

City Council of Peachtree City
Minutes of Meeting
December 6, 2001
7 p.m.

The City Council of Peachtree City met Thursday, December 6, 2001, in the City Hall Council Chambers. Mayor Lenox called the meeting to order at 7:00 p.m. Other Councilmembers present were: Carol Fritz, Annie McMenamin, Steve Rapson, and Dan Tennant.

Announcements, Awards, Special Recognition

Lenox recognized the participants in the Peachtree City Litter Committee, including Keep Fayette Beautiful, both Wendy's Old Fashioned Hamburgers Restaurants, both Subways, and the two McDonald's restaurants located in the City. Lenox also thanked the City's Public Works crews for the work they do in keeping the City clean. Lenox presented a 15-year service pin to Developmental Services Director Jim Williams. Cajen Rhodes was recognized as Employee of the Month for November. Lenox recognized Financial Services Director Paul Salvatore as being one of the first two people in the state to become a Certified Public Finance Officer. Councilmember Fritz was recognized for her service to the City as a councilmember. Mayor Pro-Tem Annie McMenamin proclaimed December 20, 2001, as Robert L. Lenox Day in Peachtree City.

Approval of Minutes

McMenamin moved to approve the November 15 meeting minutes as written. Rapson seconded. The motion carried unanimously.

Consent Agenda

1. Consider Alcohol Licensee Change – Kroger #388 – 564 Crosstown Dr.
2. Consider Alcohol License Representative Change – Shadow's Restaurant
3. Consider Alcohol License Representative Change – Harry's in a Hurry
4. Award Bid for Dredging of Westpark Pond
5. Award Bid for Medic Unit
6. Consider Appointments to WASA – Wade Williams
7. Consider Appointments to Recreation Commission – Earl Spell (re-appointment)
Johnny Inman, Beth Andrews (Alternate)

Lenox moved to approve the consent agenda as presented. Tennant seconded. The motion carried unanimously.

Old Agenda Items

11-01-01 Public Hearing – Variance – Centex Homes

Mayor Lenox read the rules for public hearings. John Zadura of Centex Homes informed Council that his company wanted to withdraw the variance request. He added the company was working with the project engineers to come up with a more environmentally friendly solution. No one on Council had any objection and the request was withdrawn.

New Agenda Items

12-01-01 Public Hearing – Variance Request – 215 Christina Court

Property owner Rebecca Kern requested a variance for a deck she built on the rear of her home that extended 12.5 feet past the 40-foot buffer. Kern stated that everyone had a bad week the week

of September 11. She continued that she had hired someone to build her deck that week and it had been her responsibility to get the permits. However, she volunteered to work with her airline to help people stranded and affected by the 9/11 events and failed to obtain the necessary permits to build the deck. Kern said she went to the Building Department when she realized what happened and was told she needed a variance. Kern continued that the deck was built above the standards required by code and that it would be costly to dismantle. She added that the deck was attached to the flooring of the house and could damage the structure if removed. Kern said she had spoken with her neighbors and had letters of support from them. She also spoke with her neighbors to the rear of her home and signed an agreement with them to plant evergreen trees in the buffer to help hide the deck. She added that the area was heavily wooded and private most of the year. According to Kern, the neighbors didn't know the deck was there until she approached them.

Kim Clayton, a neighbor of Kern's, spoke in favor of the variance. She commented that the deck didn't appear to encroach on anyone's property and didn't cut off anyone's view. She added that it was an asset to the community and property values.

Developmental Services Director Jim Williams stated that in this type of situation where permits were not obtained, staff had no choice but to recommend the variance be denied. The entire deck encroached into the buffer. He added that, to her credit, Kern turned herself in when she realized what happened.

Lenox called the hearing to a close. He stated the three criteria used for variances. The first was whether or not the special circumstances contributing to the request were peculiar to the property involved. The second was whether or not the situation for which the request was made imposed an unnecessary hardship. The third was whether or not the request was due to an intentional action of the applicant to violate the requirements of the ordinances.

Lenox continued there was nothing intentional about the situation, but there was one circumstance that was peculiar. When the subdivision was platted, a 40-foot setback was required in lieu of the standard 20-foot setback, which made this row of houses unique. He added that it was not unique to this one house. His concern with the variance was that the owners of the 11 other houses would feel a precedent had been set if they wanted to do the same thing. He added that Council needed to decide if that was acceptable.

Rapson said he was concerned with what the neighbors behind Kern thought, especially the Pinegate neighbors, since the buffer was a big issue when Blueberry Hill was built. He agreed with Lenox that if a variance were approved, the other homeowners would feel they could do the same thing.

Kern answered that most of the other homeowners had detached garages and big front porches that she didn't have. She added that the costs would also keep some homeowners from building decks since it cost her \$700 just to get the permits and survey to get started.

Rapson pointed out that the reason for the zoning ordinances was aesthetics, which was a big concern, and was one of the reasons the houses had the 40-foot buffer to begin with. He said her arguments were very compelling, but the zoning laws were very compelling also. Rapson asked

City Attorney Rick Lindsey if the variance could be tabled until Council had a chance to speak with the neighbors behind Blueberry Hill. Lindsey said it could be tabled, but the precedent he was concerned with was if the variance were permitted, that it only addressed the first of the three criteria. The homes all had the peculiar buffer circumstances. Other requests would also have to meet the remaining criteria.

Lenox stated that Kern had been proactive and said the weighted factor for him was that she obtained approval from the people behind her and had a contract for screening the buffer. If the others came along with similar requests, he would require the same thing. Lindsey said it might also address the peculiarity of the properties. It worked because the neighbors behind agreed to put up trees to mitigate the problem.

McMenamin told Kern that Council looked at the requests on a case-by-case basis, but kept it mind it could set a precedent when making the decision. She said the distraction in getting the permits was something she could understand. She felt Kern might not recover from the potential damage to her home from dismantling the deck. She had visited the property and didn't see any negative impact.

Tennant agreed with McMenamin. He said no complaints had been received and it was aesthetically pleasing. Tennant moved to approve the variance. McMenamin seconded.

Lenox and Rapson asked Lindsey if something needed to be put in the motion about the buffer and Lindsey recommended that they should. McMenamin said Kern's contract should be part of the motion. Lindsey said some type of agreement with neighbors to the rear of the subdivision should be included. Lindsey said she had answered the hardship criteria. Other neighbors wouldn't be able to use dismantling a deck as a hardship and had to meet the criteria of the variance. Lenox offered an amendment to the motion that the approval was conditioned upon Kern's obtaining the approval of the neighbors behind her, having entered into an agreement with those neighbors for screening that was acceptable to both parties, and that there were no other objections from the neighborhood. Tennant modified the motion to accept the remarks. McMenamin seconded the amendment. The motion carried unanimously.

12-01-02 Public Hearing – Easement Request – St. Andrew's Square

William Rye asked to withdraw his variance request for 105 St. Andrew's Square, Agenda Item 12-01-03, which followed his easement request on the agenda. Although Rye's request was out of order, no one on Council had any objection and the variance request was withdrawn.

Concerned about the appearance of any conflict of interest, Rapson stated that he lived in St. Andrew's Square, a few houses down from Rye. Lindsey said that was not a reason to abstain from voting since the request had no direct impact on Rapson or his property, but that it was on record that he lived in the same neighborhood.

Rye addressed the Council regarding his request for two easements, one for the fence and columns in the front of the property that encroach less than a foot into the city-owned right-of-way and one a brick retaining wall in the back of the property that encroached from 1.9 feet to 8.1 feet into a city-owned greenbelt. Rye told Council that he inherited some of the issues when he bought the

property and created some of the issues himself. Because he bought the property outright, a survey wasn't required when he purchased the home, Rye explained. The fence also encroached onto his neighbor's, the Ferrells, property, in addition to encroaching onto city property. He added he was working with the Ferrells to take care of that issue.

