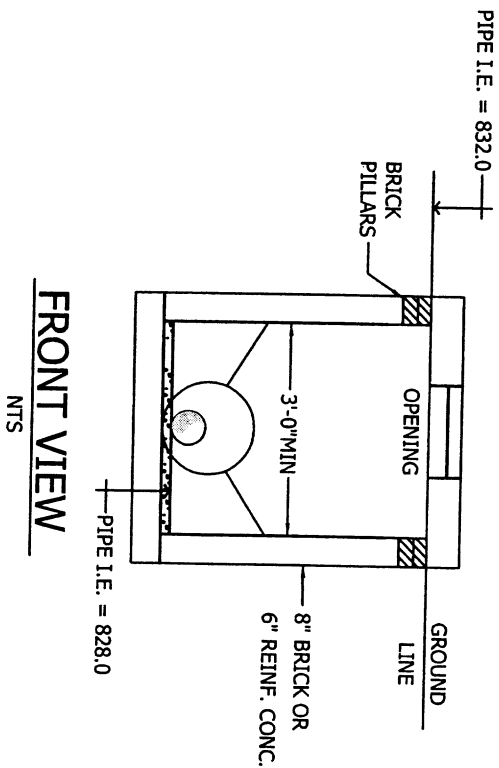
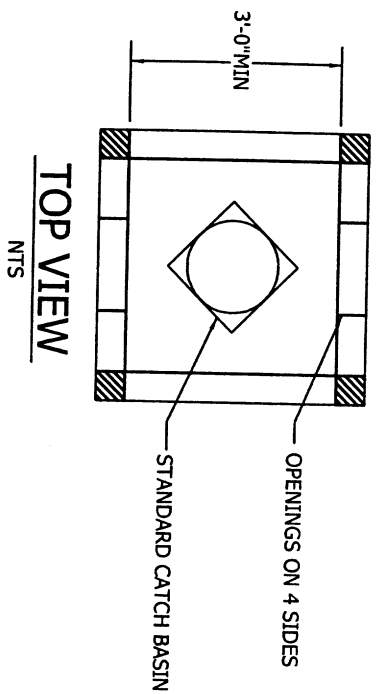
NO.	REVISIONS	DATE

SCALE: 1" = 30'

30' 15' 0' 30'

FIGURE 1
SITE PLAN

PROJECT NUMBER
01.098.29
DRAWN BY
GAC
REVIEWED BY
RDT
DATE
DECEMBER 2003



WEIR INLET

SCALE: N.T.S.

MANHOLE 3 DETAIL

SCALE: N.T.S.



ATLANTA • JACKSONVILLE
375 AVENUE 148 STREET, SUITE 1000
770.771.4517 • 770.771.4517

DAVIS DRAINAGE ASSESSMENT PHASE 1

NO.	REVISIONS	DATE

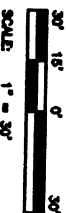


FIGURE 2
MANHOLE 3 DETAILS

PROJECT NUMBER	01.098.29
DESIGNED BY	GAC
CHECKED BY	ROT
DATE	DECEMBER 2003

CITY OF PEACHTREE CITY**INTEROFFICE MEMORANDUM**

TO: Mayor & Council

VIA: City Manager *Benjamin M. Hall*
Developmental Services Director

FROM: City Engineer *JB*

DATE: September 3, 2003

SUBJECT: Consider Drainage Issue – Creekside Way
September 4, 2003 – City Council Agenda Item

Staff has been asked to provide additional information for discussion of the referenced agenda item. Attached are documents related to drainage patterns on or near the Davis' property and Ebenezer Road. The drainage area is about 13 acres, most of which drains downstream of Ebenezer to a 36" pipe under Creekside Way. The runoff is characterized by sheet flow across most of the flow path until mid way through the subject property where it enters a channel constructed by Mr. Davis.

Attachments

- Exhibit A - Pre-Development Drainage Map*
- Exhibit B - Ebenezer Road Plan & Profile Sheet*
- Exhibit C - Subdivision Construction Plan Drainage Map*

EBENEZER RD. 60' R/W

CREEK SIDE
CROSSING

~~HW 829.6~~

18" ACC MP

INV 830.6

~~MATCH EXIST. INV~~

18" C.M.

10

DRIVEWAY

CONSTRUCTION PLANS FOR EBENEZER ROAD

PREPARED FOR:

THE CITY OF PEACHTREE CITY

LAND LOTS: 67,68

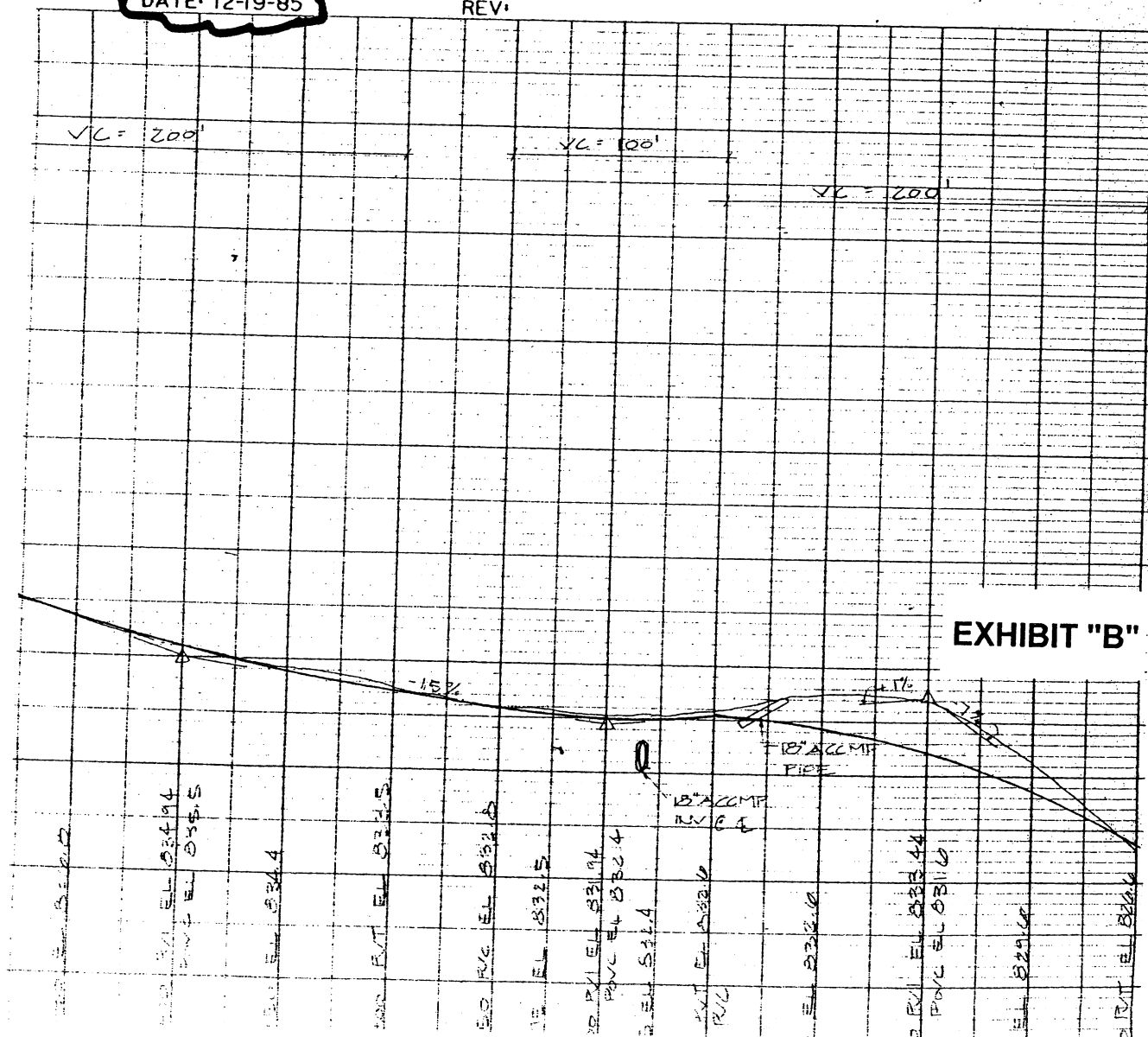
DISTRICT: 7TH

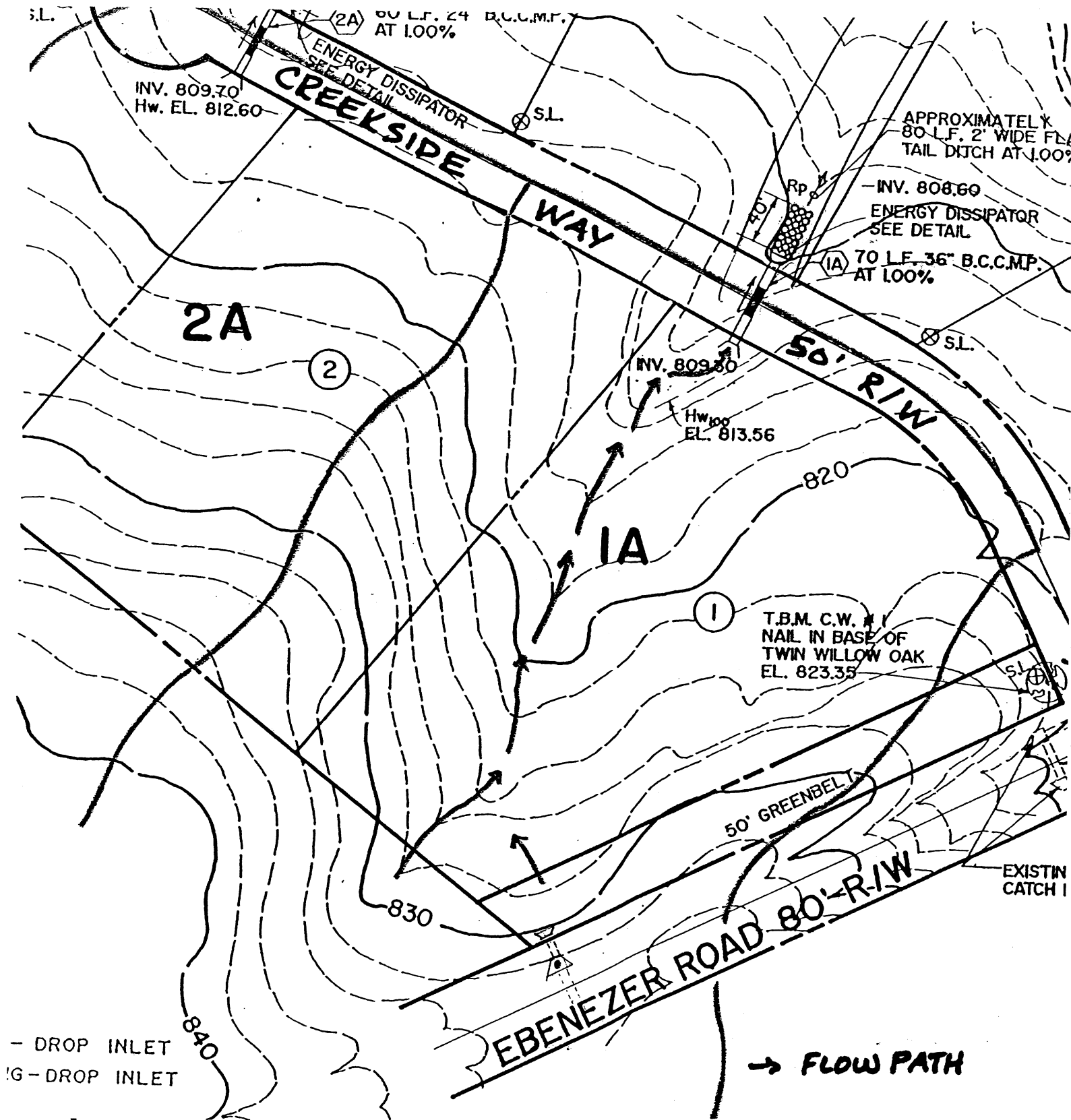
COUNTY: EAYETTE GA.

SCALE: AS SHOWN

DATE: 12-19-85

REV:





HYDRAULIC DATA

EXHIBIT "C"

LINE SEGMENT	DESIGNATION	AREA (ACRES)	I (MIN.)	I 100 (IN/HR)	C	Q 100 (C.F.S.)	Σ Q 100 (C.F.S.)	SLOPE (%)	PIPE SIZE	PIPE LENG
1A	1	13.27	18	6.70	0.35	3112	3112	1.00	36"	70'
2A	2	5.25	17	6.88	0.35	12.64	12.64	1.00	24"	60'

January 9, 2004

20: Peachtree City Clerk.
Mayor and Council

We request to be placed on
the Agenda for the January,
15, 2004 Council Meeting.

Reason: Pipes never installed from Culverts
and to discuss again the problems
of water being dumped onto our
property intentionally by Peachtree
City.

Sincerely,

Bobby Davis
Jacqueline A. Davis

301 Creekside Way
Peachtree City, Ga.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *[Signature]*
Developmental Services Director *cur*

FROM: City Planner/ Zoning Administrator *David*

DATE: January 7, 2004

SUBJECT: Proposed Variance: Deters residence – 330 North Peachtree Parkway
January 15, 2004 City Council Agenda

Mr. Deters has requested that discussion on this variance request be continued indefinitely until a future Council meeting.

**COLDWELL
BANKER****FULTON REALTY
ASSOCIATES, INC.****KAREN L. DEMBSKY
REALTOR®**RESIDENTIAL REAL ESTATE
361 HIGHWAY 74 NORTH
PEACHTREE CITY, GA 30269BUS. (770) 487-8800
TOLL FREE (800) 382-4131
FAX (770) 631-7360
CELLULAR (770) 595-8809
kdembsky@msn.com

City of Peachtree City
Mr. David E. Rast, ASLA
City Planner
153 Willowbend Road
Peachtree City, GA 30269

January 6, 2004

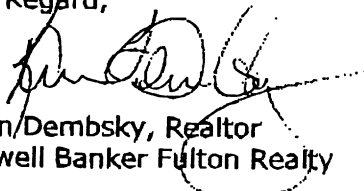
Dear Mr. Rast,

Thanks for your patience regarding the Deters' request for a fence variance. I was able to connect with Mr. Deters this afternoon. He would like to ask that the variance be put on hold until further notice.

Mr. Deters full intent is to pursue the variance, however at this time he is involved with major renovation and reconstruction of the interior of the home, as well as undertaking exterior additions for the front entrance of the home and a third car garage. Due to all of these projects now underway, it will be another month or two before he can provide the required accurate renderings, current photos, and a true presentation of his fencing proposal.

Again, thank you for your patience. Mr. Deters or I, on his behalf, will be in touch with you as soon as possible with the required information and request to reschedule a hearing. Please feel free to contact me with any questions you may have.

Best Regard,



Karen Dembsky, Realtor
Coldwell Banker Fulton Realty

cc: Mr. John Deters, 330 N. Peachtree Parkway
Mr. Jim Fulton, Coldwell Banker Fulton Realty

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Council

FROM: Mayor 

DATE: January 9, 2004

SUBJECT: De-annexation/Annexation of Platinum Ridge subdivision

As you recall from the last meeting, Council tabled the request from Rod Wright for de-annexation of the Platinum Ridge subdivision lots located in the City. I am gathering materials regarding the proposed annexation/de-annexation and will have them ready by the meeting on January 15.

:pd

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator *David*

VIA: City Manager *Samuel M. Hall*
Developmental Services Director *EWJ*

DATE: January 7, 2004

SUBJECT: Adoption of GA 54 West Design Guidelines
January 15, 2004 City Council Agenda

Recommendation:

Staff recommends that City Council formally adopt the GA 54 West Design Guidelines and authorize Staff to incorporate this document into the GA 54 West Corridor Overlay District.

Discussion:

One of the recommendations of the Livable Centers Initiative (LCI) study of the GA 54 West Corridor was to establish an overlay district to guide development within this emerging activity center. Another recommendation was the establishment of detailed design guidelines that would be adopted as a part of the overlay district. Staff has been working diligently with the GA 54 West Advisory Board for many months to finalize what is known as the GA 54 West Design Guidelines (Attachment "A").

This document was presented to the Planning Commission in a workshop format at the November 10th and 24th Planning Commission meetings (Attachments "B" and "C"). A Public Hearing was held at the December 8, 2003 Planning Commission meeting, and the Planning Commission endorsed these guidelines and recommended that they be formally adopted by City Council (Attachment "D").

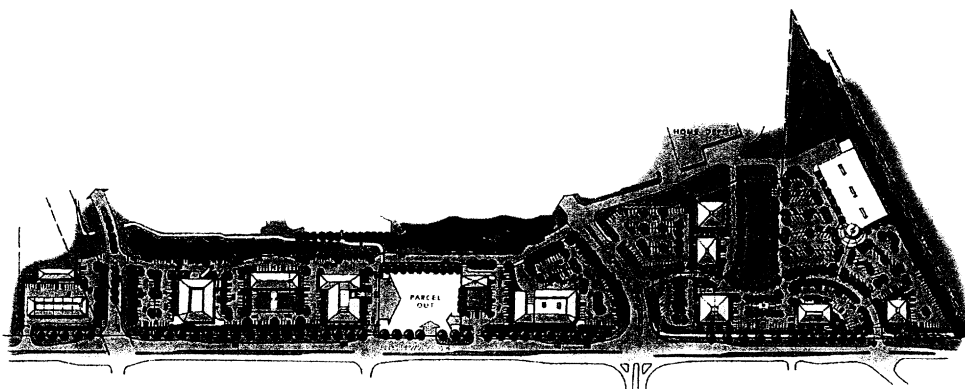
Staff has notified all of the property owners that will be impacted by the establishment of the overlay district and the adoption of these design guidelines. To date, there has been no objection to what Staff is proposing, and there appears to be mutual support for these efforts to enhance the overall appearance of the GA 54 West corridor.

Budget Impact:

There are no budget impacts associated with this request.

Attachment

GA 54 WEST DESIGN GUIDELINES



City of Peachtree City

*in conjunction with the Georgia 54 West Advisory Board
and the Atlanta Regional Commission's Livable Centers Initiative Program*

Prepared by:

Roberto Parades, AIA
ASD, Inc.
50 Hurt Plaza, Suite 500
Atlanta, GA 30303

Peachtree City Staff:

David E. Rast, ASLA

GA 54 West Advisory Board:

Mayor Steve Brown
Doug McMurrain
Vince Riggio
Jerry Peterson, AIA
Todd Strickland
John Dillahunt
Phyllis Aguayo
Robert Ames, AIA
Maurice Ungaro, AICP
John Leonard, P.E.
Wes Saunders
Marty Mullin, AIA
Joel Bowman, ASLA

Last Revised:

January 9, 2004

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Introduction

This document shall be referred to as the GA 54 West Design Guidelines. These guidelines relate to the GA 54 West Corridor Overlay District, which is further defined and illustrated herein.

The requirements of the Overlay District shall apply to all property that is zoned for non-residential use within the geographic area identified as the GA 54 West Corridor Overlay District as identified on the Official Zoning Map of Peachtree City located at City Hall. The general boundaries of the GA 54 West Corridor Overlay District shall extend the distance of GA 54 from its intersection with GA 74 west to the city limits.

These guidelines shall be adopted as a part of the GA 54 West Corridor Overlay District and shall supplement and enhance the existing zoning regulations of the City. These guidelines shall in no way change the purpose or context of the zoning regulation of Peachtree City.

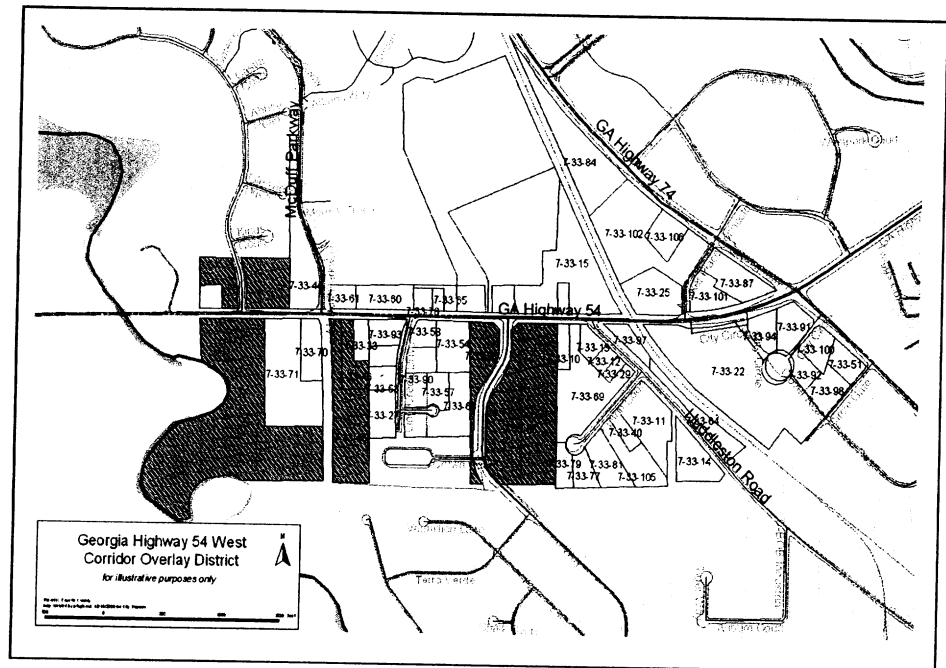


Figure 1 - GA 54 West Corridor Overlay District boundary

General

The GA 54 West Corridor Overlay District is intended to enhance the viability and livability of all property within the GA 54 West corridor. The purpose of the Overlay District is to achieve and maintain a unified, pleasing aesthetic and visual quality in site planning, architectural design, building materials, landscaping, site lighting and signage; and to promote and encourage the use of alternate modes of transportation within the corridor through the provision of interconnecting streets, sidewalks and a multi-use path system.