Rye continued that the berm in the back of the property ran across the back for privacy and was put in by the developer. He said he had tried to "max" out his backyard for use by his three daughters and wanted to create a Charleston or Savannah-style private backyard. The berm tapered into the backyard a good bit, Rye said. They pulled the property stakes as they cut into the berm to put in a brick retaining wall. He said several code enforcement officers visited his property on a daily basis during that time. The code enforcers told him not to encroach to the top of the berm. The wall was four to eight feet from the top of the berm. The wall had a double brick top cap. The wall encroached 6.4 feet in one area and 8.1 feet in another area. The playground includes brick pavers, rocks, and bridges. Rye said when discovered the encroachment was an issue he wanted to make sure it was legalized. He added he had spent around \$35,000 on his backyard. Jim Williams had expressed concern over the encroachment, Rye said. He had looked at trying to pull the playground forward and out of the city greenbelt. Rye stated he was willing to sign any papers needed to take liability responsibility for any child hurt on the City's property and to work with the City on whatever Council wanted to do.

Lenox explained that this was not a variance request in the classic sense since the structure was not on Rye's property. The request was for an easement from the City to permit him to incorporate the City property into his and leave the structure in place.

Williams pointed out there were two separate areas where easements were needed to correct the problem. The first was in the front area of the house and was relatively minor and accidental when the columns were set for the fence. He recommended that an easement be granted for that.

The second situation in the rear yard was recent construction and no permit was pulled for the construction, Williams stated. Williams said there were two separate parts to that situation. One was the wall that ran most of the distance of the width of the property and encroached about two feet into the greenbelt. Because that wall was just over the line and was well constructed, staff suggested that easement could be granted. The six to eight-foot encroachment would be a serious problem and was a major encroachment into the City-owned greenbelt and could be a serious problem as far as setting a precedent.

Williams continued that during construction, construction traffic came off of Flat Creek Road and across the right-of-way and greenbelt. A number of people complained to Developmental Services and the Building Department. Many of the complaints regarded that and erosion control efforts. Staff recommended that the two minor easements be granted. In return, staff recommended that Rye be required to install landscaping to re-naturalize the greenbelt where it was damaged when the walls were built and from using the greenbelt as a driveway during construction. In addition, the landscaping plan should be professionally done and approved by the Planning Commission before any installation was done so the community could participate in re-naturalizing the area. Staff recommended the third easement not be granted.

Rye added that his chimney also encroached into the setback line, another issue he inherited when he bought the property. The wall in the playground area tapered from one foot to two feet and was built to keep the dirt out of the playground. Rye added that he did ask for a permit to cross the greenbelt after finding out he needed one. Lenox told Rye the situation concerning the chimney was taken care of by granting an administrative variance that afternoon.

Lenox said he was disturbed by this request since greenbelts were the essence of the City and the City was extremely protective of them. He said the greenbelt should be restored and it was the community's property. He said he had no problem with the easement across the front. The error was made a long time ago.

Rapson asked why staff recommended no more than a two-foot encroachment. Williams said it was already there and would probably do more damage to rip it out than to leave it. The other encroachment was significant and could not be justified. Rapson asked if the wall were moved into the playground so it encroached no more than two feet and restoration of the greenbelt beyond the wall would be acceptable. Williams said it would be a consistent acceptable solution.

Tennant asked Rye why the playground was an all or nothing situation. Rye said there were several walls in the backyard. If the back wall had to be pulled in, the wall would be against another wall and the playground wouldn't fit. Rye said he understood the City's position. Tennant asked if the City would be liable if there was an injury on the playground. Lindsey said possibly, and added he had another legal issue. He said there were two different types of easements – exclusive and non-exclusive. The wall made the area part of Rye's yard and if an easement were granted Council would have, in effect, given away City property. Lindsey advised against that, but said the City could sell the property to Rye at market value. He recommended that an easement not be granted, but that it would be a purchase and sell situation. Rye said his preference was for an easement, but if he had to he would purchase the property. He acknowledged it was a difficult subdivision to make thing work. Rye said his work on the property had doubled its value. It had been appraised at \$300,000 and now exceeded \$600,000.

Rapson agreed with Lindsey that an easement was not the proper thing to do. He agreed with Lenox on the greenbelt and said Rye wouldn't be able to convince a majority of Council that the playground should encroach into the greenbelt. He felt it was an undue hardship and didn't feel the encroachment was intentional. He felt the only solution would be to enter into a sale.

Lindsey recommended Council table the request. He said there were options that needed to be explored and staff would bring a recommendation to Council on December 20. He said it needed to be done without setting a precedent.

Lenox restated what Lindsey suggested. Council was willing to contemplate selling Rye just enough land to accommodate the law, not more than two feet wide. A professional landscaping plan to restore the greenbelt was expected. Lenox told Rye it would be well worth spending \$300 to \$400 to have a professional designer come up with a plan. Lenox added that any expenses for the sale, including a survey, contracts, descriptions, would be paid by Rye. Rapson said they were asking Rye to work with City staff. Rapson said he had one other condition. Council had a letter from another neighbor regarding the berm and asked Rye to work with them on their issues.

Rapson asked Rye to come back with a plan sanctioned by City staff to take the berm off his neighbors' property. McMenamin and Fritz both told Lindsey they needed assurances that it would not set a precedent.

Lenox moved to continue the hearing until the December 20 meeting pending a report from the City Attorney. Fritz seconded. The motion carried unanimously.

12-01-04 Consider Recommendation for City Flag

Jan Zink, vice chair of the Recreation Commission, presented the Commission's suggestion for a City flag. Zink continued that Council had asked the Recreation Commission to design a flag and City logo in November 2000. None of the process had been taken lightly, Zink said. She added that a lot of love and hard work went into the design. Marilyn Haas designed the proposed flag, which included the current tree logo. Zink said the tree was included because it represented the City's heritage. The five globes on the tree represented the City's five villages. The path on the design represented the City going into the future. Zink said there had been a lot of input from citizens as well. City businesses were already asking about the flags, she continued. As soon as a decision was made, the flag was ready to go out for bids. The estimated cost for an indoor 3-foot by 5-foot embroidered flag was \$200—\$250. The estimates for good quality outdoor flags was \$50—\$70 each depending on the number ordered. Zink said that due to current budget constraints the Recreation Commission recommended that only the flag be considered at this time. She added that the cost for changing the logo on letterhead, vehicles, uniforms, and other areas would be significant. The Recreation Commission would also like to have a workshop with Council before December 20 to discuss the proposed design.

Lenox agreed that it would be expensive to duplicate the logo at this time. Both Lenox and Tennant commented that the flag and the logo did not have to be the exact same design.

Fritz told Zink that she had mixed emotions about the design and preferred to have a workshop to discuss it. Tennant commented that he thought the design looked great.

A workshop was scheduled for Monday, December 17, at 5:30 p.m., with the Recreation Commission to discuss the City flag design.

12-01-05 Consider Adjustment to AT&T Franchise Agreement

Administrative Services Director Jane Miller reported to Council that AT&T had notified the City regarding a Federal Communications Commission (FCC) opinion which allowed cable companies to charge customers, and to itemize on customer bills, franchise fees on non-subscriber revenues such as home shopping commissions and advertising revenues. Miller continued that AT&T would be increasing the franchise fee charged to subscribers in the City from 4% to 4.23%. Miller said it would be noted on the bill that the fees increased because the City opted to include the revenue in the franchise fees. She said it would increase the City's revenues from the franchise fees by \$9,600 per year, but that staff recommended against the proposed fee increase.

Several councilmembers indicated that this would just be a hidden tax increase for citizens and they could not support it. Rapson moved to not pass along the franchise fee increase. Tennant seconded. The motion carried unanimously.

12-01-06 Certify Election Results

Miller reported that 18,268 voters were eligible to vote in the run-off election held Tuesday, November 27, and 5,131 ballots were cast, including absentee ballots. In the mayoral election, Steve Brown received 3,171 votes and Gary Rower received 1,946. In the election for Post 4, Carol Fritz (incumbent) received 1,918 votes and Murray Weed received 3,128.

McMenamin moved to certify the results of the November 27 General Run-Off Election. Fritz seconded. The motion carried unanimously.

Council/Staff Topics

Basinger told Council that the annual Employees Christmas Luncheon was scheduled for Friday, December 7, noon-1:30 p.m., at First Baptist Church.

Basinger reminded Council that a workshop on the Tennis Center Expansion would be held Friday, December 7, 2 p.m., in Council chambers.

Lenox moved to go into executive session for one personnel item and one legal item after a short break. McMenamin seconded. The motion carried unanimously.

McMenamin moved to adjourn the executive session. Fritz seconded. The motion carried unanimously.

There being no further business to discuss, McMenamin moved to adjourn the meeting. Fritz seconded. The motion carried unanimously. The meeting adjourned at 9:30 p.m.

Pamela Dufresne, Recording Secretary

Robert L. Lenox, Mayor

Jane Miller, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jim Basinger, City Manager 

FROM: Paul Salvatore, Director of Financial Services *P.S.*

DATE: December 14, 2001

SUBJECT: GMA Equipment lease-purchase contract

Attached is the authorizing resolution to adopt the contract with GMA/Banc of America Leasing Corporation, LLC for lease-purchase of equipment. Council had previously authorized staff to negotiate this contract after selecting Banc of America through a competitive bidding process.

The City Attorney has reviewed the contract, and staff recommends that Council adopt the authorizing resolution for this contract. The contract closing date is scheduled for Friday December 21. No further Council action will be required regarding this matter.

RESOLUTION OF MAYOR AND COUNCIL

To authorize and direct the execution and delivery of certain lease financing and related documents; to provide a statement by legislative findings and intent; to designate such leases as qualified tax-exempt obligations; to provide an effective date; and for other purposes.

BE IT RESOLVED:

Section 1. The City finds that the leasing and draw-down financing of certain property pursuant to a Master Lease (the "Master Lease") dated as of December 20, 2001, with the Georgia Municipal Association, Inc. is essential to operation of the governmental functions of the City. The execution and delivery of such documents as may be necessary to effectuate these purposes is authorized.

Section 2. The Mayor of the City or his designee is hereby authorized and directed in the name and on behalf of the City to execute and deliver the Master Lease in substantially the form presented to this meeting, with such changes and additions as shall be approved by the officer who executes the same, and Lease Supplements, Escrow Agreements and such other documents as shall be contemplated by the Master Lease or Program Agreement or deemed by such officer to be necessary or desirable to effect the purposes hereof; and such execution shall constitute conclusive evidence that the executed document has been authorized and approved. The aforesaid officer is further authorized to do all things necessary or appropriate to effectuate the purposes hereof

Section 3. The leases under the Master Lease are hereby designated "qualified tax-exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Section 4. An appropriation from unappropriated and unreserved amounts in the City's current operating budget is made in the amount of \$_____ for the "Rentals," "Additional Rentals" and the "Termination Payment" during the "Starting Term" under the _____ Lease Supplement under the Master Lease.

Section 5. This resolution shall be effective immediately.

This 20th day of December, 2001.

CERTIFICATE

The undersigned hereby certifies that I am the Clerk of the City of Peachtree City, Georgia (the "City"); that the attached hereto is a true copy of the Resolution duly and finally enacted or adopted by the City Commission at a meeting duly held on December 5, 2001 at which a quorum was present and acting throughout, and that it has not been rescinded or modified and is now of full force and effect.

GIVEN under the seal of the City, this 20th day of December, 2001.

(SEAL)

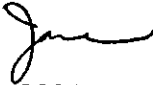
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

VIA: Jim Basinger 

FROM: Jane Miller 

DATE: December 9, 2001

SUBJECT: Funding for Elections

As you know, the City held a general election and a run-off election in November. Staff budgeted \$14,000 for the general election but did not budget for the run-off. Due to the length of the ballot and the high level of interest that required more ballots to be ordered and more poll workers to be scheduled, the general election cost \$17,422.74. The run-off election cost \$11,555.95 for a total cost for both elections of \$28,978.69. This has created a \$14,978.69 shortfall in the budget. Staff recommends that Council authorize this amount to be transferred from the Council Contingency to cover this shortfall.

/jsm

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council
VIA: City Manager 
FROM: Director of Developmental Services JBW/jc
DATE: December 13, 2001
SUBJECT: Easement Request – St. Andrews Square

At the last Council meeting, we discussed the proposed rear yard easement for Mr. Rye of St. Andrews Square. Action on the request was continued to the meeting on December 20.

Staff would like to request that the matter be continued to the meeting on January 3. Additional research is needed, and vacation/holiday schedules are making it difficult to be properly prepared for the meeting on December 20.

JBW/jir

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jim Basinger, City Manager 

FROM: Paul Salvatore, Director of Financial Services P.S.

DATE: December 14, 2001

SUBJECT: Bi-monthly Budget Contingency Plan Update

This is staff's first bi-monthly update to the City Council regarding the contingency plan that was established in response to an anticipated revenue shortfall. A copy of the contingency plan is attached for your reference (see Attachment B). Also attached is a spreadsheet that provides a status of our revenue accounts after the first two months of activity for this fiscal year (See Attachment A).

The first group of revenue accounts listed includes those that were identified in our contingency plan as the major, consumer-based revenue sources that we expected to be impacted by an economic downturn. Local Option Sales Tax, our largest revenue source, is down less than one percent (1%) from our budget projection amount. However, staff cautions that the actual sales tax revenue collected thus far was for sales for the months of August & September 2001. The months of December, January and February are when we actually expect to collect a large percentage of our annual sales tax revenue, due to holiday sales. When these figures come in, we will have a much better idea of how the economy may impact our total annual sales tax revenue. Hotel/Motel Tax revenue, however, is clearly down by a significant thirty eight percent (38%) or \$66,676 below the budget projection amount. Alcoholic Beverage taxes are actually up by about twelve percent (12%) from the projected amount, but Mixed Drink Taxes are slightly down. The overall results for the revenue group identified in the contingency plan are that we are experiencing a shortfall of about five percent (5%) or \$64,159.

The second group of revenue accounts listed recaps the status of some of our other revenue sources that were not identified in the contingency plan. Although most of these sources are down by only about five to eight percent, we are experiencing a severe (63%) shortfall in interest earnings. As I am sure you are aware, the Federal Reserve Board has cut rates several times since this year's budget was passed back in September. These unforeseen cuts have had a direct (negative) impact on our interest revenue and staff does not expect this situation to improve in

the near future. However, we have also experienced a significant, offsetting windfall in our Insurance Premium Tax revenue. This was due to the fact that this year's distribution formula was modified based upon the new (2000) U.S. Census figures. As a result, overall city revenues are up about seven percent (7%) above our budget projections for the first two months of the fiscal year.

In spite of the fact that overall revenues are currently favorable compared to our budget projections, staff still feels that it would be prudent at this time to not release any of the impounded funds identified in the contingency plan. As mentioned above, it is still too early to ascertain the impact of the economy on our largest revenue source, local option sales tax. Also, we expect to experience continued downfalls in most other revenue sources, especially hotel/motel tax and interest earnings. Therefore, staff recommends waiting until the next bi-monthly analysis before considering the release of any of the impounded funds.

**City of Peachtree City
Revenue Shortfall Analysis**

	<u>October - November '01</u> <u>Budget</u> <u>Projection</u>	<u>Actual</u> <u>Received</u>	<u>Over</u> <u>(Under)</u>	<u>Percent</u>
Local Option Sales Tax*	\$945,821	\$939,988	(\$5,833)	-0.62%
Hotel/Motel Tax	\$177,251	\$110,575	(\$66,676)	-37.62%
Alcoholic Beverage Tax	\$73,750	\$82,749	\$8,999	12.20%
Mixed Drink Tax	<u>\$10,232</u>	<u>\$9,583</u>	<u>(\$649)</u>	<u>-6.34%</u>
Totals:	\$1,207,054	\$1,142,895	(\$64,159)	-5.32%
* <u>Note:</u> Actual collected for October & November LOST is from August & September sales.				
<u>Other:</u>				
Permit Revenues (Building, plumbing, elec., HVAC)	\$84,810	\$80,737	(\$4,073)	-4.80%
Court Fines	\$160,634	\$148,117	(\$12,517)	-7.79%
Atlanta Gas Franchise	\$58,409	\$56,629	(\$1,780)	-3.05%
AT&T Broadband Franchise	\$42,438	\$40,023	(\$2,415)	-5.69%
Interest Earnings	\$28,958	\$10,785	(\$18,173)	-62.76%
Insurance Premium Tax	<u>\$868,738</u>	<u>\$1,147,916</u>	<u>\$279,178</u>	<u>32.14%</u>
Grand Totals:	\$2,451,041	\$2,627,102	\$176,061	7.18%