These Design Guidelines shall not change any of the existing land uses for property within the overlay district and shall be incorporated into the GA 54 West Corridor Overlay District, which shall become an amendment to the Zoning Ordinance of the City of Peachtree City as permitted by the code.

General

The Design Guidelines consist of several key planning concepts, which when operating in conjunction with each other will allow for the successful implementation of the guidelines.

Access

Intersections

Primary vehicular access from GA 54 shall be limited to signalized intersections. These intersections and associated turn lanes shall be designed in accordance with current Peachtree City and GA DOT specifications.

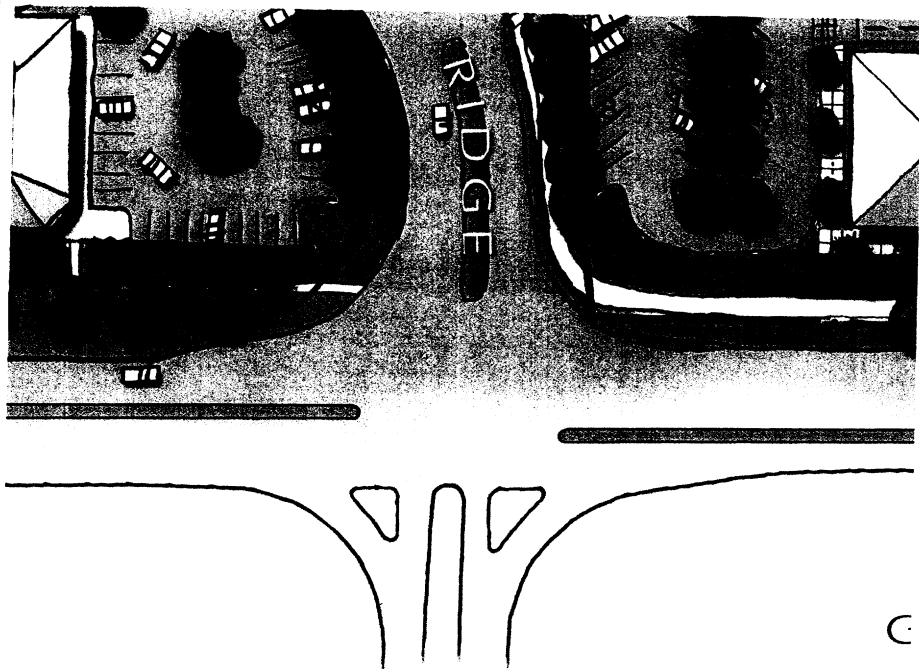


Figure 2 – Typical intersection identifying pedestrian, vehicular and landscape concepts.

Curb cuts

There shall be no more than four (4) right-in/ right-out driveways permitted to provide access to the outparcels on the north side of GA 54 and no more than four (4) right-in/ right-out driveways permitted to provide access to outparcels on the south side of GA 54. These driveways should be located generally as identified within the GA 54 West Corridor Study. Wherever possible, curb cuts should be located to allow for shared access from GA 54 into the adjoining outparcels.

Access Cont'd

Vehicular circulation & inter-parcel access

Internal access drives and rear service drives shall be designed to join together existing streets and connect to adjoining properties. Vehicular circulation between parcels shall be required by inter-parcel access in order to minimize vehicular traffic on public or private streets and to encourage pedestrian traffic between properties.

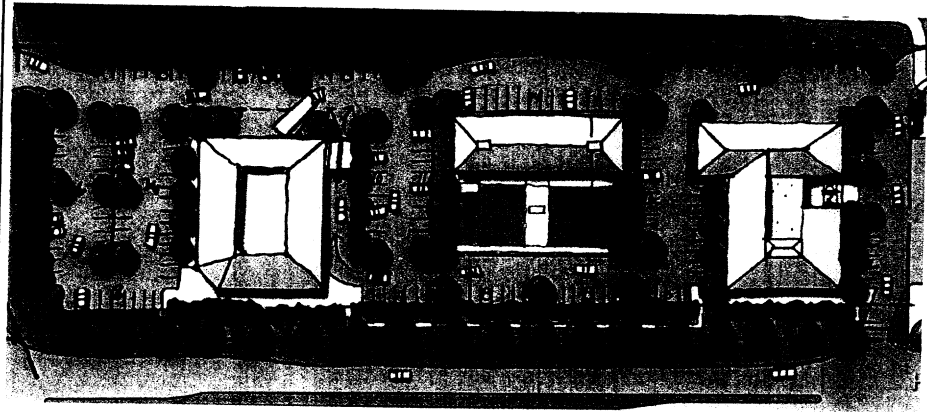


Figure 3 – Typical vehicular circulation patterns

**Building
Placement****Orientation/ placement on the site**

Building and parking areas should be located generally as identified on the GA 54 West Corridor master plan prepared by ASD (dated August 20, 2002) and included as an attachment to this document. Several buildings are intended to front GA 54 with parking to the side and rear, which will assist in creating an urban streetscape. A series of buildings are also located off of the main road, which will allow the installation of plazas and courtyards to create gathering spaces and outdoor dining opportunities for businesses within the corridor.

For those buildings located at street intersections, the main building, or part of the building, should be placed at the corner. To maximize the street frontage of buildings and minimize the street frontage of parking lots, buildings should be articulated so that the long side of the building fronts GA 54.

Landscape buffer

A continuous landscape buffer of no less than 30' in width shall be provided on all lots adjacent to GA 54. This buffer shall be measured from the right-of-way of GA 54 and include sidewalks, pedestrian-scale lighting and extensive landscaping, and shall comply with the landscape guidelines established within this document. No portion of any building, parking area, driveway or service area shall be located within this landscape buffer.

Front yard setback

In addition to the landscape buffer, no portion of any building shall be located within 35' of the GA 54 right-of-way. These spaces shall be used for outside dining, seating or entry courts. Awnings, canopies or other architectural features may be located within this area as long as they do not encroach into the 30' landscape buffer and articulate entrances to individual tenant spaces.

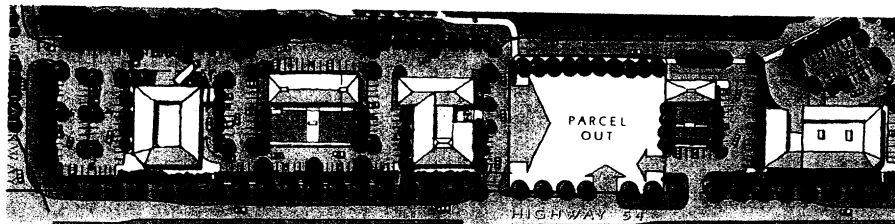


Figure 4 – Typical building layout identifying courtyard and parking fields

Parking**General**

Shared parking is highly encouraged for all development within the corridor. At a minimum, no less than 4 spaces per 1,000 SF of gross floor area must be provided for each building. No more than 6 spaces per 1,000 SF of gross floor area shall be provided for individual parcels within the overall corridor.

Parking areas adjacent to any public or private street must be screened from view by low masonry walls, fences, berms and/ or landscaping. These design elements must be installed at no less than 36" in height to properly screen vehicles within the parking area.

As identified on the GA 54 West Corridor Master Plan, the design of the parking areas shall be accomplished by locating parking around public courtyards and to the side and rear of buildings.

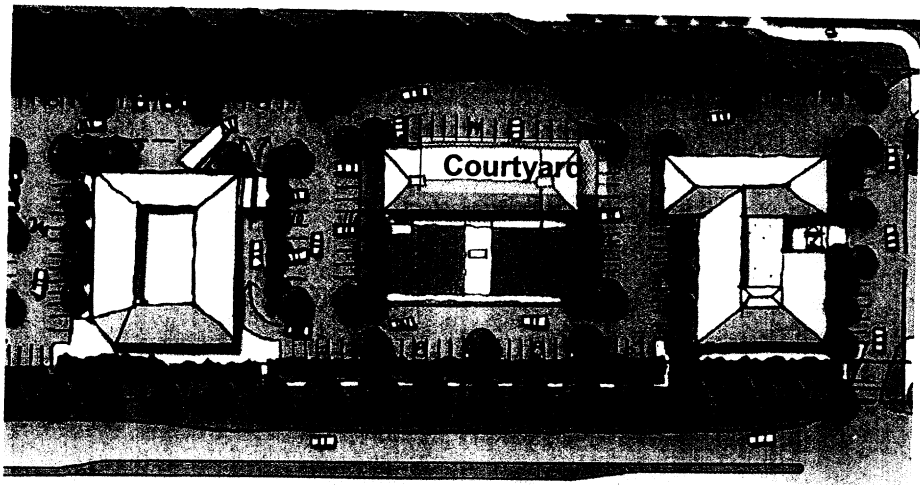


Figure 5 – Typical parking lot design as it relates to courtyard building and landscape buffer.

**Open Space
and Site
Amenities****General**

Public open spaces should be buffered from passing cars so users can enjoy and relax within the space. These spaces may be visible from streets and internal drives but should not be wholly exposed to them. Open spaces should be partially enclosed by building or freestanding walls, landscaping or raised planters.

Open-air pedestrian passageways (with or without cover) should be provided between buildings and should be designed to provide for store entries, window displays and outdoor seating for restaurants.

Landscape buffer

The landscape buffer adjacent to GA 54 should be designed to incorporate the installation of street trees in a consistent spacing, meandering sidewalks, pedestrian-scale lighting and vegetation to screen parking areas.

The area between the landscape buffer and individual buildings should be designed to incorporate pedestrian courtyards and defined entries into individual tenant spaces.

Site furnishings

Outdoor seating, trash receptacle, bicycle racks and other site furnishings should be provided throughout the development. These furnishings should be of uniform design and color and should not include advertising. Moveable chairs and sidewalk cafes/ outdoor seating areas are strongly encouraged.

Outdoor seating shall be provided throughout the development and shall be substantially the same or equal to the Steelsites RB Series "RMFC-24" with a black finish, available from Victor Stanley, Inc., P.O. Drawer 330, Dunkirk, MD, 20754, (800) 368-2573, www.victorstanley.com.

Garbage receptacles shall be placed at each building entrance and shall be substantially the same or equal to the Steelsites RB Series "RB-36" with a black finish, available from Victor Stanley, Inc., P.O. Drawer 330, Dunkirk, MD, 20754, (800) 368-2573, www.victorstanley.com.

**Open Space
and Site
Amenities
(Cont'd)****Pedestrian, golf cart and bicycle amenities**

Pedestrian circulation should be an integral part of the overall development of the corridor.

Whenever pedestrian access points traverse internal roadways, driveways or curb cuts, a highly visible or raised crosswalk should be provided. This crosswalk should contrast with the vehicular surface (e.g., concrete in asphalt, stamped asphalt, unit pavers in concrete, etc.). Appropriate signage must also be provided identifying the crosswalk.

A minimum of one bike parking rack must be provided on each development site. Bike racks should be located close to building entrances and shall be substantially the same or equal to the Ribbon Rack "RB-05" with a black finish, manufactured by AAA Ribbon Rack, Co., Inc., 521 Fifth Avenue, 17th Floor, New York, NY, 10175-0038, (212) 505-6500, www.ribbonrack.net.

Public art

Public art should be encouraged throughout the development and placed within public courtyards and open space.

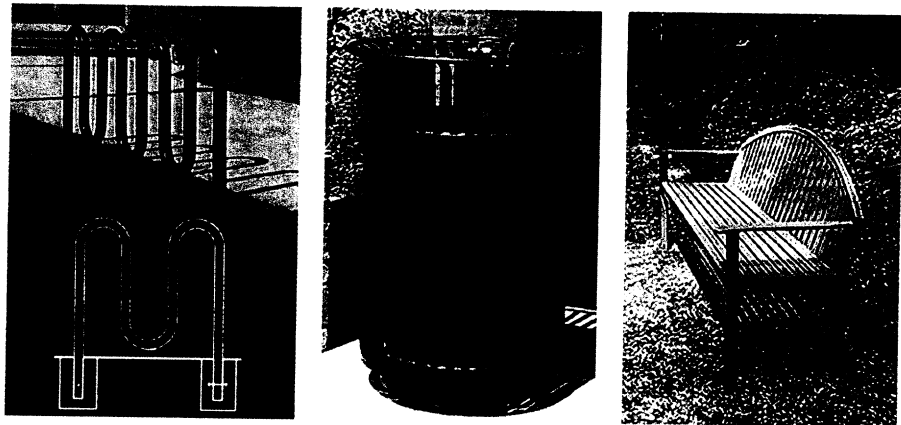


Figure 6 – Suggested site furnishings

Service Areas**General**

Trash storage, loading and truck parking should be located to minimize visibility from the street, sidewalk and building entrances. Individual site plans must be designed to avoid locating service and loading areas along important view corridors.

Loading docks and truck parking areas should be screened from public view using building mass, freestanding walls and/ or landscaping.

All utility equipment should be designed and located to be as inconspicuous as possible.

Screening of exterior equipment

HVAC or other mechanical equipment should not be located on the street side of developments or adjacent to open spaces. Heating, ventilation, air conditioning and other mechanical and utility equipment, which is located on, beside or adjacent to any building or development, shall be fully screened from view of streets and adjoining property. The screen shall exceed the height of the equipment, shall not interfere with the operation of the equipment, and shall utilize building materials and design which are compatible with those used for the exterior of the building.

Where mechanical and utility equipment are located on the roof of a structure, all devices shall be fully screened from view of streets or adjacent property after grading or other improvements are made outside or adjacent to the site. Mufflers or some other noise reducing technique may be required on mechanical and utility equipment on developments adjacent to existing or future residential projects to mitigate noise impact.

Utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility shall be screened, to the greatest extent possible, with evergreen plantings or other acceptable alternates. All building-mounted utility meters and service equipment should be located to the side or rear of the building and painted to match the exterior color of the building. It is noted that certain areas around mechanical equipment and utilities must remain clear based on each utility company's guidelines.

All trash containment devices, including compactors and dumpsters, shall be located and designed so as not to be visible from the view of adjacent streets and properties. This type of screening shall be determined based on the proposed location of the trash containment area, existing site conditions, and the type and amount of existing and proposed vegetation on the site.

Redevelopment of existing buildings within the corridor shall conform to these new design standards.

General

In addition to the requirements identified within the City's established conceptual site plan submittal procedures, the following information shall be submitted for all development within the GA 54 West Corridor. This information shall be reviewed and approved by the Peachtree City Planning Commission as a part of the conceptual site plan review process. At a minimum, the following items must be submitted:

1. *Schematic exterior building elevations which identify the general architectural character of the proposed development*
2. *Schematic landscape plan*
3. *Schematic exterior lighting plan, including all lighting on the exterior of the building.*

Architectural Guidelines**Building design**

The principal facade of all buildings shall be divided into a base, middle and top. Building design shall include a minimum of one-foot high cornices extending along the entire frontage and sides of buildings. Cornices should be pre-formed polymer shapes, painted wood or painted metal. Building design shall include a minimum of 18" high contrasting base extending along the entire frontage and sides of buildings. If lintels are utilized on the facade, they should be brick, metal, pre-cast concrete or cast stone.

Door and window styles shall be individual to each retail space and compatible with the architectural character of each building.

Gutters and leaders should be copper or painted ogee or half round gutters with copper or painted half round leaders. Conductor boxes should be used on parapet treatments.

All buildings should be designed so that all sides contain similar architectural detailing. The primary entrance shall be both architecturally and functionally designed and should be located facing the primary street or public courtyard.

Buildings on street corners should be designed to address the street corner – that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection. These buildings should provide a building entry, additional building mass, or distinctive architectural elements facing the corner.

Buildings shall utilize massing, special architectural features and changes in roof line to emphasize building entrances.

**Architectural
Guidelines
(cont'd)**

Building design (Cont'd)

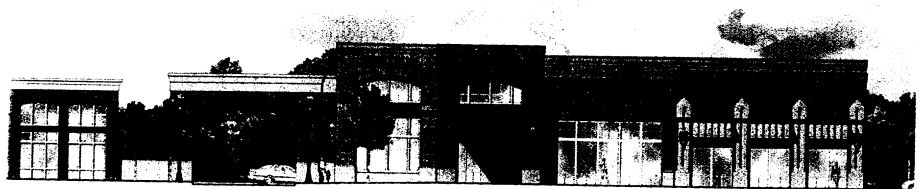
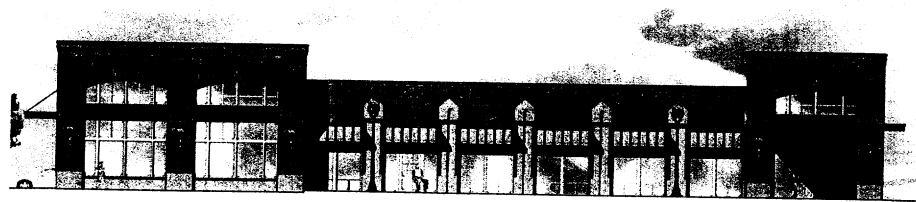
Storefront windows should be transparent. Mirrored glass with a reflection greater than 20% and faux or display casements are strongly discouraged in lieu of exterior window treatments for the frontage elevation.

Windows or architectural elements on elevations facing GA 54 or internal courtyards should be arranged so that solid portions of the wall do not exceed 15 feet in length. Wherever possible, long expanses of exterior walls should be broken with jogs in the building, arches or other architectural elements designed into the building elevation. To lend appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.

Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulation or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot and may be provided in height offset or facade projections such as porticoes or towers.

Styles

Buildings shall be designed in a manner consistent with the schematic architectural elevations prepared by ASD (dated September 23, 2002) and adopted as a part of the overall GA 54 West Corridor Master Plan.



**Architectural
Guidelines
(cont'd)**



Figure 8 – Typical building elevations

Predominant colors

A maximum of (3) predominate brick colors (not including accent colors) shall be designated as a primary unifying element throughout the corridor. Any color specified as primary unifying element shall be dominant in the building façade. Color samples for each building shall be provided to the City Planner at the time the conceptual site plan is submitted. Colored renderings are encouraged, but shall not be a substitute for this requirement. In addition to the listing of the color(s), the renderings shall describe how and where the colors will be used. It is recognized that the same color on a different material may not match exactly. Flexibility may be used to allow a range of predominate color provided that these colors are in the same family of colors and similar to each other.

Accent colors

Accent colors may be used as secondary unifying element provided they are used throughout the development. Non-illuminated accent bands on roofs, canopies, or other features shall be one of the primary colors of the development or be white or earth tone in color. Accent colors shall be limited to no more than 15% of the total area for any single facade.

Exterior materials

Exterior building materials should have a human scale as this helps people relate to the size of the building. Examples include brick, cast stone and cementitious lap siding. Non-modular exterior materials, such as stucco, and those in large modules, such as concrete panels, will need extra pedestrian-level façade details to reduce the building's bulk to a human scale. All exterior colors and building materials identified within these guidelines are on display in the Planning Department at City Hall.

•**Finish bricks** should have either a tumbled, handmade or molded surface texture. Allowable colors shall be substantially the same or equal to Portsmouth (1105), Williamsburg Handform (1355) and Cambridge (1850) as manufactured by Triangle Brick and available from North Georgian Brick Co., Inc., 2405 Oak Street West, Cumming, GA 30041, (678) 455-2257, dforte@northgeorgiabrick.com.

**Architectural
Guidelines
(cont'd)**

•**Accent brick** shall be substantially the same or equal to Medium Buff (BL0293) manufactured by ACME Brick and available from North Georgian Brick Co., Inc., 2405 Oak Street West, Cumming, GA 30041, (678) 455-2257, dforte@northgeorgiabrick.com.

•**Cast stone** shall be substantially the same or equal to Crème Buff as manufactured by Rock Cast and available from North Georgian Brick Co., Inc., 2405 Oak Street West, Cumming, GA 30041, (678) 455-2257, dforte@northgeorgiabrick.com.

•**EIFS** colors shall be substantially the same or equal to Soft White (309), Taupe (321), or Almond (330) as manufactured by Stuc-O-Flex International, Inc., 17639 Northeast 67th Court, Redmond, WA, 98052, (800) 305-1045, www.stuc-o-flex.com.

•**Mortar** colors shall be substantially the same or equal to Coosa Wheat as manufactured by the National Cement Company of Alabama, Inc. or Cinnamon (CM00422) as manufactured by Lehigh. Both mortar colors are available from North Georgian Brick Co., Inc., 2405 Oak Street West, Cumming, GA 30041, (678) 455-2257, dforte@northgeorgiabrick.com.

•**Trim** colors shall be as follows:

1. Fascias, friezes, surrounds, etc. shall be substantially the same or equal to White (Sherwin Williams) Olympic Range #SW2385, Weathervaine #SW2927; Blue Ridge #SW2257; Black Cherry #SW2724.
2. Storefront windows shall be these same colors or anodized bronze.

Roofing Material

Roofing materials for pitched or mansard roofs shall be limited to the following:

1. Metal standing seam roofing systems shall be substantially the same or equal to Burgundy, Hartford Green or Dark Bronze as manufactured by Berridge Manufacturing Co., 1720 Maury Street, Houston, TX, 77026, (800) 669-0009, www.berridge.com.
2. Tile, slate or stone
3. Architectural asphalt shingles with a slate, tile or metal appearance shall be substantially the same or equal to CedarBlend, Heather Blend, Slate Blend or Driftwood Blend as manufactured by GAF Materials Corporation, 1361 Alps Road, Wayne, NJ, 07470, (973) 628-3000, www.gaf.com.

**Architectural
Guidelines
(cont'd)****Roof type**

Buildings of less than 5,000 SF of gross floor area shall be designed with a pitch roof with a minimum pitch of 8 in 12.

Architectural features

Architectural features refer to a number of building elements that are repeated throughout the development. These include, but are not limited to, rooflines, canopies, building ornamentation, patterns and building form. Any architectural feature designated, as a unifying element throughout all buildings shall contribute to the identity of the development and not just a minor architectural detail.

Canopies and awnings

Canopies or awnings should be canvas or similar material and may be permitted to encroach over a sidewalk to within two feet of a private street curb or parking lot. In no case shall any canopy or awning be internally illuminated.

Canopies and awnings shall be compatible with the architectural style and color scheme for the overall building. Approved colors shall be substantially the same or equal to Navy Blue (4626), Forest Green (4637), Burgundy (4631), Black Cherry (4640) and Black (4608) as manufactured by Sunbrella and available from Glen Raven Custom Fabrics, LLC, 1831 North Park Avenue, Glen Raven, NC, 27217-1100, (336) 221-2211, www.sunbrella.com. Other color selections may be permitted and shall be reviewed and approved on an individual basis.

Landscaping

General

The corners of street intersections, particularly gateways and site entrances (entries from both street, sidewalk and multi-use path) should be distinguished by special landscape treatments including, but not limited to, flower displays, specimen trees and shrubs, low walls, signage, architectural elements, and/ or special paving. Fences or walls are recommended only where they are of uniform design, materials and construction. Fences shall supplement the existing and/ or required landscaping. The use of chain link fence within the corridor is prohibited.

Median plantings

Medians should be planted primarily with masses of evergreen trees and ornamental trees with shrub and groundcover planting confined to the ends of the medians. A minimum four-foot lawn area should separate the back of the curb and shrub beds in medians.

Density spacing

Canopy trees should be placed 35' to 40' on center across the entire property frontage either in a straight row or in a random pattern. All canopy trees should be no less than 6" in caliper. Understory and multi-trunk trees should be no less than 2" in caliper. Hedges in front of parking areas shall consist of evergreen shrubs, 36" in height from top of root ball to the top of the plant planted in two rows 24" apart and spaced 30" on center staggered between the rows. These shrubs shall be pruned and trained to create a continuous, evergreen hedge as opposed to pruning into individual plants.

The landscape buffer adjacent to GA 54 shall be no less than 30' in width and shall be measured from the right-of-way. The overall design theme within this area shall utilize fencing, meandering berms, low masonry walls, sidewalks and landscaping to comply with the GA 54 West streetscape program prepared by Stith & Company (dated April 14, 2003). It shall be the responsibility of individual property owners to implement that portion of the overall streetscape program, including sidewalks, located on their respective properties.

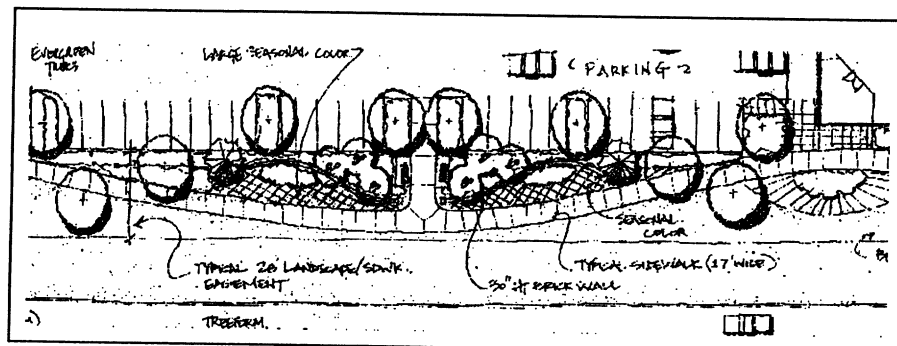


Figure 10 – Typical planting theme for 30' landscape buffer

**Landscaping
(cont'd)**

Suggested landscape vegetation

Trees:

<i>Canopy/ shade</i>	<i>Flowering</i>	<i>Evergreen</i>
Lace bark elm	Dogwood	Foster holly
Willow oak	Kousa dogwood	Nellie Steven holly
Scarlet oak	Crape myrtle	Savannah holly
Overcup oak	Yoshino cherry	Japanese cryptomeria
Red maple	Saucer magnolia	Little gem magnolia
Bald cypress	Bradford pear	Wax myrtle
Southern magnolia	Trident maple	Leyland cypress
River birch	Sourwood	Yaupon holly

Shrubs:

<i>Evergreen/ screening</i>	<i>Deciduous</i>	<i>Groundcover</i>
Dwarf Burford holly	Virginia sweetspire	Junipers
Recurve ligustrum	Hydrangea	Liriope
Dwarf Yaupon holly	Carpet rose	Mondo grass
Wax myrtle	Spirea	Asiatic jasmine
Purple leaf lorapetulum	Ornamental grasses	Purple wintercreeper
Indian hawthorn	Barberry	Ivy
Cleyera	Perennials	Annuals and perennials

Public courtyards

Public courtyards should be provided throughout the development and be designed to encourage pedestrian movement and outdoor gathering spaces. The use of concrete or brick pavers, fountains, planters, pedestrian scale lighting and extensive landscaping is encouraged. The provision of outdoor seating for restaurants and other retail establishments is highly encouraged.

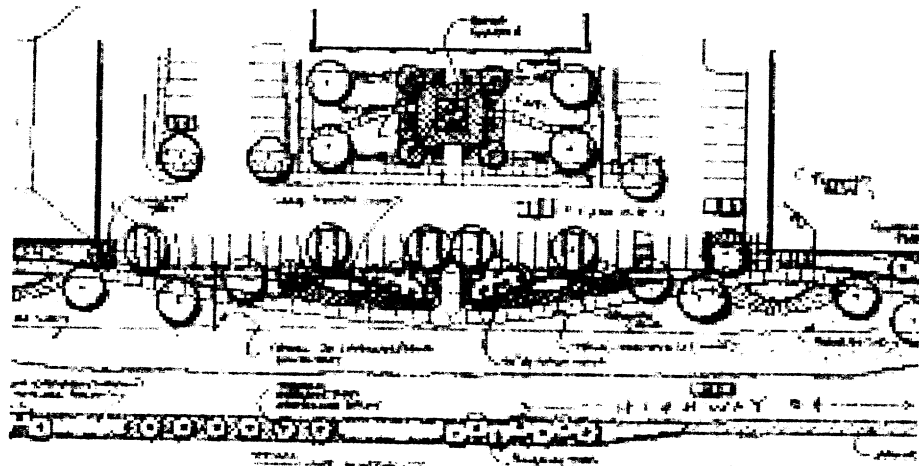


Figure 11 - Public courtyard with access to sidewalk and path system

**Landscaping
(cont'd)****Service areas and exterior mechanical equipment**

All utility equipment should be designed and located to be as inconspicuous as possible. Screens for all exterior equipment shall exceed the height of the equipment, shall not interfere with the operation of the equipment, and shall utilize building materials and design which are compatible with those used for the exterior of the building.

1. All trash containment areas shall meet the following standards:
2. All trash containment areas shall be enclosed so as not to be seen from off-site and be enclosed with solid metal or wood gates to screen the dumpster and to contain windblown litter. Chain-link gates with vinyl slats are not an acceptable gate enclosure.
3. The enclosure shall be a minimum of eight (8) feet in height or two (2) feet taller than the highest point of the compactor or dumpster, whichever is greater.
4. The enclosure shall be constructed of material that is opaque and compatible with the design, materials and color selections used on the principal building. The preferable building material is masonry with solid metal gates.
5. The interior walls of the dumpster enclosure shall be painted dark brown or black to blend in with the exterior color of the enclosure.
6. All compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and designed to allow for positive drainage. The concrete pad must extend a minimum of eight (8) feet in front of the enclosure to provide support for the front wheels of the garbage truck. All dumpster pads must conform to Peachtree City Water and Sewerage Authority and Fayette County Health Department regulations.
7. The dumpster enclosure shall contain gates for access and security, which must be maintained in good working order and kept closed when the dumpster is not being used.

Lighting**General**

The lighting for the overlay district shall complement the development. An isolux lighting plan is required prior to final site plan approval that identifies the foot-candles at grade by contour diagram or grid points that cover the site.

An overall lighting program should be developed that considers the illumination of sidewalks and other multi-use pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of immense shadows.

As-built lighting plans indicating final as-built light levels must be submitted to the City Planner prior to Certificate of Occupancy certifying that all site lighting is in compliance with the requirements of this ordinance.

Design requirements

Decorative bases, posts, luminaries and bollards should be used in lieu of standard metal and wood poles. Shoebox and cobra-type lamps shall be prohibited. All lighting shall include metal halide fixtures that are mounted on round, tapered poles with a black finish.

- **Street lighting**

Lighting on all public and private streets shall be substantially the same or equal to McGraw Edison's Vision Series Type III available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com. The overall height of all street lighting shall not exceed 24' in height from finish grade to the top of the light fixture. Typical spacing shall not exceed 50' on center, with lights placed at each street corner.

- **Parking lot**

Parking lot fixtures for off-street parking shall be substantially the same or equal to Streetworks ARC Generation Series Avenue Post Top available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com. The overall height of all lighting within parking lots shall not exceed 18' in height from finish grade to the top of the light fixture. Typical parking lot fixtures shall be 175w MH ARC Avenue luminaries with cutoff optics.

- **Sidewalk**

Lighting along sidewalks or pedestrian paths shall be substantially the same or equal to the Streetworks ARC Generation Series Avenue Post Top available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com. The overall height of all pedestrian scale lighting shall not exceed 12' in height from finish grade to the top of the light fixture. Typical pedestrian lighting shall be 150w MH ARC Avenue luminaries with cutoff optics.

**Lighting
(cont'd)****Design requirements (cont'd)**

- **Bollards**

Bollards at street intersections and within plaza areas shall be substantially the same or equal to McGraw Edison's Vision Series Architectural Bollard available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com.

- **Wall pack/ security lighting**

Decorative wall pack light fixtures shall be substantially the same or equal to McGraw Edison's Vision Series Architectural Wall Luminaire available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com.

- **Uplighting**

Accent lighting on buildings shall be substantially the same or equal to McGraw Edison's Vision Series Architectural Flood Luminaire available from Cooper Lighting, 1121 Highway 74 South, Peachtree City, Georgia, 30269, (770) 486-4801, www.cooperlighting.com.

- **Accent lighting**

Accent lighting on the exterior of buildings shall be substantially the same or equal to Lan1100 with the WM500 Wall Mount as manufactured by American Pole, 6412-A Parkland Drive, Sarasota, FL, 34243, (941) 755-7003, www.american-pole.com.

Type of lighting	Minimum level	Average level
Canopy area	2.0 fc	12.00 fc
Parking lots	0.5 fc	3.0 fc
Walkways and streets	0.2 fc	1.0 fc
Landscape and decorative	0.2 fc	.50 fc
Pedestrian	0.2 fc	1.0 fc

Other Lighting Types

Lighting underneath canopies for service stations, ATM's or similar uses shall be restricted to no more than two 320-watt recessed lighting fixtures (including lenses) mounted flush with the bottom of the canopy on each side of a gasoline pump island or other design that meets the standards of this ordinance. Lighting for canopies for service stations and other similar uses shall not exceed an average of 12 fc as measured at the ground level at the inside of the outside edge of the canopy.

Lighting
(cont'd)

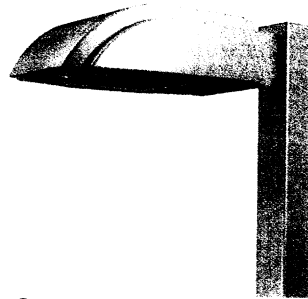
Canopies used for building accents over doors, windows, etc. shall not be internally lit from underneath or behind the canopy.

Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the site plan. On-site lighting may be used to accent architectural elements and not be used to illuminate entire portions of building(s). Floodlights or other types of lighting attached to light poles that illuminate the site and/ or buildings are prohibited

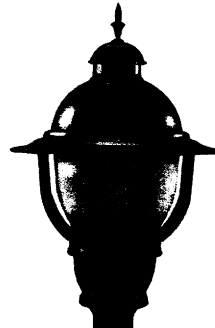
Decorative wall packs may be used only at service entrances to buildings and shall not be used to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be shielded (true cut-off type bulb or light source not visible from off-site) to direct light downward and be of low wattage (100 watts or lower). Other accent lighting projected onto buildings may be allowed provided that it is approved through the site development plan review process.

The concrete base of all light poles throughout a development site shall be painted black.

**Lighting
(cont'd)**



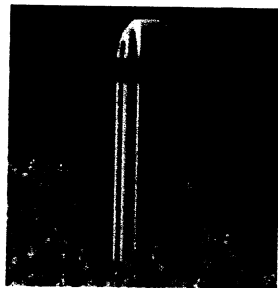
Suggested street lighting



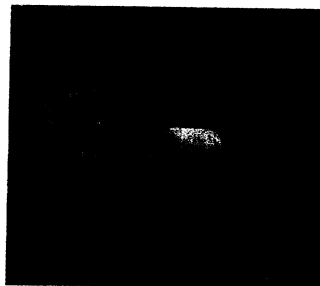
Suggested parking & sidewalk lighting



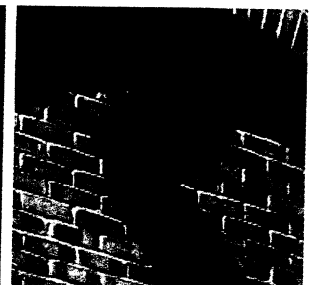
Suggested accent lighting



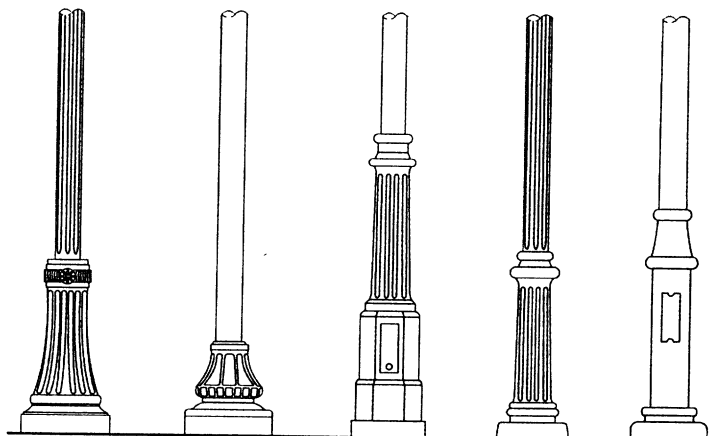
Suggested bollard



Suggested uplight



Suggested wall pack fixture



Suggested parking and sidewalk light bases and post

Figure 12 - Typical lighting fixtures

Signage

General

In addition to the requirements of these guidelines, all tenant signage must comply with the Peachtree City Sign Ordinance. Each tenant is responsible for obtaining a Sign Permit prior to installing any signage and for obtaining appropriate electrical permits prior to installing any lighting to illuminate signs.

Monument signage

Monument signage shall be located at the major property entries and shall be constructed of materials listed within these guidelines. There shall be no more than eight (8) tenant identification panels located on each monument sign (four on each side). The distribution of those four spots will be at the sole discretion of the developer or property owner.

Figure 13 – Typical monument signage

Freestanding signage

Freestanding signs shall be used to identify the major tenant within a particular building. A maximum of two brick colors shall be used on each freestanding sign and these colors must be the same as those used on the building. Tenant signage shall be individual or scripted letters in user's trademark format and color, face-mounted to back. All illumination shall be by ground mounted low-level floodlights and shall not exceed 150 watts per side.

Figure 14 – Typical freestanding signage

**Signage
(cont'd)**

Wall signage

Wall signage refers to any sign or graphic parallel to the face of the building and shall project no more than fifteen (15) inches in depth from the face of the building. Wall signage shall be limited to 1.5 square feet of area per linear foot of building frontage, or a maximum of 150 square feet. Area is determined by the smallest rectangle required to enclose the letters or graphic. Frontage is determined by the primary façade only. All wall signage must occur within the facade of a building, preferably within a sign band, and shall not extend above the roof or parapet line. All wall signage must be indirectly lighted.

Figure 15 – Typical wall signage

Blade signage

Blade signage refers any sign or graphic mounted to the façade of a building, projecting perpendicular to the façade. Blade signage shall be constructed of either metal or acrylic plaques, mounted on a bracket or banner arms, or fabric awning material mounted on banner arms. Blade signage shall be limited to nine (9) square feet in area, and must occur within the façade of a building and shall not extend above the roof or parapet line.

Figure 16 – Typical blade signage

Signage
(cont'd)

Window signage

Window signage refers to any sign or graphic applied directly to a storefront window. Window signage shall be limited to ten (10) square feet in area. Area is determined by the smallest rectangle required to enclose the letters or graphic. Window signage shall be decal-type or direct-adhesion graphics. No panels, boxes, etc. mounted against the face of the window shall be allowed. There shall be no background for window signage which obstructs view through the glass. Opaque signage shall be limited to the letter and/ or graphics (i.e., logo) only.

Figure 16 – Typical window signage

Directional and regulatory signage

Directional and regulatory signage shall be substantially similar to or equal to street signs as manufactured by American Pole, 6412-1 Parkland Drive, Sarasota, FL, 34243, (941) 755-7003, www.american-pole.com. Mounting posts shall be decorative and painted black. All sign panels shall be top-mounted with a collar bracket with a maximum height of 5' from finish grade to the top of the sign.

Figure 17 – Typical directional and regulatory signage

General

As a part of the conceptual site plan submittal package, three full size copies and one 11" x 17" reduction (as appropriate) of the following information must be submitted to the City Planner not later than fifteen (15) working days prior to a regularly scheduled Planning Commission meeting:

Schematic Architectural Design Review

- ☐ Floor plans
- ☐ Building elevations, identifying finish materials and color selections
- ☐ Color board identifying all finish materials and color selections
- ☐ Other information as required

Following initial review of the submitted information, the City Planner shall determine whether or not the information meets the intent of the Design Guidelines. If revisions are necessary, the Applicant must submit revised information as appropriate. If the City Planner approves the information as submitted, the drawings will be forward to the Planning Commission for approval as a part of the conceptual site plan review process.

Design Development Review

- ☐ Samples of awning fabric (if applicable)
- ☐ Final design, specifications and location of all signage
- ☐ Preliminary landscape plan
- ☐ Grading and drainage plans
- ☐ Rendered building elevations

Following approval of the conceptual site plan, the Applicant must submit three copies of the referenced information for review by the City Planner and the Planning Commission Representative. This information must be submitted as a part of the final site plan approval process. Upon approval of this information, the Applicant can secure appropriate Development Permits.

Construction Document Review

- ☐ One complete set of construction documents, plans and specifications
- ☐ Final list of all exterior materials and color samples
- ☐ Landscape plan

The City Planner and the Planning Commission Representative will review the construction documents to ensure they are in compliance with the approved Schematic Design and Design Development submittal packages and forward their approval to the Building Department. The Building Department will then initiate their review of the construction documents and issue appropriate Building Permits. Any revisions to the construction documents that will impact the exterior elevations must be reviewed and approved by the City Planner and the Planning Commission Representative.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 10, 2003**

WORKSHOP ITEMS

GA 54 West Design Guidelines/Implementation of GA 54 West Overlay District Review.

Mr. Rast gave a PowerPoint presentation on this project that Staff had been working on for some time with the GA 54 West Advisory Board, the Atlanta Regional Commission (ARC), and the Georgia Department of Transportation (GDOT). He explained that they had tried to get as many of elements as possible incorporated into the construction drawings for Highway 54. He added that the final document to incorporate the guidelines would be available at a meeting in the near future.