<u>Projected Revenue Shortfall</u>	<u>2002 Budget</u>	<u>Shortfalls</u>			
		<u>5%</u>	<u>10%</u>	<u>15%</u>	<u>20%</u>
Local Option Sales Tax	\$5,900,051	\$295,003	\$590,005	\$885,008	\$1,180,010
Hotel/Motel Tax	\$939,922	\$46,996	\$93,992	\$140,988	\$187,984
Alcoholic Beverage Tax	\$414,382	\$20,719	\$41,438	\$62,157	\$82,876
Mixed Drink Tax	\$63,623	\$3,181	\$6,362	\$9,543	\$12,725
Totals:	\$7,317,978	\$365,899	\$731,798	\$1,097,697	\$1,463,596

<u>Strategy for 5% Shortfall</u>	<u>Amount</u>	<u>Cumulative</u>
Delay Bricks & Mortar Debt Service (Pay only 3 quarterly payments)	\$103,000	
FY 2001 Excess Revenues (net)	\$200,000	
G. Reed Memorial Park	\$17,500	
Cash Reserves	\$45,399	

Totals:	\$365,899	\$365,899
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Strategy for 10% Shortfall

Above strategy, plus:

Bricks & Mortar Project Cuts/Delays (1)	\$365,899	
Totals:	\$365,899	\$731,798

Strategy for 15 % Shortfall

Above strategies, plus:

Facility Plan- additional cut/delay	\$45,476	
Leased Equipment Cut/Delayed (2)	\$41,704	
Add'l PIP (cash item) cuts/delays (3)	\$65,000	
Cash Reserves	\$213,719	
Totals:	\$365,899	\$1,097,697

Strategy for 20 % Shortfall

Above strategies, plus:

Cut/Delay Gathering Place Expansion	\$232,501	
Operating Budget Cuts/Delays (4)	\$128,781	
Additional Cash Reserves	\$4,617	
Totals:	\$365,899	\$1,463,596

- (1) Maintenance Storage Facility (Kedron), S. 74 Maintenance Building Expansion, Concessions/Restrooms (Rink), Facility Buildout Plan (reduce by \$40,899)
- (2) Compost Shredder, Asphalt Roller, Rubber Tire Fork Lift, Telephone System (reduce to \$50K).
- (3) Playgrounds, Halfpipe Skateramp
- (4) See attached schedule

**City of Peachtree City
Operating Budget Cuts/Delays
FY 2002 Contingency Plan**

<u>Department/Description</u>	<u>Amount</u>	<u>Impact on Operations</u>
<u>Fire Department</u>		
File Cabinet	\$950	FM will have no place for evidence storage (old, smaller cabinet), and insufficient records storage space. Will delay scheduled replacement of older PC's (beyond expected useful life).
Computers (PC's) hold 4 of 6	\$3,600	
Total F.D.	\$4,550	
<u>Public Works</u>		
Bobcat Skid Loader	\$25,000	Will delay scheduled replacement of older equipment. Cost of maintaining older equipment not expected to be cost effective, as useful life expectancy has been exceeded. Will delay scheduled replacement of older equipment. Cost of maintaining older equipment not expected to be cost effective, as useful life expectancy has been exceeded. Will delay scheduled replacement of older PC's (beyond expected useful life).
3/4 Ton f-250 Pick-up Truck	\$22,500	
Computers (PC's) hold 3 of 4	\$2,700	
Total P.W.	\$50,200	
<u>Recreation</u>		
Band for 4th of July	\$2,000	Will host free community band concert at City Hall vs. paid concert at Amphitheater. Will make do with existing program catalog. Turn off alarms at several sports facility concessions, where users have been failing to set them after use. Will only repair existing fence vs. replacement. Will increase R&M expense, and delay scheduled replacement of aged fence.
Program Catalog upgrade	\$5,000	
Relyco Alarms	\$2,148	
Fence- ballfields	\$5,000	
Total Recreation:	\$14,148	

**City of Peachtree City
Operating Budget Cuts/Delays
F/Y 2002 Contingency Plan**

<u>Kedron Fieldhouse</u>		
Resurfacing- small pool	\$11,000	Will delay scheduled PM. Surface is marginal, but not yet unsafe. Will make in-house modifications as temporary fix.
Replace broken Water Fountain	\$1,000	
Total Kedron Fieldhouse:	\$12,000	
<u>CCY</u>		
Youth Advisory Board and other		
CCY operating expenses	\$5,877	Available due to dissolution of CCY.
Total CCY:	\$5,877	
<u>Human Resources</u>		
Service Pins	\$1,500	Will rely upon existing stock, for now Will do without, for now Will not attend Fall 2001 session.
Books & Periodicals	\$100	
GLGPA Conference	\$450	
Total H.R.	\$2,050	
<u>Public Information</u>		
3CMA Dues	\$350	Will forgoe membership this year. Will delay scheduled replacement of older PC's (beyond expected useful life).
Computer (PC)	\$900	
Total P.I.	\$1,250	
<u>City Clerk</u>		
Computer (PC)	\$900	Will delay scheduled replacement of older PC's (beyond expected useful life). Determined not to be necessary this year. Will hold off until new carpet installed (part of Facility Plan).
Election training	\$500	
Carpet Cleaning	\$1,100	
Total City Clerk:	\$2,500	

**City of Peachtree City
Operating Budget Cuts/Delays
F/Y 2002 Contingency Plan**

<u>Finance</u>		
Consultant- GASB 34	\$6,300	Will delay early implementation of GASB 34 reporting requirements (Will require stronger effort next year to meet deadline)
Technical Support	\$1,000	Will create greater reliance upon internal staff to be able to handle difficult situations where outside assistance would be sought.
Education & Training	\$500	Will delay or cut some staff training
Total Finance:	\$7,800	
<u>Information Technology</u>		
Computer Hardware/Software	\$3,096	Will delay scheduled replacement of older PC's and other computer hardware and software that is beyond it's expected useful life.
Total I.T.	\$3,096	
<u>Developmental Services</u>		
Professional Services	\$3,570	Will avoid conducting various types of studies for time being.
Cleaning Services	\$4,940	Will cut service to once per week instead of daily.
Education & Training	\$13,200	Will defer all training classes.
Computers (PC's) - 4	\$3,600	Will delay scheduled replacement of older PC's (beyond expected useful life).
Total Developmental Svcs.	\$25,310	
Grand Total:	\$128,781	



Peachtree City

Georgia

TO: Mayor and Councilmembers

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

FROM: City Planner *David*

DATE: December 14, 2001

SUBJECT: Comprehensive Plan Update

Staff has completed our annual update to the City's Comprehensive Plan which must be submitted to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review and approval. This information includes updates to the Short Term Work Program (STWP), the Capital Improvements Element (CIE), a report of annexations and an Impact Fees Report.

Prior to submitting this information to ARC, City Council must adopt a Transmittal Resolution authorizing the Mayor to forward these documents for review. Once we receive comments from ARC and DCA, the documents will be revised accordingly and re-submitted for approval. City Council must then officially adopt these updates which will be incorporated into our Comprehensive Plan.

As you are aware, these updates must be prepared on an annual basis as specified within the Georgia Planning Act and the Development Impact Fee Compliance Requirements. Approval and adoption of these documents is required in order for the City to maintain its status as a Qualified Local Government (QLG).

Attached is a Transmittal Resolution for your review and approval. Staff will be available to answer any questions at next week's City Council meeting.

STAFF RECOMMENDATION

Staff recommends that City Council approve the attached Transmittal Resolution authorizing the Mayor to forward the Short Term Work Program and other Plan Amendments to the Atlanta Regional Commission and the Department of Community Affairs for review.

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY
REGARDING THE SHORT TERM WORK PROGRAM (STWP)
AND CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATES
AND OTHER COMPREHENSIVE PLAN AMENDMENTS**

BE IT HEREBY RESOLVED THAT:

The Mayor and Council of the City of Peachtree City, Georgia, hereby authorize the Mayor to transmit the Short Term Work Program (STWP) update to the City of Peachtree City Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review and approval.

SO RESOLVED, this 20th day of December 2001.

Robert L. Lenox, Mayor

Attest: _____
City Clerk

Comprehensive Plan Update

Peachtree City, Georgia

**2001 Short Term Work Program
Report of Accomplishments**

Comprehensive Plan Update

2001 Short Term Work Program Report of Accomplishments

Local Government:
RDC:

Peachtree City, Georgia
Atlanta Regional Commission (ARC)

Strategies and Actions

Initiation Year	Strategy	Description	Notes
1997	Land Use, Community Facilities	Work with GA DOT on the widening of GA 54 West to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	GA 54 West scheduled to be widened in FY 2003. Staff working with DOT Consultant to incorporate multi-use tunnels and multi-use bridge into road construction plans.
1997	Land Use, Community Facilities	Work with GA DOT on the widening of GA 74 South to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	GA 74 South scheduled to be widened FY 2005. Staff working with GA DOT to locate and incorporate multi-use tunnel in road construction plans.
1997	All	Update Short Term Work Program and Capital Improvements Element to ensure conformance with stated goals and objectives.	Ongoing coordination with ARC and DCA to develop outline for Comprehensive Plan update (2007).

Initiation Year	Initiation Project	Initiation Description	Initiation Status
1997	Community Facilities	Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	Ongoing project. Staff scanning all Planning Commission minutes and other information to alleviate paper files. Site plans being input into GIS database.
1997	Community Facilities	Evaluate and encourage improvements to existing Quality Improvement Program which seeks Staff input to upgrade City services.	Ongoing project. 118 projects implements in '01, with 118 employees participating.
1997	Land Use, Community Facilities	Update and revise Multi-use Path System Master Plan and include recommendations in Comprehensive Plan update (2007).	Project rescheduled to 2002 in order to develop inventory of existing system and identify areas for expansion.
1998	Land Use, Community Facilities	Update and revise Recreation Facilities Master Plan and include recommendations in Comprehensive Plan update (2007).	Project complete. Funding for several projects included in Public Improvements Program.
1999	Land Use	Update and revise Land Use Plan and include recommendations in Comprehensive Plan update (2007).	Project complete. Public hearings to be held in January 2002 to adopt recommendations.

Initiation Year	2001-2006	2007-2011	2012-2016
1999	Land Use, Community Facilities	Update and revise Thoroughfare Master Plan and include recommendations in Comprehensive Plan update (2007).	Ongoing project. GA 54 Wcs corridor analyzed with LCT funds and incorporated into Land Use Plan update.
1999	Community Facilities, Natural Resources	Develop plans and acquire land for comprehensive recycling center.	Ongoing project. Land to be acquired adjacent to new Police headquarters and Satellite Auto Shop facility. Development of recycling center contingent on relocation of wastewater treatment plant.
1999	Community Facilities, Natural Resources	Assist in establishing Administrative Budget for Southern Conservation Trust and define natural areas for acquisition.	Project moved to long range for funding. Continue to coordinate with SCT for land acquisition possibilities.
1999	Natural Resources	Development and implement a Comprehensive Storm Water Management Program and consider creation of a storm water utility for the City.	Project complete. Consultant working with City Staff to develop overall program. Funds budgeted in Public Improvements Program to implement program.
1999	Community Facilities	Create Community Facilities Plan (e.g., Police, Fire, Library, non-recreational activities, etc.) and include in Comprehensive Plan update (2002).	Ongoing project. Five-year staffing plan developed which identifies all employees, equipment and building needs. Document to be updated annually and incorporated into Comprehensive Plan.

Initiation Year	Program	Description	Status
1999	Land Use, Natural Resources	Complete criteria and submit application for Tree City USA program. Coordinate with City Staff and public to implement tree planting, tree farm, etc.	Project complete. City designated as member of Tree City USA program. Funding for Tree City USA program contained within Public Works landscape budget.
1999	Community Facilities	Continue coordination with ARC Bicycle and Pedestrian Task Force and seek grant funding for a variety of bicycle and pedestrian oriented projects.	Ongoing project. TEA-21 grants awarded for GA 54/ CSX railroad multi-use bridge; Flat Creek multi-use bridge; and Phase 3 of GA 54 East landscape enhancement project.
2000	Land Use, Natural Resources	Update City's Watershed Protection Ordinance in conformance with current governmental regulations	Project complete. Documentation submitted to and approved by ARC and DCA and adopted by City Council.
2000	Housing	Assist ARC and US Census Bureau with 2000 Census	Project complete.
2000	Community Facilities	Develop corridor and entry landscape plans for all major thoroughfares throughout the City	Ongoing project. Phase 3 of GA 54 East landscape enhancements funded through TEA-21 program and will be implemented fall/ winter 2001. Funding for GA 54 West corridor applied for through LCI program.

Initiation Year	Development	Description	Status
2000	Land Use, Housing, Community Facilities	Coordinate with ARC to ensure Comprehensive Plan is in compliance with Regional Development Plan	Project complete. RDP policies included in STWP update and will be incorporated into overall update of Comprehensive Plan as applicable.
2001	Community Facilities	Organize and budget for long-term sustainability of all City facilities.	Ongoing project
2001	Community Facilities	Coordinate with Fayette County, ARC, GRTA and GA DOT to identify and promote alternate transportation programs.	Ongoing project. LCI study identified several opportunities within West Village for alternate transportation. Staff coordinating with Metro Van Pool and Clean Air Campaign for other options.
2001 *	All	Work with ARC, Consultant and Citizen Advisory Committee on Livable Centers Initiative for GA 54 West Activity Center	Ongoing project. Overall study complete and submitted to ARC. Staff seeking grants to implement recommendations. Advisory Board will continue to work with Staff as the corridor develops.
2001 *	All	Continue to research and apply for funding through ARC, GA DOT, GRTA, DCA and other agencies to implement transportation and planning improvements throughout Peachtree City.	Ongoing project. Staff awarded funding through TEA-21 and CMAQ programs for various projects. Additionally, LCI and DCA funds are being sought to implement recommendations of the LCI study.

Initiation Year	Category	Activity	Status
2001 *	All	Continue to work with citizen advisory committees and task forces as appropriate to solicit public participation and input.	Ongoing project. GA 54 West Advisory Board (LCI), Westside Annexation Task Force, Lexington Commons Task Force, etc. formed to develop strategies for various developments.
2001 *	Land Use	Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	Ongoing project.
2001 *	Land Use	Identify existing neighborhoods where re-development might occur and adopt policies and guidelines for re-development. Update Building and Housing Rehabilitation Code as necessary to ensure stabilization of existing neighborhoods.	Ongoing project.
2001 *	Land Use, Natural Resources	Update the Land Use Plan to include all protected areas, including those identified for preservation through the Governor's Greenspace Program.	In progress. Recommendations to be presented at Public Meeting in January 2002.
2001 *	Land Use, Natural Resources	Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	Ongoing project.

Initiation Year	Program	Description	Status
2001 *	All	Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	Ongoing project.
2001 *	Land Use	Secure zoning changes as appropriate to complement changes to Land Use Plan.	Project to start once Land Use recommendations are adopted by City Council.
2001 *	Land Use	Implement recommendations of GA 54 West corridor Study.	In progress. Staff working with developers, property owners, ARC and other officials to ensure recommendations of study are implemented.

NOTES:

2001 *

Indicates projects implemented to conform with RDP/ Comprehensive Plan Coordination Process

Comprehensive Plan Update

Peachtree City, Georgia

Short Term Work Program
FY 2002 – 2003 to FY 2006 - 2007

Comprehensive Plan Update

Short Term Work Program

FY 2002 - 2003 to FY 2006 - 2007

Local Government:

RDC:

Strategies and Actions

Peachtree City, Georgia
Atlanta Regional Commission (ARC)

Plan Element	Strategy	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	Responsible Party
Land Use, Community Facilities	Coordinate with GA DOT on the widening of SR 54 West to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	TBD	TBD	\$1,200,000	TBD	TBD	\$1,200,000	City Staff (Engineering), GA DOT, ARC
Land Use, Community Facilities	Coordinate with GA DOT on the widening of SR 74 to ensure integrated cart paths and landscaping are provided. Ensure proper consideration is given to all landowners.	TBD	TBD	TBD	TBD	TBD	TBD	City Staff (Engineering), GA DOT, ARC
All	Revise Comprehensive Plan in compliance with Georgia Planning Act and other requirements (Update required 2007).	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning), ARC