Mr. Rast said they had worked hard to ensure what they envisioned was achievable because ARC was shelving a lot of projects because they were not achievable.

Mr. Rast pointed out that the 54 West Corridor encompassed about 1500 acres of land, 41 acres of which were undeveloped. The area also included approximately 1800 dwelling units and 3700 residents.

The Advisory Board identified four goals and objectives for the development of the Corridor, which included:

1. Alternate transportation opportunities,
2. Consistent transportation and circulation,
3. Consistent land use and zoning patterns, and
4. Overall aesthetics of the Corridor.

Mr. Rast noted that one of the most significant accomplishments was limiting the number of curb cuts in this area. He added that by working closely with DOT, they had been able to enhance the plans for the widening of Highway 54, i.e., DOT agreed to install raised medians instead of depressed medians which would allow extensive landscaping in the medians, replace their back-of-curb sidewalks with sidewalks that would meander through a landscaped area, and substitute ornamental poles and decorative mast arms for the typical concrete poles and span wire.

Mr. Rast added that the light fixtures for this project were manufactured by Cooper Lighting, and the Corridor would actually become their outdoor showroom.

Mr. Rast also stated that another major component of the plan was a second multi-use bridge that would span the CSX railroad north of the Highway 54 bridge. Funding would be provided by a grant from the Transportation Enhancement Act. Many years ago, at the City's request, DOT agreed to include multi-use culverts to tunnels on either side of the rail line underneath Highway 54. This work as well as the multi-use bridge had been incorporated into DOT's widening plans.

Mr. Rast reviewed the funding that had been received for this project:

1. \$21,000 (initial grant) from ARC;
2. \$200,000 from the Transportation Enhancement Act for the multi-use bridge;
3. \$600,000 from the LCI Construction Funding Program for the multi-use bridge and gateway feature;
4. \$400,000 from the LCI Construction Funding Program for sidewalks and multi-use path connections; and
5. a potential for \$725,000 for landscape and streetscape enhancements from a recent grant application.

Mr. Rast also noted that monument signage would be used more extensively in the Corridor.

Mr. Rast stated that it would be important to continue to pursue grant opportunities and to continue close coordination with DOT and ARC on the widening project.

Mr. Rast stated that there would be a detailed presentation of the GA 54 West Design Guidelines at the meeting on November 24, 2003; and a public hearing would be held prior to the Planning Commission taking action on the guidelines. He noted that these guidelines would help to guide redevelopment plans for this and other portions of the City.

Mayor Steve Brown stated that he had begun working on the GA 54 West Advisory Group as a citizen. He felt that Mr. Rast had done an incredible job of pulling all of this work together and that Mr. Doug McMurrain of the RAM Group had also done a great job. He stated that this was the most refreshing public/private partnership he had ever seen. Mayor Brown added that this was the top project he would like to accomplish during his term as Mayor.

Mr. McMurrain said it had been a privilege and a pleasure to work with Mr. Rast and Mayor Brown even though they had held him to a very high standard. He felt it was clearly beneficial on a long-term basis to invest the extra time and money for a quality project. He also thanked the Commissioners for their assistance in making this a reality.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 24, 2003**

WORKSHOP ITEMS

Presentation of GA 54 West Design Guidelines.

Mr. Rast explained that about 1-1/2 years ago, City Staff began working with RAM Development, ASD, the GA 54 West Advisory Board, and ARC to develop these guidelines. He reviewed the area included in the GA 54 West Corridor as well as the reasons behind the formation of the overlay district.

He noted that one of the goals of the Advisory Group was to limit curb cuts on Highway 54 West. They wanted to encourage pedestrian activity; specialty site furnishings; and continuity of building design, style, predominant colors, and material selection.

Mr. Mullin wondered whether the City could specify brick manufacturers. Mr. Rast stated that he would check with the City Attorney about this.

Mr. Rast noted that all aspects of the development had been addressed including lighting and signage. He stated that they had worked closely with Cooper Lighting relative to the lighting in the Corridor.

There was considerable discussion about who should comprise the ARB. The benefits of both Staff and the Planning Commission being involved were cited.

Formation of GA 54 West Overlay District.

Mr. Rast explained that the purpose of an overlay district was to help guide the development of a specific area. He stated that an ordinance would be written to ensure the guidelines of the district were adhered to and incorporated into plans before they were presented to the Planning Commission.

The Commissioners wondered about the legal ramifications of this being passed. Mr. Rast stated that most of the property owners had been contacted, and they were in favor of the district being formed because they saw the benefit it would be to their property. He said he would do some research into how other municipalities administer their overlay districts.

Since this was a workshop, the Planning Commission did not take any official action on these items.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
DECEMBER 8, 2003**

PH-03-10

Proposed Endorsement of GA 54 West Design Guidelines.

Mr. Rast stated that this was the same document that was presented to the Commission at the Planning Commission meeting of November 24, 2003, with two exceptions. The map had been updated to reflect the changes made to the overlay district, and the last page of the document had been modified relative to how the design guidelines would be enforced.

Mr. Rast explained that the guidelines were purposely pretty straightforward, the elements within them should be simple enough to interpret. It was not felt that creating a separate body to review these projects would be very beneficial. Plans would be brought to the Planning Commission as part of the conceptual site plan review.

No one else spoke in favor of the proposed endorsement nor did anyone speak in opposition to it.

In response to a question from Mr. Mullin, Mr. Rast confirmed that these guidelines would apply to redevelopment as well as new development in the Overlay District.

After discussion, a motion was made by Mr. Buckley, seconded by Mr. Saunders, and unanimously adopted to forward the GA 54 Wets Design Guidelines to City Council with a recommendation for endorsement.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator *David*

VIA: City Manager *[Signature]*
Developmental Services Director *[Signature]*

DATE: January 7, 2004

SUBJECT: Establishment of GA 54 West Corridor Overlay District
January 15, 2004 City Council agenda

Recommendation:

Staff recommends that City Council formally adopt the attached ordinance establishing GA 54 West Corridor Overlay District.

Discussion:

One of the recommendations of the Livable Centers Initiative (LCI) study of the GA 54 West Corridor was to establish an overlay district to guide development within this emerging activity center. The overlay district would encompass all developed and undeveloped commercial, retail and office properties within the GA 54 West Corridor (Attachment "A"). Staff has been working diligently with the GA 54 West Advisory Board for many months to develop a master plan for this area, to finalize the GA 54 West Design Guidelines, and to determine which parcels should be included within the overlay district.

The GA 54 West Advisory Board and the Planning Commission have endorsed the proposed boundaries of the overlay district. The Planning Commission reviewed this information in a workshop format at the November 10th and 24th Planning Commission meetings (Attachments "B" and "C"). A Public Hearing was held at the December 8, 2003 Planning Commission meeting, and it was unanimous that the GA 54 West Corridor Overlay District be forwarded to City Council with a recommendation that it be approved (Attachment "D").

All of the property owners that will be impacted by the establishment of the overlay district have been notified by mail, and many have contacted City Staff to obtain additional information about this proposal. To date, there appears to be mutual support for these efforts to enhance the overall appearance of the GA 54 West corridor.

Budget Impact:

There are no budget impacts associated with this request.

Attachment

**AN ORDINANCE TO AMEND
THE PEACHTREE CITY ZONING ORDINANCE
TO ESTABLISH AN OVERLAY DISTRICT
TO GUIDE DEVELOPMENT WITHIN THE GA 54 WEST CORRIDOR
AND FOR OTHER PURPOSES**

WHEREAS, The City of Peachtree City ("Peachtree City") was planned, designed and built on the concept that there would be distinct village centers and neighborhood centers with areas of retail, other commercial, and office uses separated by and surrounded by residential areas; and

WHEREAS, village centers and neighborhood centers within the Aberdeen, Braelinn, Glenloch and Kedron Villages have been developed in accordance with an approved master plan and architectural guidelines as administered by the developer and/ or property owner; and

WHEREAS, the commercial properties within the GA 54 West Corridor are owned by a variety of land owners and there has never been an established master plan for development within this area; and

WHEREAS, Georgia Planning Law authorizes local governments to enact zoning ordinances and land use plans to promote cohesive development within their jurisdiction; and

WHEREAS, the City of Peachtree City has adopted stringent zoning and land use regulations in accordance with the City's Comprehensive Plan and has amended these documents from time to time in order to maintain and promote quality development; and

WHEREAS, the City of Peachtree City received funding through the Atlanta Regional Commission's Livable Centers Initiative to develop an overall master plan for the emerging activity center within the GA 54 West Corridor; and

WHEREAS, City Staff has spent a considerable amount of time working with a Consultant and the GA 54 West Advisory Board analyzing all of the property within the West Village and developing an innovative and achievable master plan for the GA 54 West Corridor; and

WHEREAS, the GA 54 West Corridor Study identified the need to establish an overlay district for all of the developed and undeveloped commercial property within the GA 54 West Corridor and the development of comprehensive Design Guidelines for this area; and

WHEREAS, these documents have been endorsed by the GA 54 West Advisory Board and the Planning Commission at a Public Hearing on December 8, 2003.

NOW, THEREFORE, in order to formally establish the GA 54 West Corridor Overlay District and adopt the GA 54 West Design Guidelines, the Mayor and City Council of Peachtree City do hereby adopt the following ordinance to apply to all commercial projects submitted for conceptual site plan review on or after January 15, 2003.

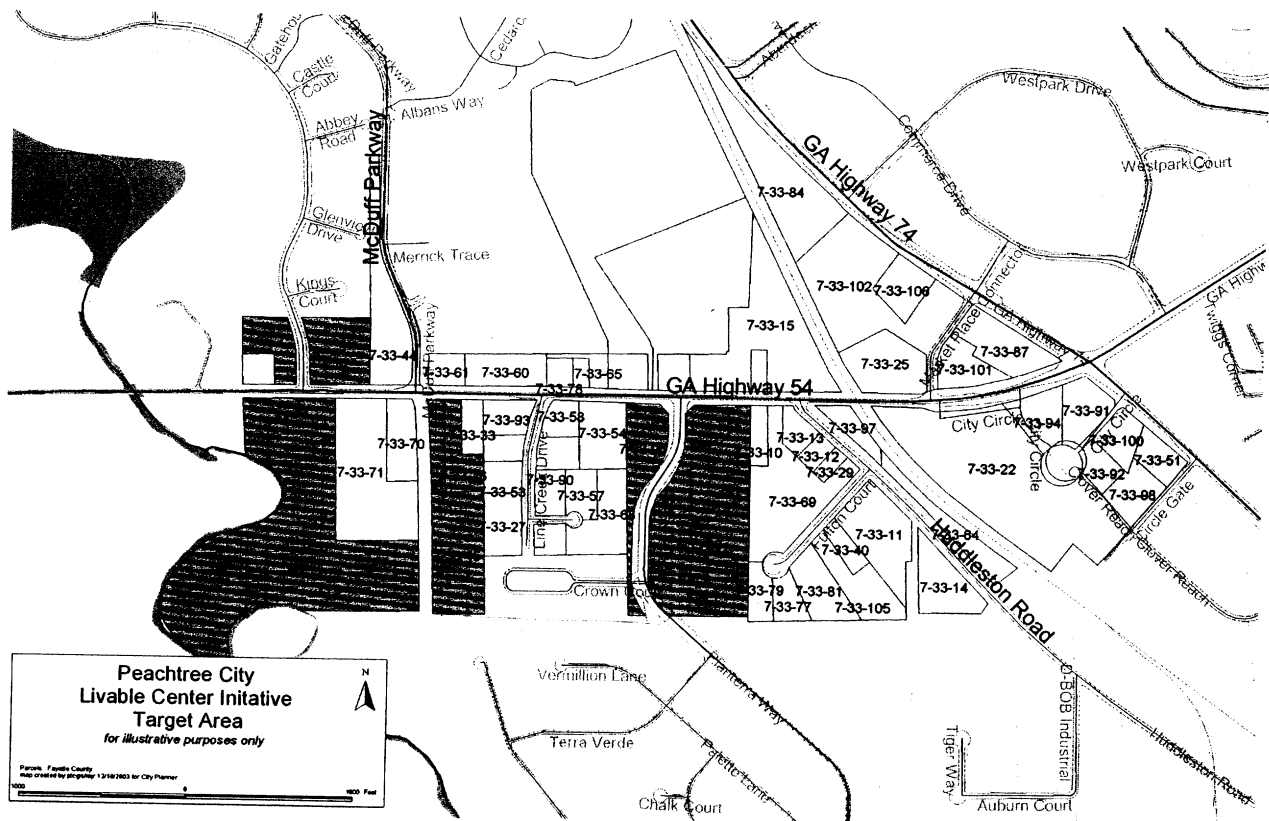
Sec. 1015. COR, Corridor Overlay District (GA 54 West)

(1015.1) *Intent of district.*

The GA 54 West Corridor Overlay District is intended to enhance the viability and livability of all property within the GA 54 West corridor. The purpose of the Overlay District is to achieve and maintain a unified, pleasing aesthetic and visual quality in site planning, architectural design, building materials, landscaping, site lighting and signage; and to promote and encourage the use of alternate modes of transportation within the corridor through the provision of interconnecting streets, sidewalks and a multi-use path system. The intent of the GA 54 West Design Guidelines is to assure respect for and reduce incompatible and adverse impacts on the visual experience from the roadway.

(1015.2) *Delineation of District.*

The requirements of the GA 54 West Corridor Overlay District shall apply to all non-residentially zoned properties within the geographic area shown on the following map. These parcels are further defined on the official Zoning Map of Peachtree City on file with the Peachtree City Planning Department:



(1015.3) Design Guidelines

The Design Guidelines consist of several key design concepts, which when operating in conjunction with each other provide for the compatible relationship of individual developments within the GA 54 West Corridor. All buildings and site improvements must meet or exceed the requirements identified within the GA 54 West Design Guidelines (copy attached). It is understood the Design Guidelines may be amended as necessary to carry out the intent and maintain the character of the GA 54 West Corridor Overlay District. The original copy of these Design Guidelines shall be kept on file with the Peachtree City Planning Department.

All new development and changes to existing development located within the Overlay District shall be reviewed in accordance with these guidelines, except for single-family detached houses. Such development shall receive site plan approval prior to commencing construction. There shall be no alteration of the existing condition of land, uses, structures, landscaping or lighting within the Overlay District after the effective date of this ordinance, except as provided by this section or by other sections of this ordinance.

(1015.3) Streetscape enhancements.

Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculptures, benches and tables, planters, retaining walls, pedestrian and multi-use paths, bicycle parking structures, trash receptacles and enclosures, bollards and fences. These improvements shall be designed in accordance with the landscape and streetscape specifications within the GA 54 West Design Guidelines and shall be reviewed for aesthetic functionality and compatibility.

(1015.4) Review procedures

All development proposed within the GA 54 West Overlay District shall submit the required information to the City Planner as a part of the conceptual site plan review process. Such application shall be reviewed for consistency with the Design Guidelines and according to the submission and review criteria established within the GA 54 West Design Guidelines.

A two-step approval process (conceptual and final site plan) shall apply to all new development. Alterations and additions, minor external changes and signs shall not be required to pursue conceptual site plan approval.

(1015.5) Requirements following project completion

All appearance features, lighting and landscaping required by the Design Guidelines or shown on the approved site plan shall be maintained by the present owner and all subsequent owners of the property. Any changes proposed by the owner shall meet the requirements specified within the Design Guidelines and will require approval by City Staff and the Planning Commission.

All properties developed for commercial purposes, whether or not they are occupied, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____ 2004.

Stephen D. Brown, Mayor

Attest: _____
City Clerk

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 10, 2003**

WORKSHOP ITEMS

GA 54 West Design Guidelines/Implementation of GA 54 West Overlay District Review.

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Mr. McMurrain said it had been a privilege and a pleasure to work with Mr. Rast and Mayor Brown even though they had held him to a very high standard. He felt it was clearly beneficial on a long-term basis to invest the extra time and money for a quality project. He also thanked the Commissioners for their assistance in making this a reality.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
NOVEMBER 24, 2003**

WORKSHOP ITEMS

Presentation of GA 54 West Design Guidelines.

Mr. Rast explained that about 1-1/2 years ago, City Staff began working with RAM Development, ASD, the GA 54 West Advisory Board, and ARC to develop these guidelines. He reviewed the area included in the GA 54 West Corridor as well as the reasons behind the formation of the overlay district.

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There was considerable discussion about who should comprise the ARB. The benefits of both Staff and the Planning Commission being involved were cited.

Formation of GA 54 West Overlay District.

Mr. Rast explained that the purpose of an overlay district was to help guide the development of a specific area. He stated that an ordinance would be written to ensure the guidelines of the district were adhered to and incorporated into plans before they were presented to the Planning Commission.

The Commissioners wondered about the legal ramifications of this being passed. Mr. Rast stated that most of the property owners had been contacted, and they were in favor of the district being formed because they saw the benefit it would be to their property. He said he would do some research into how other municipalities administer their overlay districts.

Since this was a workshop, the Planning Commission did not take any official action on these items.

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
DECEMBER 8, 2003**

PH-03-09

**Proposed Amendment to Zoning Ordinance Creating GA 54
West Corridor Overlay District.**

Mr. Rast explained that this item had been discussed at the last Planning Commission meeting as a workshop item. He stated that the drawing had been modified in response to the Planning Commission's recommendations.

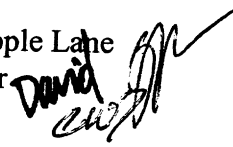
No one else spoke in favor of the proposed amendment nor did anyone speak in opposition to it.

After discussion, a motion was made by Mr. Green, seconded by Mr. Buckley, and unanimously adopted to forward a recommendation to City Council to create the GA 54 West Corridor Overlay District as presented at this meeting.

POSITION PAPER

Proposed Rezoning: Cole property, Crabapple Lane
City Planner/ Zoning Administrator

January 7, 2004



Situation:

Mr. Arthur Cole and his family own a 9.895-acre tract of land on Crabapple Lane, immediately west of and adjoining the Maple Shade subdivision. They desire to rezone the property from its current designation of AR Agricultural Reserve to R-43 Residential. The purpose of the rezoning is to develop an eight-lot subdivision with access provided by private driveways. Because the property is not currently zoned for this type of development, the Applicant is requesting that it be rezoned to an appropriate classification. A copy of the application is included as Attachment "A".

Facts:

1. The tract is 9.895 acres in area and is currently zoned AR Agricultural Reserve. The Cole family has owned the property for many years.
2. The property adjoins the Maple Shade subdivision on the east and north sides which was recently rezoned from AR Agricultural Reserve to R-43 Residential. The property also abuts the Whispering Pines mobile home park in Tyrone to the west as well as a parcel within Peachtree City that is zoned ER Estate Residential. The property has approximately 400 linear feet of frontage on Crabapple Lane.
3. The property is located across from the recently completed Crabapple Lane Elementary School. This property was formerly zoned AR Agricultural Reserve and R-43 Residential and was recently rezoned to OS Open Space as a part of the Land Use Plan update.
4. The recent update to the Land Use Plan indicates the subject property should be used for a single-family, low-density use with a minimum lot size of one acre.
5. The Applicant has provided a concept plat for the overall tract, which identifies an eight-lot subdivision. Four lots would have access from Crabapple Lane and four would have access from Pennlyn Place in the Maple Shade subdivision. Private, shared driveways and appropriate access easements would provide access to six of the lots. Two lots would have direct access to Pennlyn Place.
6. The Applicant has indicated their desire to utilize shared driveways and access easements to provide access to each parcel as opposed to constructing a street designed to City-standards. The City's Land Development Ordinance stipulates, "residential driveways shall not serve more than two single-family residential lots." There are several subdivisions in Peachtree City that have been approved utilizing this type of shared access as opposed to constructing City-owned or private streets (Eastwind Estates, North Peachtree Estates, etc.).
7. The Applicant is requesting that the entire tract be rezoned to R-43 Residential to accommodate the proposed subdivision.

Cole property, Crabapple Lane

January 7, 2004

Page 2 of 3

8. The average lot size within the subdivision would be a minimum of one acre, with the two lots fronting Crabapple Lane ranging from 1.5 to 1.9 acres in size. This lot size is consistent with the adjoining Maple Shade subdivision and other subdivisions within the immediate area.
9. The improvements to the GA 74/ Crabapple Lane intersection and the improvements to Crabapple Lane were predicated on the assumption that all future development in that area, including the subject property, would be in accordance with the Land Use Plan at low-density residential standards.
10. At their meeting on December 8, 2003, the Planning Commission voted unanimously to forward the proposed rezoning to City Council with a recommendation that it be approved (Attachment "B"). The Planning Commission recommended that Staff contact the Fire Marshal, the Fayette County Health Department and the Board of Education to seek their input prior to presenting the rezoning to City Council.
11. The Fire Marshal has reviewed the proposed subdivision, including the provision of private driveways, and has recommended two conditions that must be incorporated into the approval of the rezoning request (Attachment "C").
12. The Fayette County Health Department has reviewed the proposed subdivision and has no objection to the proposed rezoning (Attachment "D"). However, as with all subdivisions utilizing septic systems for wastewater treatment, the Applicant will need to continue coordination with the Health Department to ensure appropriate documentation is submitted as this project progresses.
13. The Fayette County Board of Education has reviewed the proposed subdivision and its projected impacts on the school system. Although not definitive, the information provided by the Board of Education indicates there would be minimal impact to the facility capacity at Crabapple Lane Elementary, Booth Middle School and McIntosh High School (Attachment "E").