Plan Element	Description	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible
All	Update Short Term Work Program and Capital Improvements Element to ensure conformance with stated goals and objectives.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning), ARC
Community Facilities	Evaluate present filing system for files, maps and other documents to determine methods to improve file retention.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff
Community Facilities	Evaluate and encourage improvements to existing Quality Improvements Program which seeks Staff's input to upgrade City services.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff
Land Use, Community Facilities	Update and revise Multi-use Path System Plan and include in Comprehensive Plan update (2007).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning, Recreation, Public Works)
Land Use, Community Facilities	Update and revise Recreation Master Plan and include in Comprehensive Plan update (2007).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Recreation, Planning, Engineering)

Plan Element	Description	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Responsible Parties
Community Facilities	Continue coordination with local governments within Fayette County to meet House Bill 489 requirements.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff
Land Use	Update and revise Land Use Plan and include in Comprehensive Plan update (2007).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning)
Land Use, Community Facilities	Update and revise Thoroughfare Plan and include in Comprehensive Plan update (2007).	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning, Engineering), ARC
Community Facilities, Natural Resources	Develop plans for construction of a comprehensive Recycling Center. Land acquired adjacent to new Police Headquarters.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City Staff (Engineering, Public Works, Planning)
Community Facilities, Natural Resources	Assist in establishing an Administrative Budget for Southern Conservation Trust and define natural areas for acquisition.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City Staff

Plan Element	Description	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	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Plan Element	Description	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265	2265-2266	2266-2267	2267-2268	2268-2269	2269-2270	2270-2271	2271-2272	2272-2273	2273-2274	2274-2275	2275-2276	2276-2277	2277-2278	2278-2279	2279-2280	2280-2281	2281-2282	2282-2283	2283-2284	2284-2285	2285-2286	2286-2287	2287-2288	2288-2289	2289-2290	2290-2291	2291-2292	2292-2293	2293-2294	2294-2295	2295-2296	2296-2297	2297-2298	2298-2299	2299-2300	2300-2301</
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Plan Element	Description	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Responsible Agency
Land Use	Develop standards for the re-development of existing commercial and retail sites, to include addition of mixed-use development criteria, how to address non-conforming sites, implementing architectural standards, etc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning)
Land Use	Identify existing neighborhoods where re-development might occur and adopt policies and guidelines for re-development Update Building and Housing Rehabilitation Code as necessary to ensure stabilization of existing neighborhoods.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning)
Land Use	Update the Land Use Plan to include all protected areas, including those identified for preservation through the Governor's Greenspace Program.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning)
Land Use, Natural Resources	Coordinate with Fayette County and surrounding jurisdictions to monitor development within water supply watersheds.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning, Engineering)
All	Coordinate with surrounding municipalities and Fayette County to implement policies regarding growth, traffic, land use, alternate transportation, etc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning, Engineering)

Plan Element	Description	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Responsible Parties
Land Use	Secure zoning changes as appropriate to complement changes to Land Use Plan.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	City Staff (Planning)
All	Implement recommendations of GA 54 West corridor Study.	In progress	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City Staff, ARC

NOTES:

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 TBD
*Program is scheduled to take place - no budget established.
 Budget to be determined.*

Unless otherwise noted, all dollar amounts are proposed to be funded through the City's Capital Improvements budget

Comprehensive Plan Update

Peachtree City, Georgia

Capital Improvements Element
FY 2002 – 2003 to FY 2006 - 2007

Comprehensive Plan Update

Capital Improvements Element FY 2002 - 2003 to FY 2006 - 2007

Local Government:
RDC:

Peachtree City, Georgia
Atlanta Regional Commission (ARC)

Public Services Division

Department	Program	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	Total	Funding Source
Public Works	Street resurfacing program	\$551,250	\$578,813	\$607,750	\$638,000	\$669,900	\$3,045,713	LOCAL	
Public Works	Cart path resurfacing program	\$110,250	\$115,763	\$121,500	\$127,500	\$133,875	\$608,888	LOCAL	
Public Works	GA 54 West corridor multi-use path improvements (implementation of LCI study recommendations)	\$20,000	\$682,500			\$25,000	\$727,500	LOCAL/ ARC GRANT	
Public Works	GA 54 West corridor secondary road improvements (implementation of LCI study recommendations)			\$420,000			\$420,000	LOCAL/ ARC GRANT	
Public Works	GA 74 tunnel - Market Place to Westpark (implementation of LCI study recommendations)				\$350,000		\$350,000	LOCAL/ ARC GRANT	
Public Works	GA 74 - Paschal tunnel (implementation of LCI study recommendations)				\$400,000		\$400,000	LOCAL/ ARC GRANT	

Department	Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	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Department	Description	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Funding Source
Public Works	Relocate Planterra Ridge subdivision entrance (implementation of LCI study recommendations)		\$50,000					\$50,000	LOCAL/ ARC GRANT
Public Works	Aesthetic improvements to GA 54 West corridor (implementation of LCI study recommendations)		\$950,000	\$630,000				\$1,580,000	LOCAL/ ARC GRANT
Public Works	GA 54 West corridor enhancements (implementation of LCI study recommendations)			\$1,050,000				\$1,050,000	LOCAL/ ARC GRANT
Public Works	Roundabout at Planterra Way/ secondary road (implementation of LCI study recommendations)			\$200,000				\$200,000	LOCAL/ ARC GRANT
Public Works	Roundabout at Planterra Ridge amenity area (implementation of LCI study recommendations)			\$150,000				\$150,000	LOCAL/ ARC GRANT
Public Works	Roundabout at Line Creek/ secondary road (implementation of LCI study recommendations)			\$150,000				\$150,000	LOCAL/ ARC GRANT
Public Works	Redesign entrance to Tennis Center (implementation of LCI study recommendations)			\$25,000				\$25,000	LOCAL/ ARC GRANT
Public Works	Satellite auto shop facility			\$228,750				\$228,750	LOCAL
Public Works	Front end wheel loader			\$100,000				\$100,000	LOCAL
Public Works	C-30 landscape bed truck			\$30,500				\$30,500	LOCAL

Department	Project	2022	2023	2024	2025	2026	2027	2028	2029	Funding Source
Public Works	LT-9000 tandem dump truck				\$80,000	\$75,000		\$155,000	LOCAL	
Public Works	Public Works 3-bay facility				\$100,000			\$100,000	LOCAL	
Public Works	C80A motor grader					\$100,000		\$100,000	LOCAL	
Public Works	L1000T asphalt paver					\$50,000		\$50,000	LOCAL	
Public Works	Pelican P street sweeper					\$200,000		\$200,000	LOCAL	
Public Works	Enhancements to Lime Creek cemetery (implementation of LCI study recommendations)						\$50,000	\$50,000	LOCAL/ ARC GRANT	
Public Works	F-800 dump trucks (2 at \$55,000 each)						\$110,000	\$110,000	LOCAL	
Public Works	EZ-Pour crack sealer						\$30,000	\$30,000	LOCAL	
Public Works	Trailer-mounted sewer jet						\$45,000	\$45,000	LOCAL	
	TOTAL	\$1,018,500	\$3,672,076	\$3,893,500	\$1,940,500	\$1,063,775		\$11,588,351		

[illegible]

Leisure Services Division

Leisure Services	Peachtree City Tennis Center expansion	\$2,500,000						\$2,500,000	HOTEL/ MOTEL TAX
Leisure Services	Amphitheatre improvements	\$200,000						\$200,000	HOTEL/ MOTEL TAX
Leisure Services	Playgrounds (locations TBD)	\$40,000			\$60,000			\$100,000	LOCAL/ IMPACT FEES (5%)
Leisure Services	G. Reed Memorial Park	\$17,500						\$17,500	LOCAL
Leisure Services	Maintenance/ storage area (Kedron)	\$100,000						\$100,000	LOCAL/ IMPACT FEES (5%)
Leisure Services	South 74 maintenance building expansion	\$75,000						\$75,000	LOCAL/ IMPACT FEES (4%)
Leisure Services	Halfpipe skateboard ramp replacement	\$25,000						\$25,000	LOCAL/ IMPACT FEES (1%)
Leisure Services	Rubber tire forklift	\$25,000						\$25,000	LOCAL
Leisure Services	Replace swimming pool cover (Kedron)		\$200,000					\$200,000	LOCAL/ IMPACT FEES (11%)