Recommendation:

Staff recommends that the proposed rezoning of the Cole property from AR Agricultural to R-43 Residential be approved subject to the following understandings and conditions:

1. The concept plan is intended only to suggest a concept and shall not be considered the final approved development plan. That plan must be prepared and approved as part of the regular concept plat review process. There shall be no more than eight (8) residential lots within the overall subdivision.
2. A 25-foot City-owned greenbelt shall be provided on Lots 1 and 2 adjacent to Crabapple Lane, and this greenbelt shall be delineated on the final plat of the subdivision.

Cole property, Crabapple Lane

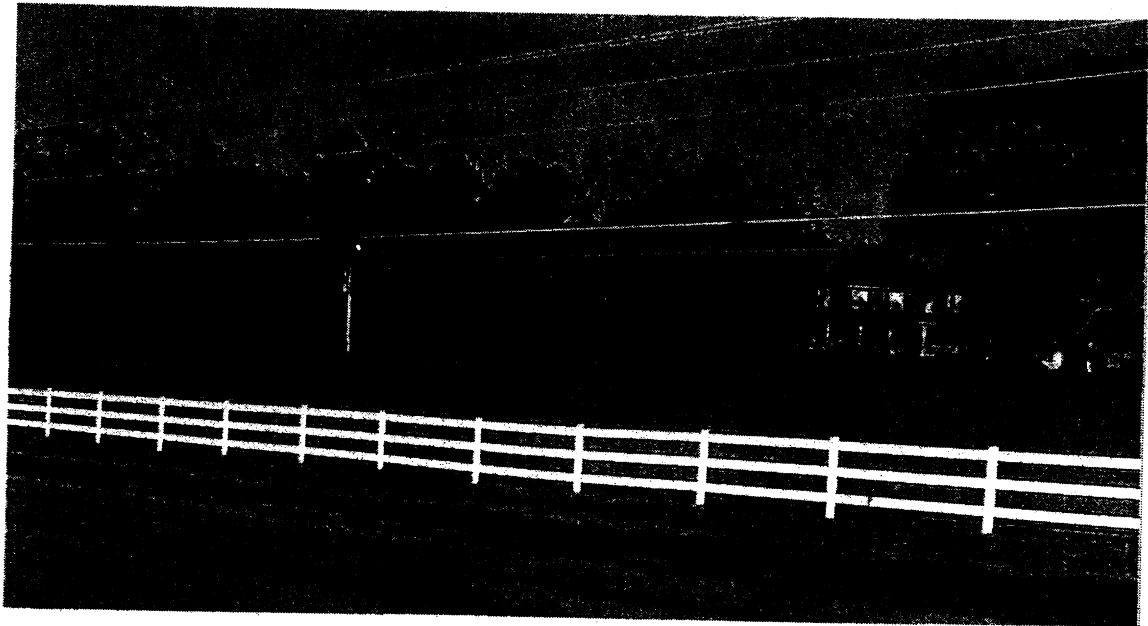
January 7, 2004

Page 3 of 3

3. A 30' undisturbed natural buffer shall be provided on all lots abutting the adjoining Maple Shade subdivision to the east, and the Whispering Pines mobile home park and the existing residential property to the west.
4. The Applicant shall develop and submit architectural guidelines and restrictive covenants for this subdivision as a part of the plat review process. This document must be reviewed by City Staff and the Planning Commission Representative and recorded with Fayette County once approved.
5. The developer shall be responsible for paying the Crabapple West Service Area impact fee in addition to the above additional project costs at the time of final plat approval. Impact fees will not be required for the existing home.
6. The Applicant shall provide at least one fire hydrant within 300 feet from any structure.
7. All driveway surfaces shall be a minimum of 20 feet in width and of the same construction of a standard road from a standpoint of acceptable weight.

COLE PROPERTY

R-43 ZONING REQUEST



CRABAPPLE "FRONT YARD"

A ZONING REQUEST FOR COLE PROPERTY

9.8 ACRES ON CRABAPPLE LANE
PEACHTREE CITY, GEORGIA

CONTENTS:

1. INTRODUCTION
2. PROPOSAL
3. ANALYSIS
4. SUMMARY

Submitted by:
TODD COLE
P.O. BOX 627
TYRONE
GEORGIA 30290

Prepared by:

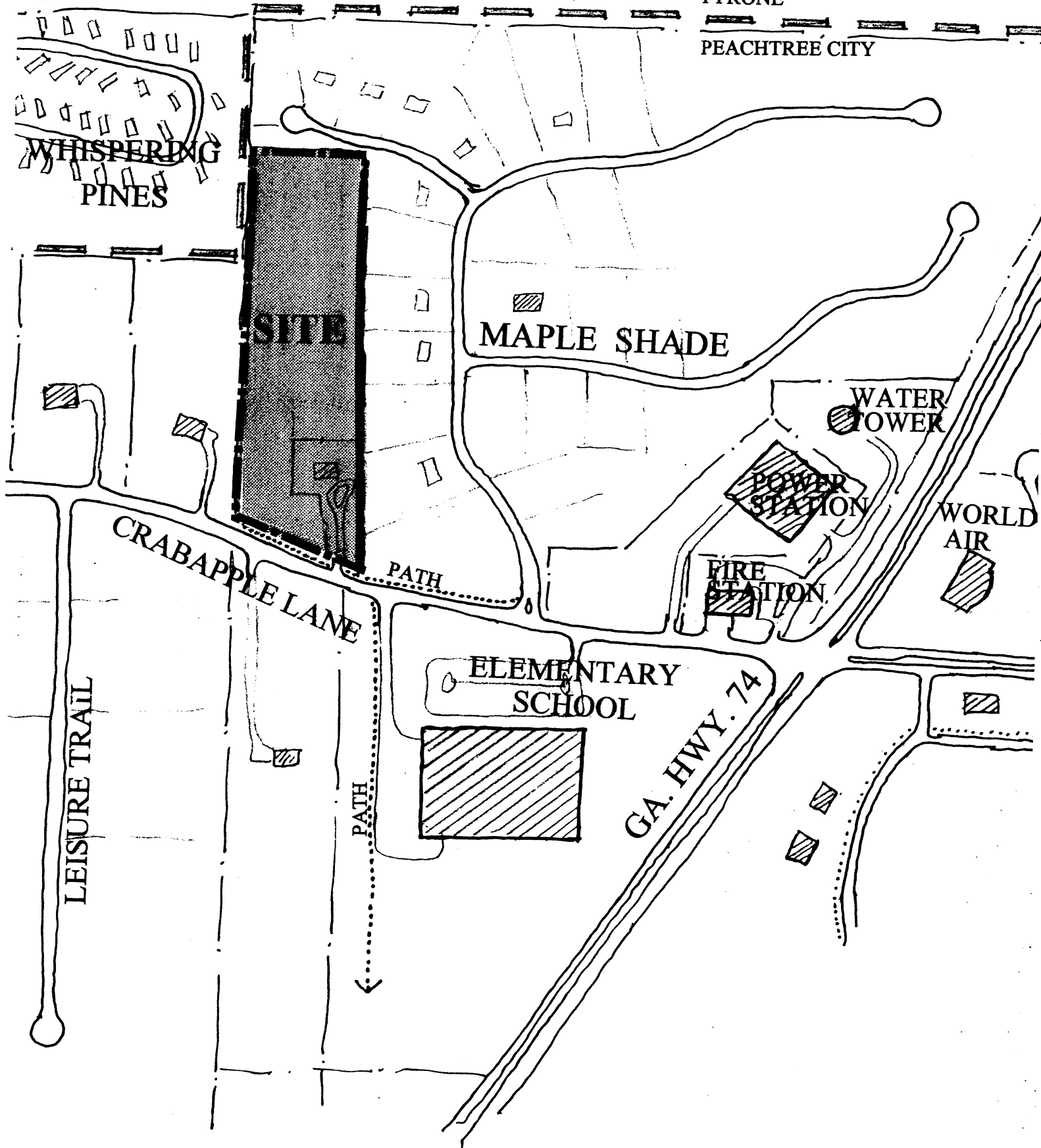


NOVEMBER 15, 2003

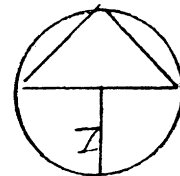
CITY LIMITS

TYRONE

PEACHTREE CITY



LOCATION MAP



1. INTRODUCTION

Crabapple Lane has had much activity during the past few years. Most notable this includes the zoning and construction of the Maple Shade neighborhood of 45 homes, the construction of Crabapple Elementary School, the widening and paving of Crabapple Lane, and the new power line and sub station. All of this of course is in addition to Kedron Center retail and World Airway Office directly across Highway 74.

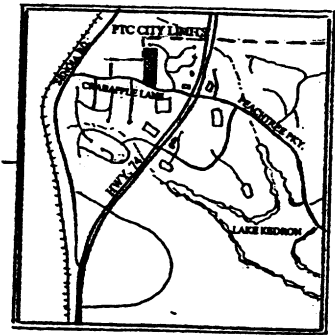
This property has been in the Cole family for 24 years and is one of the last parcels in Peachtree City to still be in the AR (Agricultural Reserve) zoning category which is the interim holding zoning category. This request is to zone the property from AR to R-43, one acre lots, consistent with the new neighborhood Maple Shade which is on two sides of the property. A portion of this property is adjacent to the northern city limits where Peachtree City adjoins Tyrone.

2. PROPOSAL

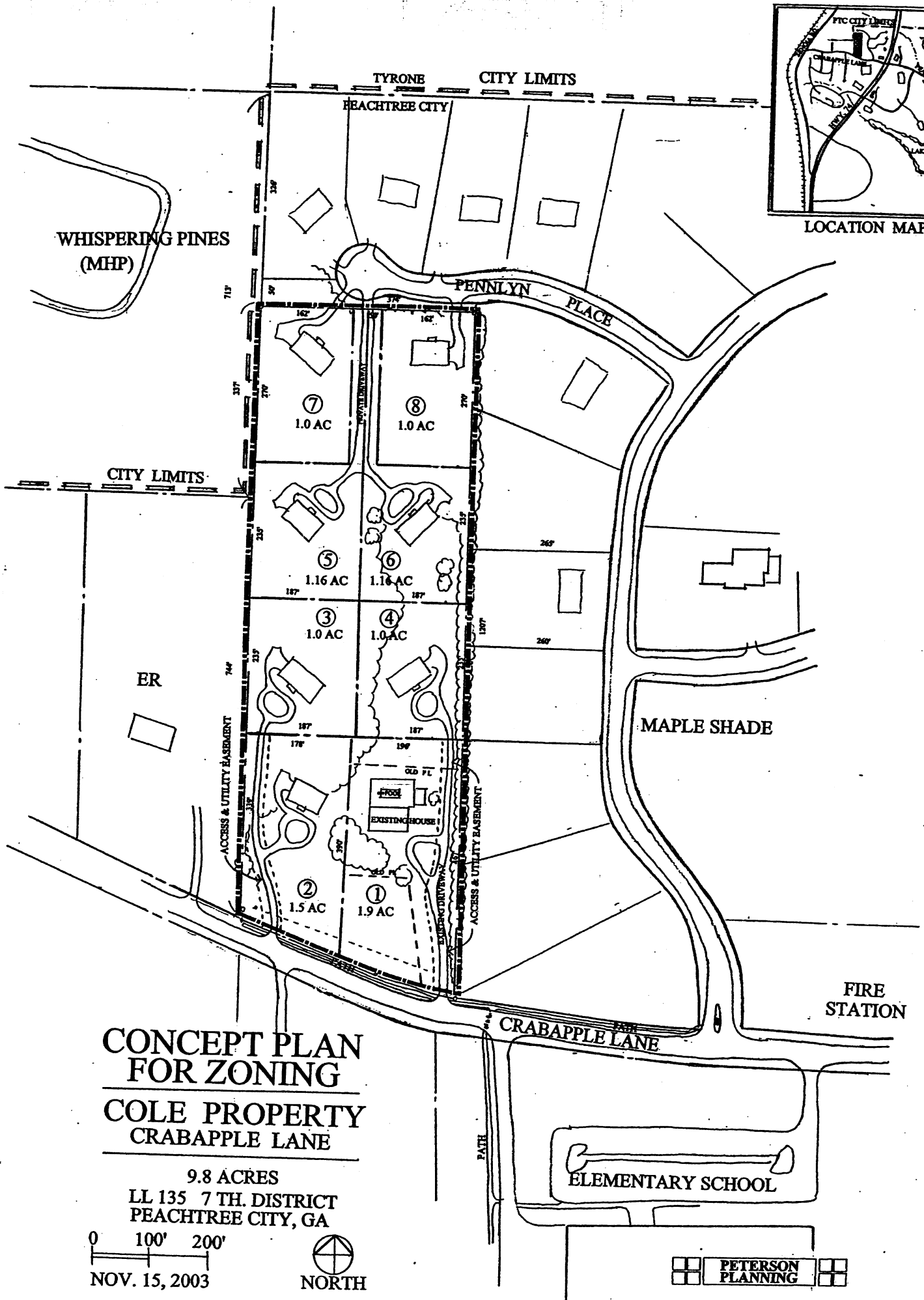
This proposal is to zone the 9.8 acres from AR (Agricultural Reserve) to R-43 one acre minimum Residential. The proposed Concept Plan illustrates 8 lots with the two largest lots (lot 1 and 2) on the Crabapple Lane frontage. The house on lot 1 was built several years ago as AR and will be a part of the new zoning and concept plan. The homes on lot 1 and 2 will visually share the large existing "front yard" along Crabapple Lane. In order to limit the number of driveways on Crabapple Lane the proposed front 4 lots will share two driveways. The other four lots will access from Pennlyn Place, an existing City street in Maple Shade. Two of these lots will share a driveway also to limit the number of drives onto this street.

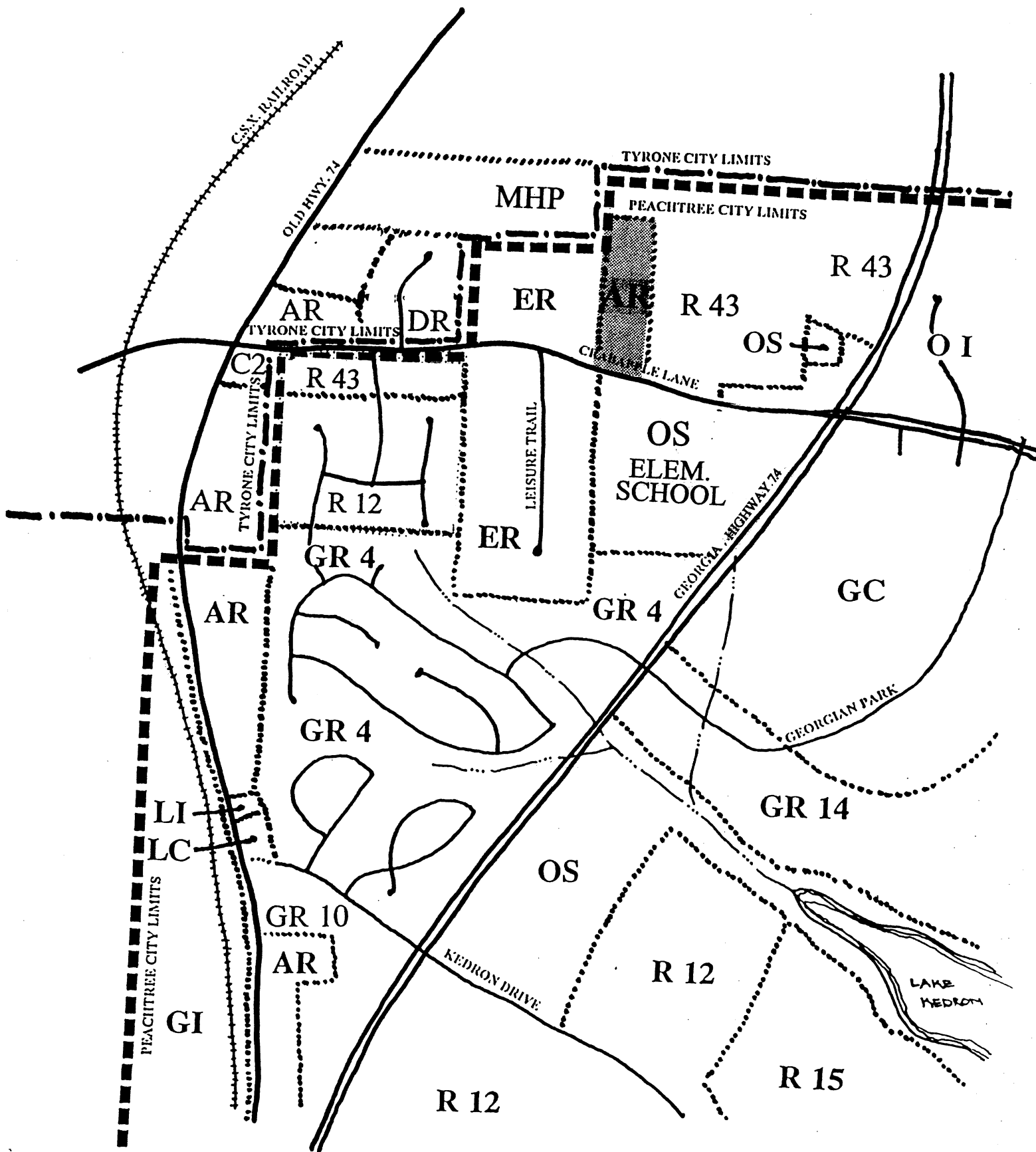
R-43 zoning is appropriate for this parcel of land in order to relate to the surrounding activities. The private driveways will eliminate the need to built 600' to 800' of street to serve only the 4 interior lots, along with the clearing, grading, impervious area drainage and long term maintenance created with a City street. This plan will also help provide a less intense edge to the city limits, as well as a transition between the R-43 Maple Shade and the ER land to the west.

To the north and east of this parcel is the new Maple Shade neighborhood with one acre lots where homes are now under construction. To the west is ER land along Crabapple Lane in Peachtree City, and the Whispering Pines mobile home park in Tyrone, which is zoned MHP. South across Crabapple Lane is the new Crabapple Elementary School, which just opened this year. To the east of Maple Shade is the fire station, power station and the Kedron Center activities.

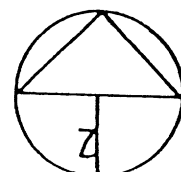


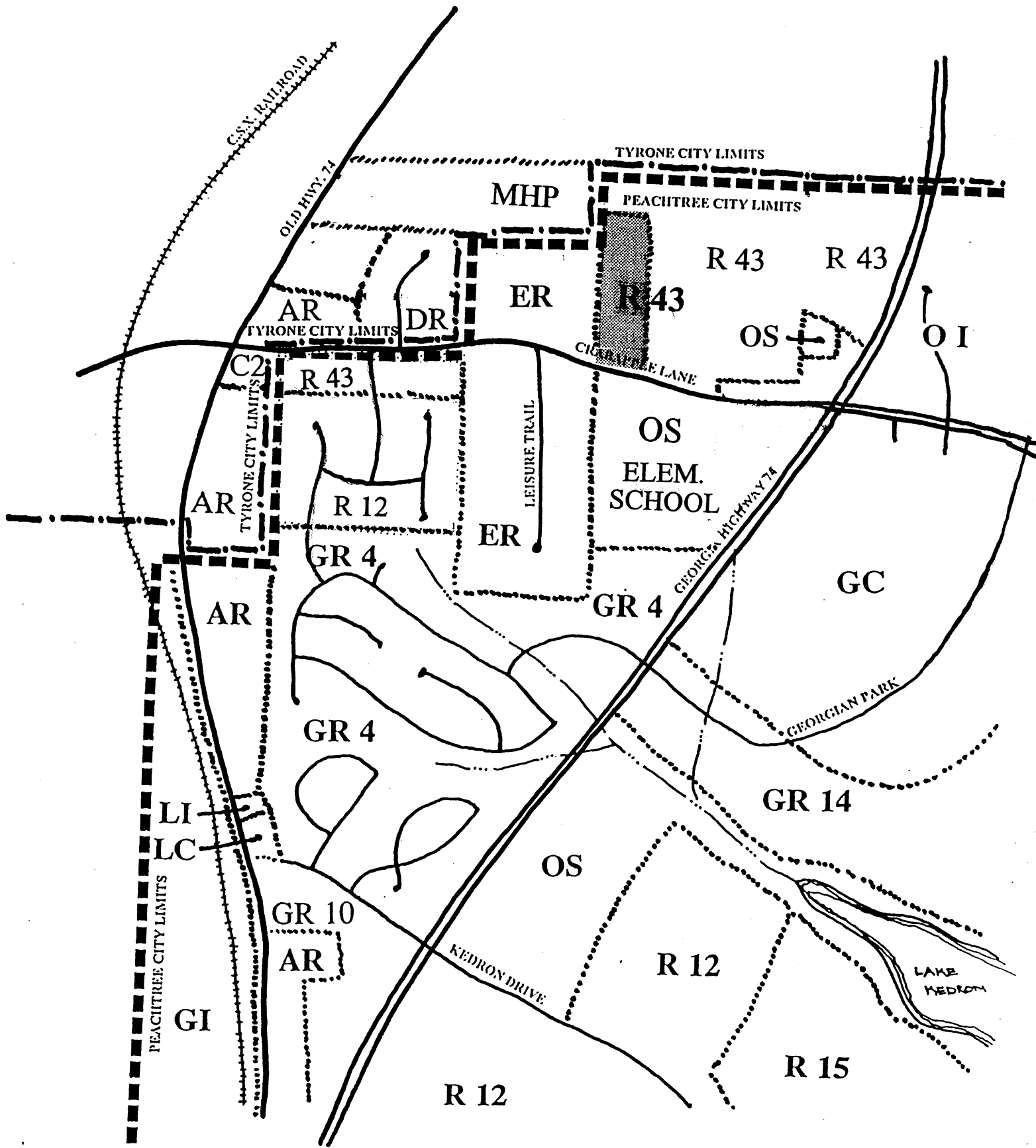
LOCATION MAP





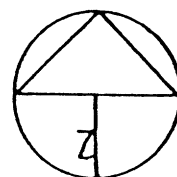
EXISTING ZONING MAP
AR AGRICULTURAL RESERVE





PROPOSED ZONING MAP

R-43 RESIDENTIAL



3. ANALYSIS

The 9.8 acre parcel is in the northwest corner of Peachtree City and has approximately 400' of frontage on Crabapple Lane and 1,207' of depth.

The Land:

The topography shows a ridge line about 2/3 of the distance back from the street which is the highest point in Peachtree City at 989' elevation. The slope is 5% or less on the south Crabapple Lane side of this ridge, and about 10% on the north Pennlyn Place side. This fairly level land makes it easy to build the homes, driveways and yards without excessive disturbance to the vegetation. The site has some clear areas including the "front yard" along Crabapple Lane and an area in the center of the site for a shed. The remainder of the site has good tree cover including several large hardwood trees around the ridge line. There is a line of trees along the east property line which can be preserved as a buffer to the back yards of Maple Shade. There are no creeks, flood plain or wetlands on the property.

Utilities:

All utilities, with the exception of sewer, are in place near by to serve the recent development in the area. These one acre lots will be served by on-site septic, as is Maple Shade and other residential in the area. The lots will be connected to the public water system.

Tax:

The taxes generated from 7 new homes will be considerably more than the agricultural land it is today. Lot 1 is an existing home.

7 New homes x \$300,000 avg. = \$2,100,000 x 40% (accessed) x 5.28 mills = \$4,435 PTC tax

Police/ Fire/ Emergency:

Emergency services are provided by Kedron Station which is only 800' east on Crabapple Lane.

Public Education:

Seven new homes built over several years will have minimal impact on the Fayette County School System. The elementary school is directly across the street with a path connection already in place for those children who wish to walk or ride carts the short distance to school.

Recreation Program:

Seven new homes built over several years will have minimal impact on Peachtree City recreation programs. The Kedron impact fee is in place so that these new homes contribute their share to the recreation program.

Environmental Protection:

By using driveways rather than large city streets there will be minimal impact on the environment. The only construction will be that associated with the 7 new homes, their driveways and septic systems. Water quality issues as required by ordinance can be addressed with the construction of the individual homes rather than as a subdivision.

Transportation:

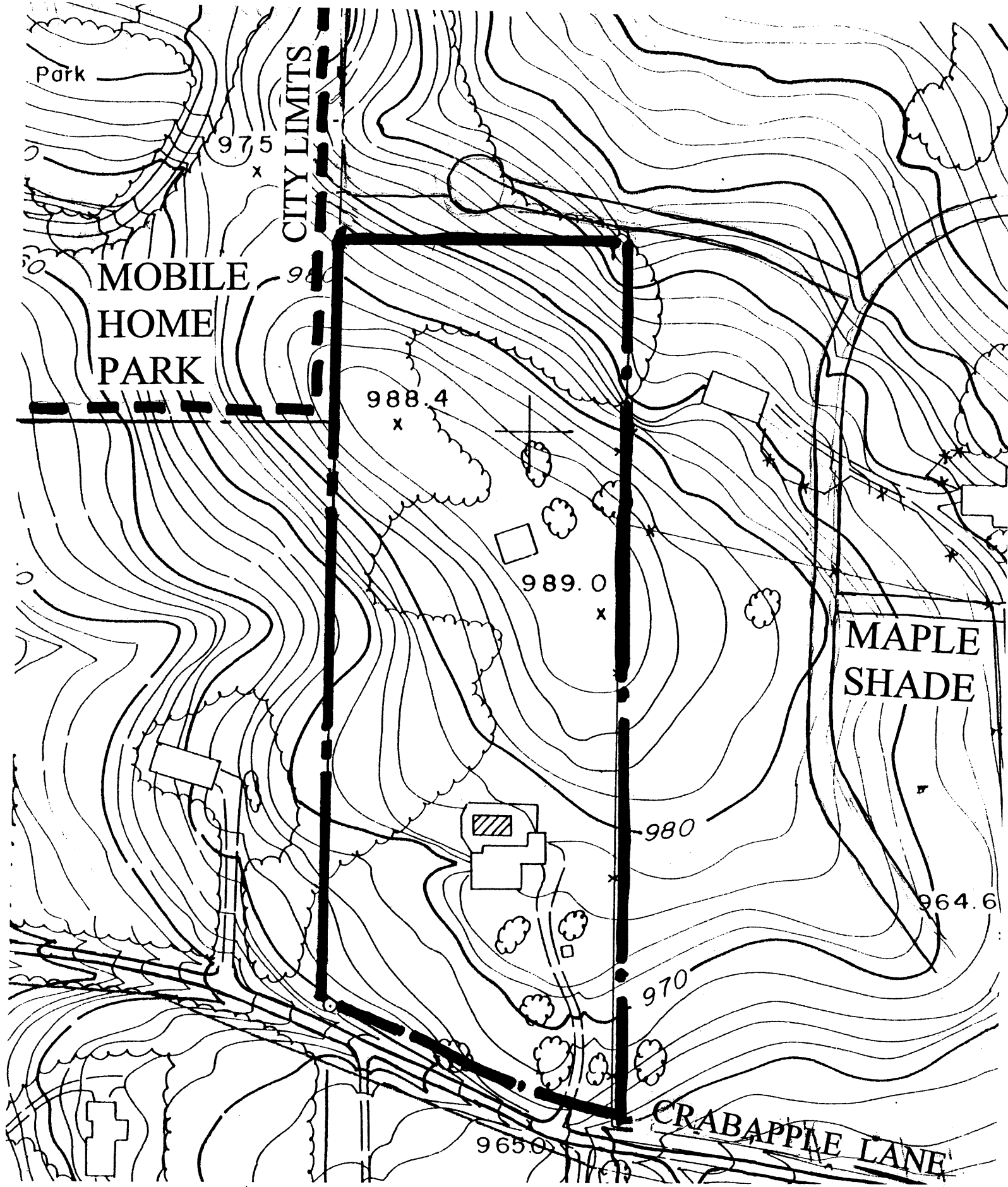
Seven new homes built over several years will have no impact on the existing road system. Four of the homes will access Pennlyn Place on Maple Shade neighborhood, while the other four will access Crabapple Lane. Visibility is good at both driveway locations on Crabapple Lane. The cart path already exists along Crabapple Lane that connects along the elementary school to the city wide system. There is a traffic signal at the intersection of Crabapple Lane and Highway 74 controlling the traffic today.



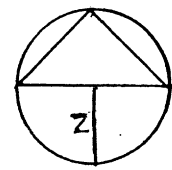
FIRE STATION

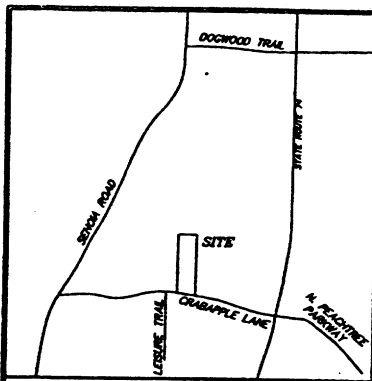


ELEMENTARY SCHOOL



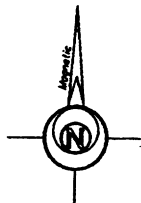
TOPOGRAPHY





VICINITY MAP (NOT TO SCALE)

PLAT FOR REZONING A-R TO R-43



The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 50,000 ft. and an angular error of 0.4" per angle point, and is UNADJUSTED. A SIZ-502 was used to obtain linear and angular measurements.

It is my professional opinion, that this plat is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000 ft.

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

CITY OF PEACHTREE CITY
115 WILLOWBEND ROAD
PEACHTREE CITY, GA. 30269

ZONED: MHP
BOBBY L. McWILLIAMS
P.O. BOX 84
TYRONE, GA. 30280

TYRONE CITY LIMITS
PEACHTREE CITY CITY LIMITS

ZONED: E-R
MICHAEL F. SORROW &
RONALD T. SORROW
487 CRABAPPLE LANE
PEACHTREE CITY, GA. 30269

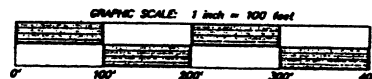
ZONED: E-R
FELTON L. TAYLOR
101 LEASURE TRAIL
PEACHTREE CITY, GA. 30269

TOTAL AREA =
9.895 ACRES
(INCLUDES OLLANDERS PROPERTY)

ZONED: A-R
J. SCOTT OLLANDERS &
LAURA K. OLLANDERS
479 CRABAPPLE LANE
PEACHTREE CITY, GA. 30269

ZONED: A-R
WILLIAM R. BEERBOMER
489 CRABAPPLE LANE
PEACHTREE CITY, GA. 30269

ZONED: A-R
FAYETTE COUNTY BOARD OF EDUCATION
P.O. BOX 879
FAYETTEVILLE, GA. 30214



W.D. Gray and Associates, Inc.

land surveyors - planners
103 WESTPARK DRIVE SUITE C PEACHTREE CITY
GEORGIA 30269
PH. 770-486-7552 FAX 770-486-0496

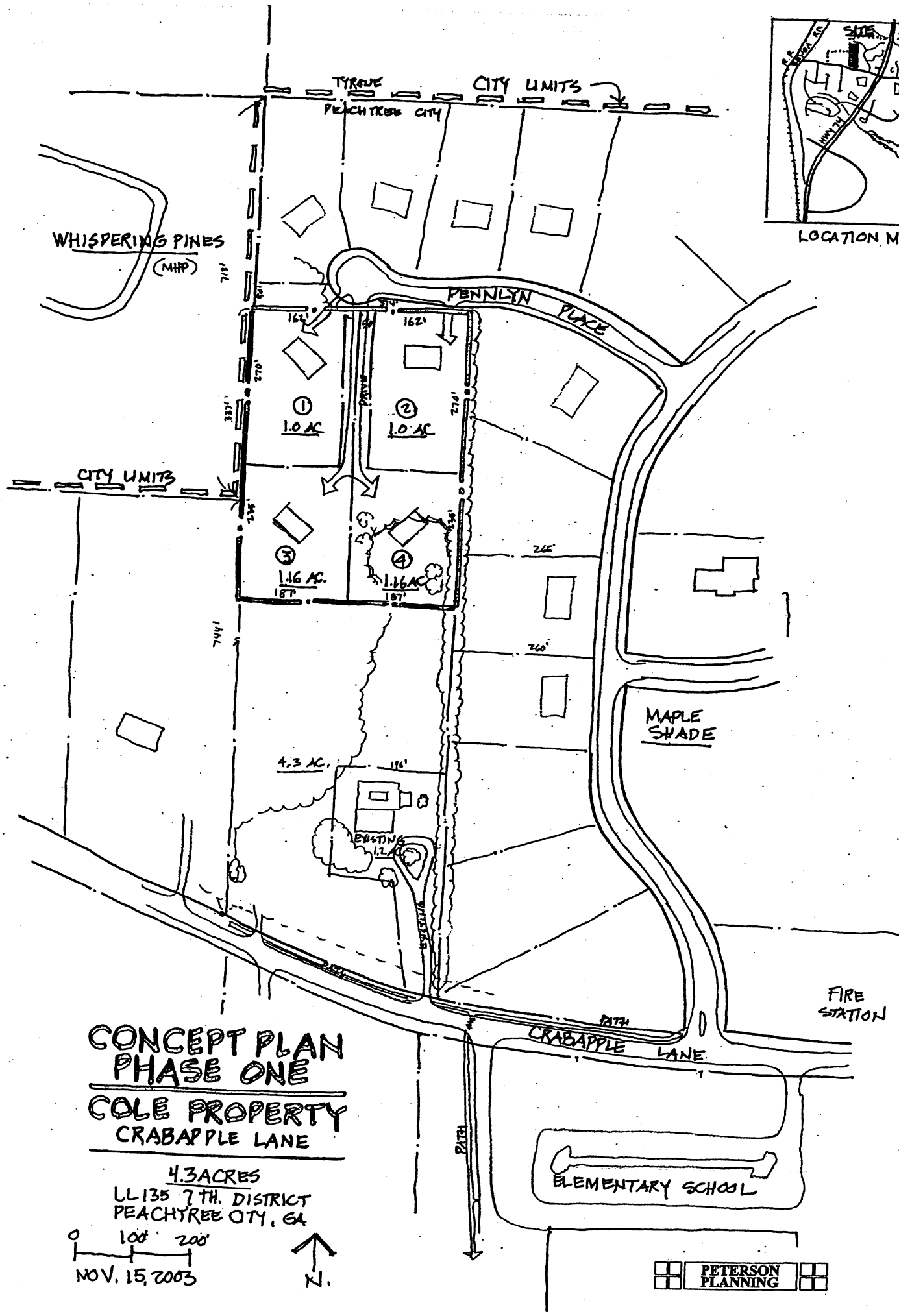
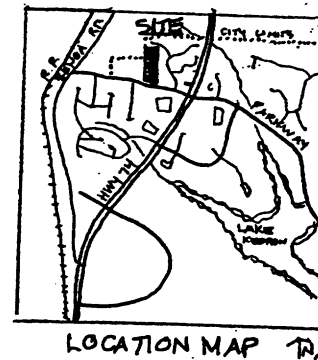
PREPARED FOR
ARCO CONSTRUCTION
AND DEVELOPMENT
P.O. BOX 627
TYRONE, GA. 30290
PHONE: 404-314-2843

LAND LOT 135	DATE OF SURVEY: 02/14/01
7th DISTRICT	DATE OF DRAWING: 11/17/03
FAYETTE COUNTY, GA.	REF:
SCALE: 1" = 100'	JOB NO. 0101046

LEGAL DESCRIPTION

All that tract or parcel of land lying and being Land Lot 135 of the 7th District of Fayette County Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar at the intersection of the Northeasterly right-of-way of Crabapple Lane (60' right-of-way) and the West line of Land Lot 135; THENCE along the West line of Land Lot 135 North 00 degrees 06 minutes 41 seconds West a distance of 1,079.66 feet to a 5/8" rod; THENCE leaving said Land Lot line North 89 degrees 57 minutes 53 seconds East a distance of 374.61 feet to a 1" pipe; THENCE South 00 degrees 09 minutes 10 seconds East a distance of 1,207.77 feet to a point on the Northeasterly right-of-way of Crabapple Lane; THENCE along said right-of-way in a Northwesterly direction the following courses and distances: North 79 degrees 59 minutes 58 seconds West a distance of 10.75 feet to a point on a curve; THENCE along a curve to the right having a radius of 722.59 feet a delta of 10 degrees 52 minutes 13 seconds, an arc length 137.09 feet and a chord which bears North 74 degrees 02 minutes 08 seconds West having a chord distance of 136.89 feet to a point on a line; THENCE North 69 degrees 24 minutes 22 seconds West a distance of 172.12 feet to a point on a curve; THENCE along a curve to the right having a radius of 2,324.75 feet a delta of 01 degrees 54 minutes 43 seconds, an arc length 77.58 feet and a chord which bears North 68 degrees 59 minutes 12 seconds West having a chord distance of 77.57 feet to the POINT OF BEGINNING, and containing 9.895 acre(s) of land, more or less.



**CONCEPT PLAN
PHASE ONE**
COLE PROPERTY
CRABAPPLE LANE

4.3 ACRES
LL 135 7TH. DISTRICT
PEACHTREE CITY, GA
0 100' 200'
NOV. 15, 2003
N.

UNAPPROVED EXCERPT OF MINUTES
OF PLANNING COMMISSION MEETING OF DECEMBER 8, 2003

PH-03-11 Proposed Rezoning, Cole Tract, Crabapple Lane, AR to R-43.

Mr. Rast reviewed the background for this request and explained the changes that had occurred on Crabapple Lane in recent years. This proposal would rezone the entire 9.895-acre tract of land on Crabapple Lane owned by the Cole family from its current designation of AR Agricultural Reserve to R-43 Residential. The purpose of the rezoning was to develop an eight-lot subdivision with access provided by private driveways.

Mr. Rast said that Staff felt this would be a very low-impact development that would maintain the rural character of the property; development would occur in two phases.

No one else spoke in favor of the proposed rezoning nor did anyone speak in opposition to it.

The Commissioners asked whether the School Board had been contacted relative to the impact this development might have on the school system. Mr. Rast stated that the School Board's comments would be provided prior to the public hearing before City Council.

Ms. Rita Cole, who owned this property with her husband, Mr. Arthur Cole, stated that a minimal number of trees would be removed. She had a vested interest in this property, and she said it was not going to change; she and her husband planned to live in one of the houses. She added that all of the houses would be comparable to their house on Crabapple Lane.

The Commissioners appreciated Mrs. Cole's comments but noted that their vote was only on the rezoning of the property.

There was considerable discussion about whether a letter from the School Board was required before the Commission could take action to rezone the property. It was determined this was not a requirement, but the information had been provided in the past when much larger subdivisions were proposed.

Mr. Cole questioned whether the impact on the school system was an issue that related to the rezoning of the property.

Mr. Rast stated that the Coles had met the requirements of the rezoning application. Mr. Stricklin felt the Commission had enough information to make a decision and forward it

to City Council. Mr. Rast added that the Fire Department and the School Board would be asked to comment on the application before the proposed rezoning was heard before City Council.

After discussion, a motion was made by Mr. Saunders, seconded by Mr. Green, and unanimously adopted to forward to City Council a recommendation to approve the proposed rezoning of the Cole property from AR to R-43 subject to the following conditions:

- 1. The concept plan is intended only to suggest a concept and shall not be considered the final approved development plan. That plan must be prepared and approved as part of the regular concept plat review process. There shall be no more than 8 residential lots within the overall subdivision.*
- 2. A 25-foot City-owned greenbelt should be provided on Lots 1 and 2 adjacent to Crabapple Lane.*
- 3. A 30' undisturbed natural buffer should be provided on all lots abutting the adjoining Maple Shade subdivision to the east, and the Whispering Pines mobile home park and the existing residential property to the west.*
- 4. The Applicant must develop and submit architectural guidelines and restrictive covenants for this subdivision as a part of the plat review process. This document must be reviewed by City Staff and the Planning Commission Representative and must be recorded with Fayette County once approved.*
- 5. The developer shall be responsible for paying the Crabapple West Service Area impact fee in addition to the above additional project costs at the time of final plat approval. Impact fees will not be required for the existing home.*

The Applicant agreed to the conditions.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mr. David Rast, City Planner
FROM: John Dailey, Fire Marshal
DATE: December 29, 2003
SUBJECT: Cole Property
Proposed Rezoning

The fire chief and I have reviewed this proposal at length and have the following concerns. The new structures intended to be built set back from the public roads as much as 500 feet and in at least one instance are more than 700 feet to fire hydrant. With the equipment, apparatus, and personnel that we presently have, this department does not support this rezoning unless the following two conditions can be met:

- 1.- At least one fire hydrant can located to within 300 feet of any structure.
- 2.- All driveway surfaces must be a minimum of 20 feet wide, and of the same construction of a standard road from standpoint of acceptable weight.