Department	Project	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Total	Funding Source
Leisure Services	Kedron large pool resurfacing		\$50,000						\$50,000	LOCAL/ IMPACT FEES (3%)
Leisure Services	Library expansion		\$137,063	\$137,063					\$274,126	LOCAL/ IMPACT FEES (14%)
Leisure Services	Rockspray dock/ spillway bridge		\$61,000						\$61,000	LOCAL/ IMPACT FEES (3%)
Leisure Services	Multi-purpose rink restroom/ concession		\$150,000						\$150,000	LOCAL/ IMPACT FEES (8%)
Leisure Services	Gazebo restoration (McIntosh Trail)			\$50,000					\$50,000	LOCAL/ IMPACT FEES (3%)
Leisure Services	Scissor lift (Kedron)			\$15,000					\$15,000	LOCAL
Leisure Services	Grading/ landscaping improvements (Glenloch)					\$60,000			\$60,000	LOCAL/ IMPACT FEES (3%)
Leisure Services	Lower football field improvements (Riley)					\$40,000			\$40,000	LOCAL/ IMPACT FEES (2%)
	TOTAL	\$2,982,500	\$598,063	\$202,063	\$160,000	\$0			\$3,942,626	

Department	Project	Estimate No.	Estimate Date	Estimate Amount	Estimate Type	Estimate Status
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Public Safety Division

Fire	Neely Station improvements	\$165,000						\$165,000	LOCAL
Fire	Leach Station (Smoke & Burn training facility)	\$245,000	\$13,125					\$258,125	LOCAL
Fire	Replace 1995 Medic 81 ambulance	\$92,000						\$92,000	LOCAL
Fire	Ladder tower truck & equipment	\$600,000						\$600,000	LOCAL
Fire	Satterwhaite Station (generator upgrade)	\$26,444						\$26,444	LOCAL
Fire	Weber Station (generator upgrade)	\$26,885						\$26,885	LOCAL
Fire	Training facility storage	\$20,000						\$20,000	LOCAL
Fire	Hose wagon (Ford F-150)	\$39,600						\$39,600	LOCAL
Fire	Pump testing/ training facility		\$20,000					\$20,000	LOCAL

Department	Description	FY 12 - 13	FY 13 - 14	FY 14 - 15	FY 15 - 16	FY 16 - 17	FY 17 - 18	FY 18 - 19	FY 19 - 20	Funding Source
Fire	Technical rescue vehicle (Haz mat/ dive team)			\$55,000					\$55,000	LOCAL
Fire	Radio tower generator upgrade			\$79,529					\$79,529	LOCAL
Fire	Weber Station (storage and driveway repairs)			\$57,000					\$57,000	LOCAL
Fire	Thermal imager				\$25,000				\$25,000	LOCAL
Fire	Fire training tower				\$352,800				\$352,800	LOCAL
Fire	Westside Station (construction)				\$850,000				\$850,000	LOCAL
Fire	Sattervhaite Station (storage)				\$21,400				\$21,400	LOCAL
Fire	Replace 1999 Medic 82 - ambulance				\$105,330				\$105,330	LOCAL
Fire	Rescue/ pumper								\$330,401	LOCAL
Fire	Westside fire station (equipment)								\$507,566	LOCAL

Department	Activity	FY12, 000	FY13, 000	FY14, 000	FY15, 000	FY16, 000	FY17, 000	FY18, 000	FY19, 000
Administration	Drake Field land acquisition	\$475,000	\$475,000					\$950,000	LOCAL
Administration	Facility buildout plan	\$234,532		\$234,532				\$469,064	LOCAL
	TOTAL	\$734,532	\$475,000	\$234,532	\$0	\$0		\$1,444,064	

Comprehensive Plan Update

Peachtree City, Georgia

**Citywide Development Impact Fee Fund
2001 Summary Analysis**

[illegible][illegible]

Citywide Development Impact Fees Fund Summary Analysis of Revenue and Expenditures From Inception

Summary Schedule from Inception

Description	Revenue			Expenditures			Revenue vs Expenditures			
	Actual	Remaining	Actual + Remaining	Expenditures From Inception	Remaining	Projected	Type	Percentage Collected	Overage (Shortage)	Percentage Remaining
	Revenue	Revenue			Available					
Recreation Land	\$721,500	\$549,000	\$1,270,500	\$0	\$1,270,500	\$1,270,500	B	56.79%	\$0	100.00%
Recreation Facilities	\$2,196,180	\$1,875,960	\$4,072,140	\$3,998,552	\$73,588	\$4,072,140	B	53.93%	\$0	1.81%
Library Expansion	\$101,675	\$86,850	\$188,525	\$564,283	\$0	\$564,283	C	18.02%	(\$375,758)	0.00%
Recreation Administration Building	\$44,737	\$38,214	\$82,951	\$362,425	\$0	\$362,425	C	12.34%	(\$279,474)	0.00%
Police Office Expansion I	\$12,201	\$10,422	\$22,623	\$57,259	\$0	\$57,259	C	21.31%	(\$34,636)	0.00%
Police Office Expansion II	\$16,268	\$13,896	\$30,164	\$29,975	\$0	\$29,975	C	54.27%	\$189	0.00%
Fire Station & Equipment	\$238,854	\$300,564	\$539,418	\$497,754	\$0	\$497,754	C	47.99%	\$41,664	0.00%
Pedestrian Paths & Bridge	\$86,856	\$109,296	\$196,152	\$86,856	\$109,296	\$196,152	B	44.28%	\$0	55.72%
Brown Road Improvements	\$69,090	\$86,940	\$156,030	\$218,315	\$0	\$218,315	C	31.65%	(\$62,285)	0.00%
Highway 54 Underpass	\$102,578	\$3,332	\$105,910	\$64,003	\$0	\$64,003	C	160.27%	\$41,907	0.00%
Highway 74 Bike Bridge	\$22,256	\$0	\$22,256	\$354,048	\$0	\$354,048	C	6.29%	(\$331,792)	0.00%
Crabapple Lane West	\$0	\$242,500	\$242,500	\$571,307	\$0	\$571,307	C	0.00%	(\$328,807)	0.00%
Leach Fire Station	\$0	\$199,291	\$199,291	\$1,731,333	(\$69,093)	\$1,662,240	C	0.00%	(\$1,462,949)	-34.67%
Summer Road	\$0	\$278,568	\$278,568	\$246,471	\$32,169	\$278,640	B	0.00%	(\$72)	11.55%
Impact Fee Interest	\$197,749	\$0	\$197,749	\$142,544	\$55,205	\$197,749	B	100.00%	\$0	27.92%
Grand Totals	\$3,809,944	\$3,794,833	\$7,604,777	\$8,925,126	\$1,471,664	\$10,396,790		36.65%	(\$2,792,013)	19.35%

Type of Project Expenditure:

B	Budgeted in Public Improvement Program
C	Completed Project (Actual Expenditure)
E	Estimated cost of project

Comprehensive Plan Update

Peachtree City, Georgia

2001 Report of annexations

Comprehensive Plan Update

Report of Annexations (to date)

Local Government: Peachtree City, Georgia
 RDC: Atlanta Regional Commission (ARC)

General Information		Site Information		Impact on the following Comprehensive Plan elements:							Land Use				
				Population	Housing	Economic Development	Natural and Historic Resources	Community Services and Facilities							
99-002	3/18/99	HUGHES TRACT Bordered on the north, east and west by property within the Town of Tyrone and on the south by the portion of the Sanders tract within Tyrone (Case No. 99-003).		Kedron	\$1,283/ dwelling unit	3.705	AR Agricultural	ER Estate Residential	2.97	1	1 unit/ lot	No impact - property is currently developed as single family	Not applicable	Immediate area accessible to fire, rescue and police. Water via well and sewer via septic system. Overall service levels will not be affected.	Increase in residential acreage, but no detrimental effect to housing numbers as owner has no plans to rezone or re- develop property.