C: Fire Chief Lohr
Assistant Chief Eiswerth

Fayette County Health Department

140 Stonewall Avenue West ♦ Suite 105 ♦ Fayetteville, Georgia 30214
Phone (770) 460-5730 Ext 5415 ♦ Fax (770) 461-7907

December 10, 2003

Memorandum

To: David Rast
Peachtree City Planner

From: Robert F. Kurbes 
EHS IV

RE: Comments for Cole Property Proposal
Crabapple Lane, Peachtree City

I have reviewed the proposed conceptual plat for the above referenced property. While this department has no objection to the proposed rezoning, the proposal would need to complete the formal review and approval process for subdivisions by our department as it will be served by onsite sewage management (septic) systems. There is an existing water well on the property that would likely need to be properly filled to provide space for septic systems on some of the lots. Wells on neighboring sites would need to be located to insure proper distance separation will exist between wells and any proposed septic systems. Additionally, as this site borders Maple Shade Subdivision and we have some soils information from the Maple Shade Subdivision along the border, it is likely that this site will encounter some rock and soil conditions that would present some challenges in developing suitable septic system (initial and replacement) sizing and locations. A Level 3 Soil Report would be needed as part of the subdivision review by this department.

If you or the applicant has any questions, please do not hesitate to contact me at (770) 631-0743.

Rfk
Xc: file



FAYETTE COUNTY BOARD OF EDUCATION

210 Stonewall Avenue West
P.O. Box 879
Fayetteville, Georgia 30214
Phone: 770-460-3535
FAX: 770-460-8191

"Where Excellence Counts"

Dr. John D. DeCotis, EdD
Superintendent

December 15, 2003

Board Members:
Terri Smith, Chair
Marion Key, Vice-Chair
Greg Powers
Janet Smola
Lee Wright

Peachtree City Planning and Zoning
Att: Mr. David E. Rast, ASLA
153 Willowbend Road
Peachtree City, Georgia 30269

Subject: Proposed Rezoning, Cole Tract, Crabapple Lane for 9.895 acres from A-R to R-43 Residential to develop eight one-acre lots.

The Fayette County Board of Education Facilities Planning Division has reviewed the above listed request for rezoning and is providing the information listed below.

If this application is approved, school system data shows it will impact the schools listed below as follows:

School	Facility Capacity	Current Enrollment	Previous rezoning request increases	This rezoning will increase Students by	Trailers currently on site
Crabapple Lane Elementary	850	465	524	8	0
Booth Middle	1088	1133	1081	2	0
McIntosh High	1656	1562	1081	2	0

The Fayette County Board of Education expends an average of \$6,754.61 annually educating each student in the system, not including building cost. If this application is approved it will result in an additional cost of **\$81,055.32** to the school system. Previous rezoning requests for this attendance area will result in an additional cost to the Fayette County School System of:

Elementary School Students	524	\$ 3,539,415.64
Middle School Students	270	\$ 1,823,744.70
High School Students	270	\$ 1,823,744.70
This rezoning request will add	12	<u>\$ 81,055.32</u>
Total additional funds needed for this attendance district		\$ 7,267,960.36

I hope this information will be beneficial in your deliberations for this rezoning request and I ask that you notify me of the decision on this zoning request.

Sincerely,


Dr. John DeCotis

Attachment "E"

Educational Impact Statement

Please use the following worksheet so that the Planning Commission and the City Council can properly evaluate the applicant's request in relation to its impact on the school system.

As our citizens have a great appreciation of the quality of education offered in our city, we ask that you take the time necessary to answer all questions of this worksheet.

Subject of application

- Number of students allowed under current zoning of property ?
- Number of additional students generated by applicants' request 12
- What schools would be the new children most likely attend? Crabapple Lane Elementary,
J.C. Booth Middle and
McIntosh High School

Elementary

- Total student capacity of the school (minus trailers)? 850
- Total current school enrollment on site? 465
- How many trailers are on the school site? 0
- What is the currently proposed number of students that would be generated from the other non-developed land in this district? ?
- Would the additional students created by the applicant's request burden the physical plant of the school beyond its normal functioning capacity? No
- Would the additional students created by the applicant's request create the need for new or expanded facilities at this school? No
- What is the total cost (Question#2) to the school system and the taxpayers for the new students in this elementary school? \$54,036.88

Middle

- Total student capacity of the school (minus trailers)? 1088
- Total current enrollment on site? 1138
- How many trailers are on the school site? 0
- What is the currently proposed number of students that would be generated from the other non-developed land in this district? ?
- Would the additional students created by the applicant's request burden the physical plant of the school beyond its normal functioning capacity? No
- Would the additional students created by the applicant's

- | | |
|---|-------------|
| request create the need for new or expanded facilities at this school? | No |
| • What is the total cost (Question #2) to the school system and the taxpayers for the new students in this middle school? | \$13,509.22 |

High School

- | | |
|---|-------------|
| • Total student capacity of the school (minus trailers)? | 1656 |
| • Total current school enrollment on site? | 1510 |
| • How many trailers are on the school site? | 0 |
| • What is the currently proposed number of students that would be generated from the other non-developed land in this district? | ? |
| • Would the additional students created by the applicant's request burden the physical plant of the school beyond its <u>normal</u> functioning capacity? | No |
| • Would the additional students created by the applicant's request create the need for new or expanded facilities at this school? | No |
| • What is the total cost (Question #2) to the school system and the taxpayers for the new students in this high school? | \$13,509.22 |

Additional information

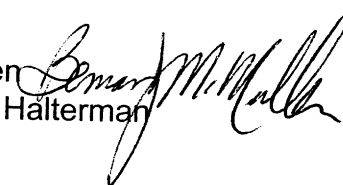
What is the total financial impact to the school system and the taxpayers for new or expanded facilities and enrollment of the elementary, middle and high schools students (Question #2)?	\$81,055.32
--	-------------

If new or expanded facilities are needed, please explain:

CITY OF PEACHTREE CITY
INTER-OFFICE MEMORANDUM

TO: Mayor Brown and Members of Council

VIA: City Manager, ATTN: Mr. Bernie McMullen
Assistant City Manager, ATTN: Mr. Colin Halterman
Chief Lohr



FROM: John Dailey
Fire Marshal

DATE: January 7th, 2004

SUBJECT: False Alarm Ordinance and Fee Schedule
(January 15th, 2004 Council Agenda)

RECOMMENDATION. The Fire Department recommends that Council adopt the following false alarm ordinance and fee schedule. Comments of the City Attorney recommending using citations and not administrative fees have been incorporated.

DISCUSSION. I have researched what other jurisdictions are presently doing in handling false fire alarms, including Roswell, Fayette County and Henry County. Recurring false alarms are a nuisance and unsafe from the standpoint that (1) they cause unnecessary response of emergency vehicles and (2) they set an example to employees or other occupants of any given building that an actual occurrence of a fire or other true emergency may be ignored and responded to without the serious consequences in mind. However, penalties need to be structured so that they do not result in fire alarm systems being disconnected or inactivated with no alternative fire watch or fire alarm system.

Since we began maintaining a database of calls beginning January 1, 2001 we have responded to 537 false calls:

Smoke Detector Activation, No Fire, Unintentional	67
Sprinkler Activation, No Fire, Unintentional	13
Unintentional Transmission of Alarm, Other	49
Alarm Sounded Due to Malfunction	108
Heat Detector Activation Due to Malfunction	6
Smoke Detector Activation Due to Malfunction	41
System Malfunction, Other	79
False Alarm or False Call, Other	174
Total	537

We recommend approval of the included False Alarm Ordinance for the City of Peachtree City to help minimize recurring and negligent false alarms.

BUDGET IMPACT. There is no cost to the City for this action. Proposed fees may generate a small revenue stream to help offset expense of emergency responses to false alarms.

Sec 38-35 (added) False Alarm Definitions and Procedures:

- (a) A false alarm shall mean the receipt by the Fire Department or 911 Dispatch Center via a private alarm monitoring service, (i.e. ADT, Wells Fargo, Simplex, etc), or by responsible individuals on site, any audio and or visual alarm or signal from an automatic fire alarm device set off by causes other than the occurrence of smoke or fire, or
- (b) The activation of an alarm system through mechanical or electronic failure, malfunction, improper installation, or the negligence of the alarm user by way of failure to properly maintain such system by a qualified technician or company specializing in routine installation and maintenance of an automatic fire alarm system in accordance with NFPA Standard 72, National Fire Alarm Code.
- (c) Once the fire department responds to any fire alarm, it shall be unlawful for the alarm panel to be reset by the owner of the premises or his/her designee until authorized by a fire department official (Fire Chief, Fire Marshal or Incident Commander).
- (d) It shall be the responsibility of the owner or other responsible party to have his or her alarm system inspected, maintained and repaired in accordance with the manufacturer's recommendations and NFPA Standard 72, National Fire Alarm Code. It shall also be the responsibility of the owner or other responsible party to provide satisfactory alternate fire watch for any malfunctioning fire alarm system when that system is required for operation of the facility.
- (e) The City of Peachtree City and the Peachtree City Fire Department assume no responsibility for alarm system problems or malfunctions between the individuals or businesses and their respective alarm company.

Sec 35-36 (added) Penalties and Fines:

- (a) For any preventable false alarm that occurs at the same location and the same panel three (3) times within a 24-hour period the owner or responsible person(s) of the premises will be assessed a fine of up to \$250.00, and up to an additional \$100.00 for every subsequent false fire alarm thereafter until the system has been restored to proper working order and documentation of that repair provided to the fire department. For other false alarms separated by more than 24 hours, no fines shall be assessed to a business or residence for the first three (3) false alarms, at the same alarm panel location responded to by the fire department during each calendar year. For every subsequent preventable false alarm that occurs at the same premises within the calendar year, a fine shall be assessed in the amount of up to \$250.00. If the responsible person(s) for the property at which an alarm occurs fail to provide one or more current key holders, a fee of up to \$100.00 will be assessed against the person(s) responsible for the property. If a key holder refuses to respond when requested by the fire department, a fine of up to \$250.00 will be assessed against the person(s) responsible for the property, and the responsible person(s) for the property are liable for

any damages and costs, of incidents or emergencies that may occur within or to their property, and/or to any other impacted property. Additionally, if responding firefighters are unable to access the building and have reason to believe that a fire or other emergency is occurring within the premises, they are authorized to use forcible entry at their discretion. The owner or responsible person(s) for the property and/or their insurance companies are also responsible for costs of repair or replacement of property that may be damaged by or due to forcible entry. A key holder is an authorized person designated by the owner or responsible person(s) of the property who has authorization, keys and/or codes required to access the property and reset the alarm. The Fire Chief, Fire Marshal, and Senior Fire Officer on Duty are authorized to issue or authorize issuance of appropriate citations.

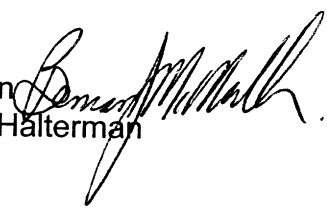
The false alarm violations set forth herein shall not apply if the false fire alarms were caused by severe weather, lightning strikes, power surges, or any other potential sources for which the responsible party has no control. The Fire Officer in charge shall have the responsibility to determine if a false fire alarm was due to foreseeable and preventable conditions or if it was due to extraordinary reasons beyond the control of the responsible party. Additionally, if the property or fire alarm monitoring company from which an alarm is received provides appropriate information to verify that the alarm is false prior to the arrival of the first responding fire unit, the on scene fire officer will confirm the accuracy of the information and the cause of the incident. Absent other infractions, the first two such alarms will be documented but not counted in the incidents that activate citations in accordance with paragraph Section 35-36 (a) above.

(b) Once an establishment has been assessed a fine for excessive false fire alarms, the owner or occupant of the property must provide official documentation to include any necessary attachments from contractors of the status of the system, what if any portions of the system required replacement, and notification that the system is at 100% operational status. Documentation of repairs shall be sent to the Fire Department within 10 working days of the date of citation being adjudicated.

CITY OF PEACHTREE CITY
INTER-OFFICE MEMORANDUM

TO: Mayor Brown and Members of Council

VIA: City Manager, ATTN: Mr. Bernie McMullen
Assistant City Manager, ATTN: Mr. Colin Halterman
Chief Lohr



FROM: John Dailey
Fire Marshal

DATE: January 7th, 2004

SUBJECT: Fire Department Permit and Review Fees
(January 15th, 2004 Council Agenda)

RECOMMENDATION. That City Council approve the implementation of a fee schedule for identified Fire Department reviews and permits, many of which are currently provided. All services provided are currently at no cost to the customer. The City Attorney has reviewed and concurs. Other minor corrections including clarification of burning site permits has been included.

DISCUSSION. I have researched several of the surrounding jurisdictions in an effort to determine existing fee structures. Based upon that research I recommend a new fee schedule that will include commercial construction, inspections, and special permits. I have noted the type permit and recommended fee. Existing City Fire Protection and Prevention Code contained in City Ordinance Section 38-1 et seq. already authorizes the Fire Chief to issue abatement orders for fire hazards, to enforce the entire National Fire Code, and to issue or refuse to issue permits. It provides due process through appealing to City Council. It specifies that violation of the fire code is a misdemeanor, but it does not identify specific penalties for violations or fees for permits. All services currently provided by the fire department are done at no cost to the customer. Many of the things that we are authorized to do, we do not do, primarily based on staffing limitations. The previously requested Assistant Fire Marshal position was intended to help improve the turn around time of the actions that we do, and begin addressing other fire safety and hazardous materials issues that we can not currently accomplish. Most of these deal with hazardous materials issues. While we have not normally used our existing authorizations, we did issue a Cease and Desist order to a company that brought in a very toxic and very flammable product for a new production line testing and set-up.

Functions and recommended fee structure are described below. An attached spreadsheet provides a basic fee comparison for our existing, our proposed, and other

jurisdictions. The International Fire Code has been incorporated to be consistent with minimum state fire safety code requirements.

New Construction Plan Reviews:

The city building department charges a plan review fee which is associated with the building permit issued to a contractor. The Fire Marshal reviews the same set of plans for Life Safety without any fees.

Recommended Fee for New Construction Plan Reviews:

\$100.00, for plans less than 12,000 Square Feet, (Gross)
For 12,000 Square Feet or greater (gross), \$0.015 per Square Foot
Maximum Charge \$500.00

Fire Sprinkler Plan Reviews:

Recommended Fee for New Construction Fire Sprinkler Systems / Modifications

\$50.00

Construction Site Inspection at 80%, (Required)

No fees or charges are recommended for this inspection

Construction Site Inspection at 100% Completion, (Required)

No fees or charges are recommended for this inspection unless 100% Inspection fails approval and requires follow up inspections. (see below).

Construction Site Follow-Up, Number 1, Number 2, and Number 3

Recommend a follow-up inspection fee of \$75.00

Whenever a follow-up inspection fee is required the fee should be required to be paid prior to the performance of the next inspection.

Certificate of Occupancy

The building department issues a Certificate of Occupancy (C/O) at the completion of new construction. This is issued only after the Fire Marshal has given final approval for a C / O. On projects that are only a remodel or modification of an existing building that already has a C / O the building department normally issues a letter / certificate of completion.

Recommend that the Fire Marshal's Office issue a letter or certificate at the completion of any job stating Compliance with Fire Safety Standards at a cost of \$50.00.

Routine Annual Fire Safety Inspections:

No fees or charges are recommended for this inspection.

Routine Annual Inspection, Follow-Up 1

No fees or charges are recommended for this inspection.

Routine Annual Inspection, Follow-Up 2

Recommend a fee of \$50.00 for this inspection.

Routine Annual Inspection, Follow-Up 3

Recommend a fee of \$75.00 for this inspection.

If a business fails to meet the requirements of the annual fire safety inspection at this point, the Fire Chief or Fire Marshal should have the ability to revoke the business's Certificate of Occupancy (C/O), or Certificate of Compliance with Fire Safety Standards**. The return of the C/O or Certificate of Compliance with Fire Safety Standards will follow having received a letter from the occupant or owners representative stating that issues of non-compliance have been corrected and are prepared for inspection to verify correction. Reissuing the Certificate of Fire Safety Compliance include a fee of \$50.00.

**Removal of a C/O or Certificate of Compliance should only be exercised after careful consideration of the actual deficiencies and their importance to immediate life safety, and or building integrity.

Burn Permits for New Development (Commercial or Residential)

Recommend a fee of \$100.00.

Permit / Fee to be good for up to 30 days, (on the same site).

Single residential yard debris fires, when authorized, would continue to be at no cost.

Blasting

Recommend a fee of \$100.00

Permit / Fee to be good for up to 30 days (on the same site).

Fireworks / Pyrotechnics

Recommend a fee \$500.00 except for City sponsored fireworks events.

Permit / Fee to be good only for those days permitted and will be non-transferable.

The department may issue a permit when it is satisfied that the persons conducting the event are properly trained, licensed and insured, and that appropriate safety precautions are planned and used. When a pyrotechnics or fireworks display is permitted, the department may require the producer or vendor to provide off duty firefighters, EMT's, and/or Paramedics, based on the department's judged need for each show. Need is to be based upon the type of display, the characteristics of the display site, and the observer/crowd characteristics. This would be consistent with requirements for other special events.

BUDGET IMPACT. There is no fiscal cost to the City for this action, however there could be a customer satisfaction cost. There may be a customer expectation that if they now pay for services previously provided at no cost that the timeliness of those services will be improved, which may not be possible within existing staffing constraints. Implementation of fees will generate an additional revenue stream, but we do not have a basis to quantify the increase at this time.

1 Enclosure- as

Sec 38-31. Adopted. (Changed) There is adopted by the council, for the purpose of prescribing regulations governing conditions to life and property from fire, explosion and hazardous materials and conditions, those certain codes known as the National Fire Codes, published by the National Fire Protection Association (NFPA), and the International Fire Code (IFC), 2003 or more recent edition, both as modified and adopted as the State minimum fire safety standards. Additionally, NFPA Standard 1, Fire Prevention Code, 2000 or more current edition, also now known as the Unified Fire Prevention Code, will continue as a standard. Copies of these codes will be maintained by the Fire Chief/Fire Marshal and the office of the City Clerk. These codes are adopted and incorporated as fully as if set out at length in this section; and the provisions of such codes shall be controlling within the city, subject to all amendments, modifications, deletions, and conflicting provisions in this Code of Ordinances that do not provide standards less stringent than the State minimum fire safety standards.

Sec. 38-37 (added) The Peachtree City Fire Department is authorized to establish, require, and issue permits, certificates, notices, approvals and orders pertaining to fire control and fire hazards pursuant to the National Fire Codes published by the National Fire Protection Association (NFPA), and the International Fire Code (IFC), 2003 or more current edition, both as modified and adopted as the state minimum fire safety standards. They may revoke a permit or approval based upon any violation of the Code found during inspection, or for which there have been misrepresentations or false statements submitted in the application or plans upon which the permit or approval was based. Permits and approvals will be required for the following specific items:

- (a) Construction, alteration, or operation of amusement parks fire safety systems.
- (b) Installation of or modification of automatic fire suppression systems.
- (c) Kindling or maintaining any open fires on any public or private place, except Cooking fires.
- (d) Storage and handling of combustible fibers
- (e) Storage, handling or use of cellulose nitrate film.
- (f) Storage, handling or use of compressed gases.
- (g) Annual permit for covered mall buildings.
- (h) Cutting and welding operations.
- (i) Operation of all exhibits and trade shows.
- (j) Manufacture, sale, disposal, purchase, storage, use, possession and transportation of explosives within the City.
- (k) Installation or modification of fire alarm and detection systems and related equipment.
- (l) Installation of or modification to fire pumps and related fuel tanks, pumps, controllers and generators.
- (m) Possession, storage, manufacture, sale or discharge of fireworks.
- (n) Storage, use, handling or transportation of Class I, Class II, or Class IIIA flammable or combustible liquids; installation, modification, removal, abandonment, defueling or slurry fill of storage tanks; manufacture, processing, blending or refining; or operation of cargo tankers that transport flammable or combustible liquids.

- (o) Spray application of any flammable or combustible liquids, or installation or modification of any spray room or booth.
- (p) Storage of oxidizers or organic peroxides; repair, abandon, remove, close or substantially modify a storage facility; install, modify, alter, or add to any above ground or below ground hazardous material storage tank, secondary containment system, ventilation system, exhaust treatment system, explosion venting or suppression systems, or gas detection systems.
- (q) Plans to close a facility or terminate storage, dispensing, handling or use of hazardous materials must be submitted at least 30 days prior to the requested action.
- (r) Storage, handling and use of chlorine.
- (s) Storage, handling or use of anhydrous ammonia.
- (t) Storage, handling or use of hazardous materials of more than 250 gallons of any product with an NFPA 704 rating of 2 or higher in any two or more categories of health, flammability or reactivity; or of ten gallons or more of any product with an NFPA 704 rating of 3 in health or reactivity; or of 5 gallons or more of any product with an NFPA 704 rating of 4 in health or reactivity. In the event of conflicting information, the Fire Chief or Fire Marshal will render a decision based upon assessment of available information and circumstances.
- (u) Storage and use of LP gas; installation of or modification to any LP gas system; or operation of any cargo tankers that transport LP gas.
- (v) Storage of lumber exceeding 100,000 board feet.
- (w) Storage, handling or processing of magnesium.
- (x) Operation or maintenance of a facility that manufactures organic coatings.
- (y) Establish, conduct or maintain any outdoor storage of scrap tires that exceeds a total volume of 2,500 cubic feet.
- (z) Storage, handling, assembly or manufacture of pyroxylin plastics.
- (aa) Installation, modification or removal from service of any private fire hydrants.
- (bb) Operation of repair garages and service stations.
- (cc) Prior to the placement and operation of a tar kettle.
- (dd) Construction, modification or operation of roof top heliports.
- (ee) Installation, repair, modification or removal of any standpipe system.
- (ff) Review of construction documents and shop drawings for new construction, modification or rehabilitation.
- (gg) Construction site progress inspections.
- (hh) Recurring corrective fire and life safety inspections.

Sec. 38-38 (added). Fee Schedule. The Fire Department fee schedule for services provided shall be according to the following guidelines:

(a) **New Construction Plan Reviews:** \$100.00, for plans less than 12,000 Square Feet, (Gross). For plans of 12,000 Square Feet or greater (gross), \$0.015 per Square Feet. Maximum Charge \$500.00

(b) **Fire Sprinkler Plan Reviews:** New Construction Fire Sprinkler Systems / Modifications. \$50.00

(c) **Construction Site Inspection at 80%, (Required).** Free

(d) **Construction Site Inspection at 100% Completion, (Required)(1st Attempt).** Free.

(e) **Construction Site Follow-Up, Number 1.** \$75.00

(f) **Construction Site Follow- Up, Number 2.** \$75.00

(g) **Construction Site Follow-Up, Number 3.** \$75.00

Whenever a follow-up inspection fee is required the fee is be paid prior to the performance of the next inspection.

(h) **Certificate of Occupancy.** Fire Marshal's Letter of Compliance with Life Safety requirements. \$50.00.

(i) **Routine Annual Fire Safety Inspections:** Free

(j) **Routine Annual Inspection, Follow-Up 1.** Free.

(k) **Routine Annual Inspection, Follow-Up 2.** \$50.00.

(l) **Routine Annual Inspection, Follow-Up 3.** \$75.00

If a business fails to meet the requirements of the annual fire safety inspection at this point, the Fire Chief or Fire Marshal are authorized to revoke the business's Certificate of Occupancy (C/O), or Certificate of Compliance with Fire Safety Standards**. The return of the C/O or Certificate of Compliance with Fire Safety Standards will follow having received a letter from the occupant or owners representative stating that issues of non-compliance have been corrected and are prepared for inspection to verify correction. Reissuing the Certificate of Fire Safety Compliance will include a fee of \$50.00.

**Removal of a C/O or Certificate of Compliance should only be exercised after careful consideration of the actual deficiencies and their importance to immediate life safety, and or building integrity.

(m) **Burn Permits for New Development (Commercial or Residential)** \$100.00 for each permitted site. Material to be burned at each site is limited to material that originates from that same site. Permit / Fee to be good for up to 30 days (on the same site). Small residential yard debris fires, when authorized, remain at no charge.

(n) **Blasting** \$100.00 Permit /Fee to be good for up to 30 days (on the same site).

(o) **Fireworks / Pyrotechnics** \$500.00 except for City sponsored fireworks events. Permit / Fee to be good only for those days permitted and will be non-transferable.

When a pyrotechnics or fireworks display is permitted the fire department may require the producer or vendor to provide qualified off duty Public Safety personnel on site based on its determined safety needs of the show.

(p) **All other permits.** \$25.00 for administrative action only; \$50.00 if one on site inspection is required; \$100.00 if multiple on site inspections are required; \$250.00 for complex actions requiring substantial research, inspection and coordination. The Fire Chief is authorized to issue regulations and procedures to implement the above actions, and the Fire Chief and Fire Marshal are authorized to exercise discretion in determining performance standards that are considered equivalent to specified standards.

FIRE MARSHAL'S OFFICE

NEW CONST. FEES	Plan Reviews	Fire Sprinkler Plan Review	Const. Site Inspection, 80%	Const. Site Final Inspection, 100%	Const. Site Follow-Up 1	Const. Site Follow-Up 2	Const. Site Follow-Up 3	C/O Issue
PEACHTREE CITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRREE CITY PROPOSED	\$100.00**	\$50.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00	\$50.00
MARIETTA	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FOREST PARK	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RIVERDALE	\$100.00 **	\$30.00	\$100.00	\$100.00	\$100.00	\$150.00	\$0.00	\$50.00
COBB COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00
STATE FIRE MARSHAL	\$100.00**	100.00**	\$0.00	\$0.00	\$0.00	100.00**	\$0.00	\$100.00
CITY OF NEWNAN	\$100.00**	\$100.00**	\$0.00	\$0.00	\$0.00	\$100.00**	\$0.00	100.00**
CITY OF GRIFFIN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FAYETTE COUNTY E.S.	\$0.10*	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$50.00	\$50.00

** Plan review fees for new construction up to 10,000 gross square feet.
Above 10,000 gross square footage charge is \$0.015 per square foot

*Plan review fees for new construction is \$0.10 per square foot

- Minimum \$100.00 for plans less than 12,000 Square Feet, (Gross)
- 12,000 Square Feet or greater (gross), \$0.015 per square Foot.
- Maximum \$500.00

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator *David*

VIA: City Manager *David*
Developmental Services Director *David*

DATE: January 7, 2004

SUBJECT: Authorization to submit Transportation Enhancement grant applications
January 15, 2004 City Council agenda

Recommendation:

Staff recommends that City Council authorize the submittal of three grant applications for funding consideration as a part of the Transportation Enhancement (TE) grant program.

Discussion:

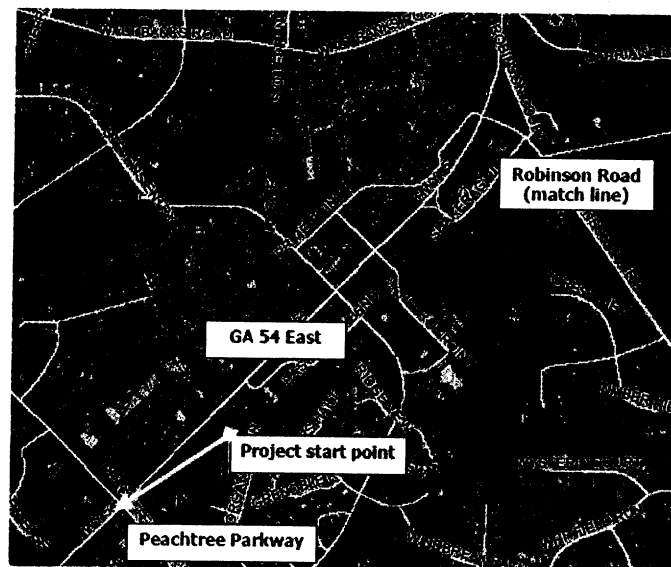
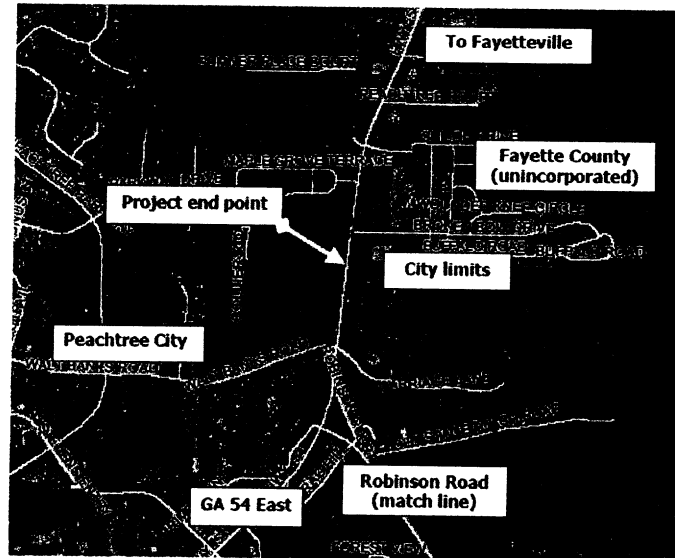
The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) established the Transportation Enhancement (TE) program and was further refined under the Transportation Equity Act for the 21st Century (TEA-21) in 1998. The program was established as a means to enrich the traveling experience of motorists, bicyclists and pedestrians through enhancements to our transportation system. Federal funding for TE projects is allotted to provide aesthetic and functional improvements to historical, natural, and scenic areas. TEA-21 states that each project should meet one of the eligible categories and be related to surface transportation.

Through the years, the City has applied for and received approximately \$330,000 in TEA-21 funding for the GA 54 East landscape enhancement project - Phase 3 (\$70,000), the Flat Creek multi-use bridge (\$60,000) and the GA 54 West/ CSX railroad multi-use bridge (\$200,000). The GA 54 East landscaping project is complete; GA DOT is currently reviewing the construction plans for the Flat Creek multi-use bridge project; and the design drawings for the GA 54 West/ CSX railroad multi-use bridge have been incorporated in the GA 54 West road construction plans.

Funding for the TE grant program is administered by the Georgia Department of Transportation (GA DOT). City Staff submitted three applications for consideration for inclusion in the FY 2004-2005 funding cycle.

The following pages include a location map and a brief summary of each application:

GA 54 East landscape enhancements – Phase 4

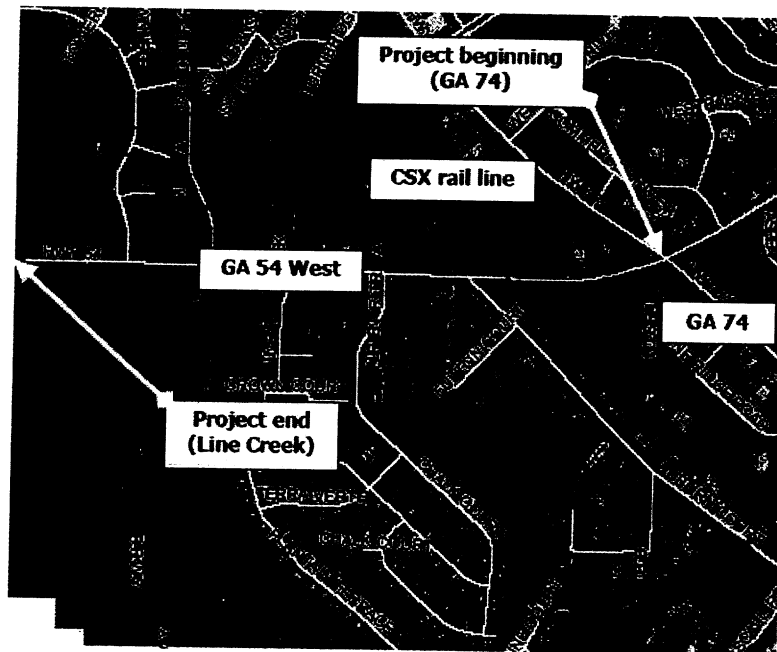


Total project cost:	\$225,000
Grant request:	\$180,000
City match (20%):	\$45,000

Project description:

This project is the final phase of the overall GA 54 East landscape enhancement project and will include the design and installation of plant material within the existing raised median and right of way of GA 54 East from Peachtree Parkway to the City limits. The project will also include a gateway feature and identification signage at the entrance to the City on GA 54.

GA 54 West landscape and streetscape enhancements

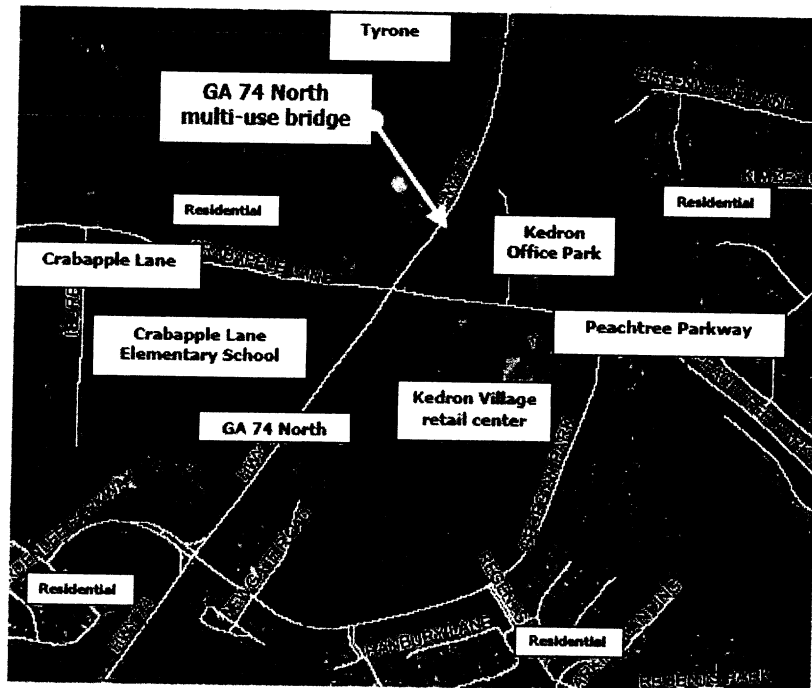


Total project cost:	\$725,000
Grant request:	\$580,000
City match (20%):	\$145,000

Project description:

This project is an integral component of the City's LCI study and would include the design and installation of plant material and streetscape enhancements within the median and right-of-way of the GA 54 West corridor from GA 74 to the City limits. The project would also include landscape features associated within the GA 54 West multi-use bridge/ gateway feature, the implementation of an overall sidewalk program for the corridor, specialty lighting, benches, decorative pavers and signage.

GA 74 North multi-use bridge



Total project cost:	\$800,000
Grant request:	\$622,000
City match (20%):	\$178,000.

Project description:

This project would consist of the design and installation of a multi-use bridge spanning the heavily traveled GA 74 North corridor and the associated multi-use path connections from the Kedron Office Park to the Fayette County water tower property. The overall project would connect existing and proposed residential, commercial and retail development on the east side of GA 74 North to the existing and proposed residential development and the new Crabapple Lane Elementary School on the west side of the highway. The project would also connect the emerging multi-use path system in Tyrone to the existing 80-mile multi-use path network in Peachtree City.

Budget Impact:

Should the City be awarded funding for any of these projects, we are required to provide a 20% (minimum) local match for each project. It is our intention to utilize in-kind contributions and maintain an account of accrued Staff time dedicated to engineering, project management, right-of-way acquisition, etc. to assist with the required 20% local match for each of these projects. Additionally, funding would need to be provided in future budgets for repair and maintenance of each facility.

Authorization to submit Transportation Enhancement grant applications

January 7, 2004

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According to an analysis done by Public Works dated 12/15/03, there would be an increase in landscape maintenance costs from \$6,562.15 to \$23,030.37 as a result of the improvements on SR 54 from Peachtree Parkway to Westpark and from \$7,472.22 to \$19,760.58 as a result of the improvements on SR 74 from SR 54 to Wisdom Road.

As a part of our applications, Staff is requesting funding for planning and engineering in FY 04 and funding for construction in FY 05. The City has also applied for CMAQ funding for this project.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Planner/ Zoning Administrator *David*

VIA: City Manager *[Signature]*
Developmental Services Director *CW2*

DATE: January 7, 2004

SUBJECT: Authorization to submit Transportation Improvement Plan (TIP) projects
January 15, 2004 City Council agenda

Recommendation:

Staff recommends that City Council authorize Staff to submit applications for funding consideration as a part of the update to the FY 2005-2010 TIP.

Discussion:

The Atlanta Regional Commission (ARC) is now accepting applications for projects to be included in the FY 2005-2010 TIP utilizing Q23 (STP) funding assistance. Surface Transportation Program (STP) funds are not allocated directly to GA DOT for programming. As a Metropolitan Planning Organization (MPO) with a population over 200,000, ARC is entitled to program these funds to implement a wide variety of highway, transit, bicycle, pedestrian, transportation demand management and air quality projects, studies and programs. Funds for construction projects can be used on any roadway classified as a minor arterial or above.

Projects defined in completed and approved LCI plans are eligible to compete for these funds, a portion of which has been specifically designated for this purpose. The call for LCI projects precedes the general call for Q23 (STP) projects by approximately two weeks to permit those projects that are not funded from the reserved portion to be considered for a "second chance" at funding from the remaining Q23 (STP) funds. The TIP is being developed in conjunction with the 2030 Regional Transportation Plan (Mobility 2030), and is currently scheduled for completion is December 2004.

City Staff has prepared three applications for specific projects identified within our LCI master plan. It is our intent to submit these applications to ARC for consideration for funding utilizing Q23 (STP) funding in the FY 04-05 TIP. These applications must be submitted to ARC no later than 5:00PM on Friday, January 16. Staff is also preparing applications for additional projects that are due no later than 5:00PM on Friday, February 6. These applications will be presented for review at the February 5 City Council meeting.

The Call for Projects spreadsheet (Attachment "A") identifies the applications Staff will be submitting for consideration in the upcoming FY 2005-2010 TIP. This list also identifies the funding prioritization of these projects within the City's current Public Improvements Program

Authorization to submit Transportation Improvement Plan (TIP) projects

January 7, 2004

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(PIP) budget. Note that many of these projects were previously submitted to and endorsed by ARC for inclusion within the 2025 Regional Transportation Plan (RTP).

Following is a brief summary of each application:

Market Place/ Westpark multi-use tunnel

Total project cost:	\$225,000
Grant request:	\$180,000
City match (20%):	\$45,000

Project description:

This project would be constructed as a part of the pending widening of GA 74 and would provide a multi-use tunnel underneath GA 74 from the Market Place retail center to an area behind the Harry Norman building. Multi-use paths would be extended from the existing path adjacent to Commerce Drive and the existing path system within the overall Market Place retail center, thus providing a critical link between two retail and commercial developments on either side of GA 74.

GA 54 West/ CSX rail line multi-use tunnels

Total project cost:	\$225,000
Grant request:	\$180,000
City match (20%):	\$45,000

Project description:

This project is included in the construction documents for the pending GA 54 West road-widening project. City Staff identified this project as a critical component of the overall multi-use path system in the West Village many years ago and has received a commitment from GA DOT to fund 80% of the cost of these tunnels. Staff has been coordinating with GA DOT and their Design Consultant to incorporate these tunnels and approach path system in the construction documents.

GA 74 South/ Paschal Road multi-use tunnel

Total project cost:	\$225,000
Grant request:	\$180,000
City match (20%):	\$45,000

Project description:

City Staff identified this project several years ago as a critical link between the existing multi-use path system on either side of GA 74 South. Although not ideal, GA DOT has agreed to allow an at-grade crossing at the GA 74 South/ Paschal Road intersection. The proposed tunnel would allow the removal of this at-grade crossing and provide a safe connection to both sides of the highway. Staff will coordinate with GA DOT to ensure this project is included in the construction documents for the pending road-widening project.

Authorization to submit Transportation Improvement Plan (TIP) projects

January 7, 2004

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Budget Impact:

Should the City be awarded funding for any of these projects, we are required to provide a 20% (minimum) local match for each project. It is our intention to utilize in-kind contributions and maintain an account of accrued Staff time dedicated to engineering, project management, right-of-way acquisition, etc. to assist with the required 20% local match for each of these projects. Additionally, funding would need to be provided in future budgets for repair and maintenance of each facility.

Attachment

**FY 2005-2010 Transportation Improvement Plan (TIP)
CALL FOR PROJECTS**

project name	Included in 2025 RTP? (ARC project number)	Included in FY 03-05 TIP?	funding prioritization in City's PIP	total project cost	grant request	City match (20% required)	notes
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LCI projects (APPLICATIONS DUE JANUARY 16)

Market Place/ Westpark multi-use tunnel	no	no	unfunded list	\$350,000	\$280,000	\$70,000	
GA 54 West/ CSX rail line multi-use tunnels	yes (FA-AR-BP044)	no	carryover funds	\$526,000 (\$105,000)	\$421,000 (\$84,000)	\$105,000 (\$21,000)	GA DOT will fund 80% of total project cost (\$421,000), with the City responsible for remaining 20% (\$105,000). Q(23) funding in the amount of \$84,000 (80%) will be requested to assist with this remaining balance. City would be responsible for 20% local match (\$21,000).
GA 74 South/ Paschal Road multi-use tunnel	yes (FA-AR-BP017)	no	unfunded list	\$400,000	\$320,000	\$80,000	

Other projects (APPLICATIONS DUE FEBRUARY 6)

Huddleston Road/ Dividend Drive intersection improvements	yes (FA-118)	no	FY 05	\$280,000	\$224,000	\$56,000	
Dividend Drive/ TDK Boulevard intersection improvements	yes (FA-253)	no	FY 05	\$90,000	\$72,000	\$18,000	
Peachtree Parkway/ Crossdown Drive intersection improvements	yes (FA-237)	no	FY 05	\$270,000	\$216,000	\$54,000	
Peachtree Parkway/ Walt Banks Road intersection improvements	no	no	carryover funds	\$285,000	\$228,000	\$57,000	\$181,000 available in PIP budget - developer of Lexington Circle responsible for \$105,000
GA 74 South multi-use path connection (Cooper Circle to BSC)	yes (FA-AR-BP024)	no	not funded	\$250,000	\$200,000	\$50,000	
Flat Creek multi-use path (Flat Creek bridge to Flat Creek bridge)	no	no	not funded	\$250,000	\$200,000	\$50,000	