General information		Site Information		Impact on the following Comprehensive Plan elements:										
				Population	Housing	Economic Development	Natural and Historic Resources	Community Services and Facilities	Land Use					
99-003	3/18/99	KING TRACT Bordered on the north by property in Tyrone; to the east by Crabapple Lane; to the south by the portion of the King tract in Peachtree City and to the west by the portion of the Care tract in Tyrone (99-004).	Kedron	\$1,283/ dwelling unit	2.7	AR Agricultural	ER Estate Residential	2.97	1	1 unit/ lot	No impact - property is currently developed as single family	Not applicable	Immediate area accessible to fire, rescue and police. Water via well and sewer via septic system. Overall service levels will not be affected.	Increase in residential acreage, but no detrimental affect to housing numbers as owner has no plans to rezone or re-develop property.
99-004	3/18/99	CARE TRACT Bordered on the north by property in Tyrone; to the south by the portion of the Care tract in Peachtree City; to the east by the portion of the King tract in Tyrone (99-003); and to the west by the portion of the Sanders tract in Tyrone (99-005).	Kedron	\$1,283/ dwelling unit	1.3	AR Agricultural	ER Estate Residential	2.97	1	1 unit/ lot	No impact - property is currently developed as single family	Not applicable	Immediate area accessible to fire, rescue and police. Water via well and sewer via septic system. Overall service levels will not be affected.	Increase in residential acreage, but no detrimental affect to housing numbers as owner has no plans to rezone or re-develop property.

General information			Site Information			Impact on the following Comprehensive Plan elements:								
						Population	Housing	Economic Development	Natural and Historic Resources	Community Services and Facilities	Land Use			
99-005	3/18/99	SANDERS TRACT Bordered on the north by the Hughes tract in Tyrone (99-002); on the east by the portion of the Care tract in Tyrone (99-004); to the west by property in Tyrone; and to the south by the portion of the Sanders tract in Peachtree City.	Kedron	\$1,283/ dwelling unit	3.9	AR Agricultural	ER Estate Residential	2.97	1	1 unit/ lot	No impact - property is currently developed as single family	Not applicable	Immediate area accessible to fire, rescue and police. Water via well and sewer via septic system. Overall service levels will not be affected.	Increase in residential acreage, but no detrimental affect to housing numbers as owner has no plans to rezone or re-develop property.
01-006	9/6/01	WIELAND TRACT Property bordered on the north by unincorporated Fayette County; to the east by the portion of the Wieland tract within PTC; to the south by the Wynnmeade subdivision (PTC); and to the west by the Wynnmeade and proposed North Wynnmeade subdivision (PTC).	Line Creek	\$1,637/ dwelling unit	80	R-75 (Fayette County)	GR-4	160	54	0.8 lots/ acre	No impact - property is currently developed	Approximately 3 acres of wetlands to be dedicated to City as greenbelt	Area accessible to fire, rescue, police, water, sewer and other services. Overall service levels will not be affected. 25 acres donated to Board of Education for elementary school site.	Increase in residential acreage and open space. No detrimental affect to housing numbers, as other areas have been developed below approved densities.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jim Basinger, City Manager 

FROM: Paul Salvatore, Director of Financial Services P.S.

DATE: December 14, 2001

SUBJECT: Public Hearing – Lease/Purchase of Real Property

Pursuant to Georgia state law (O.C.G.A. 36-60-13g), it is required that a public hearing be held in order for the city to enter into a contract for the lease-purchase of real property, such as the GMA Bricks & Mortar contract. The attached spreadsheet identifies the real property (City Hall & Leach Fire Station) that will provide the source of funds, and it also identifies the projects that the funds will be used for. The public may offer comments regarding the Bricks & Mortar contract at this time. We will then move on to the next agenda item, which is to adopt the authorizing resolution for the Bricks & Mortar contract.

**City of Peachtree City
GMA Bricks Mortar Funding Program
Sources Uses of Funds**

Sources of Funds

Property Values (Sale Proceeds)	
<u>City Hall</u>	
Structure	\$2,200,916
Land	<u>\$1,189,898</u>
Total City Hall:	\$3,390,814
<u>Leach Fire Station (#81)</u>	
Structure	\$980,000
Land	\$180,000
Total Leach Station:	<u>\$1,160,000</u>
Total Sale Proceeds:	\$4,550,814
Grand Total:	\$4,550,814

Uses of Funds

<u>Construction Costs</u>	<u>Amount</u>
<u>FY2002</u>	
Tennis Center Expansion	\$2,500,000
Amphitheater Improvements	200,000
Maintenance/Storage Facility (Kedron)	0
South 74 Maint. Building Expansion	0
Neely Station Improvements	427,175
Smoke & Burn Training Facility	394,200
Facility Buildout Plan (City Hall)	<u>148,157</u>
FY2002 Total:	\$3,669,532
<u>FY 2003</u>	
Hwy. 54 W. Utilities Relocation	\$100,000
Kedron Large Pool Resurfacing	50,000
Rockspray Dock/Spillway Bridge	61,000
Concessions/Restrooms (M/P Rink)	0
Weber Sta. Storage & Driveway Repairs	<u>57,000</u>
FY2003 Total:	\$268,000
<u>FY 2004</u>	
Public Works 3-Bay Facility	\$100,000
Gazebo Restoration	50,000
Satellite Auto Shop Facility	228,750
Facility Buildout Plan (Public Works)	<u>234,532</u>
FY 2004 Total:	\$613,282
Grand Total:	\$4,550,814

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jim Basinger, City Manager 

FROM: Paul Salvatore, Director of Financial Services P.S.

DATE: December 14, 2001

SUBJECT: GMA Bricks & Mortar contract

Attached is the Authorizing Resolution to adopt the contract with GMA/First Union to finance various real property projects identified in our capital budget. Council had previously authorized staff to negotiate this contract after selecting First Union through a competitive bidding process.

The city attorney has reviewed the contract, and staff recommends that Council take action to adopt the Authorizing resolution for this contract. The contract closing date is scheduled for Thursday December 27. No further Council action will be required regarding this matter.

AUTHORIZING RESOLUTION

WHEREAS, the Council of Peachtree City has determined that a true and very real need exists for the acquisition of the Facilities described in the Master Lease and Option Agreement, as supplemented by Lease Schedule 1 (collectively the "Lease"), to be entered into between Peachtree City as lessee ("Lessee"), and Georgia Municipal Association, Inc., as lessor ("Lessor"), the form of which has been presented to this meeting; and

WHEREAS, pursuant to the terms of an Escrow Agreement (the "Escrow Agreement"), to be entered into among Lessor, Lessee, and First Union National Bank, as escrow agent (the "Escrow Agent"), the form of which has been presented to this meeting, (1) Lessor will deposit into the Project Fund held under the Escrow Agreement moneys to pay the costs of acquiring, constructing, and installing the Facilities to be leased under the Lease, (2) Lessor will deposit into the Capitalized Interest Fund held under the Escrow Agreement moneys to pay the interest components of Rental Payments under the Lease, and (3) Lessor will deposit into the Delivery Costs Fund held under the Escrow Agreement moneys to pay the costs of executing and delivering the Lease and related documents; and

WHEREAS, in order to raise moneys to fund the deposits with the Escrow Agent described above, Lessor will sell and assign to First Union National Bank (the "Purchaser") certain rights in the Lease and the Escrow Agreement, pursuant to the terms of an Absolute Assignment Agreement (the "Assignment"), to be entered into between Lessor and the Purchaser, the form of which has been presented to this meeting; and

WHEREAS, in order to secure the obligations of Lessee assigned to the Purchaser pursuant to the Assignment, Lessor will (1) grant to the Purchaser a first lien on and first security title to certain real property constituting the Facilities, pursuant to the terms of a Deed to Secure Debt (the "Security Deed"), to be entered into from Lessor to the Purchaser, and (2) assign to the Purchaser its right, title, and interest in and to certain contracts relating to the Facilities, pursuant to the terms of an Assignment of Contract Documents (the "Contracts Assignment"), to be entered into from Lessor to the Purchaser, the forms of which have been presented to this meeting; and

WHEREAS, after careful study and investigation, Lessee desires to enter into the Lease and the Escrow Agreement (collectively the "Contracts");

NOW, THEREFORE, BE IT RESOLVED by the Council of Peachtree City as follows:

1. The forms, terms, and conditions and the execution, delivery, and performance of the Contracts, forms of which have been filed with Lessee, are hereby approved and authorized. The Contracts shall be in substantially the forms presented to this meeting with such changes, corrections, deletions, insertions, variations, additions, or omissions as may be approved by the Mayor of Lessee (the "Chief Officer") or the Mayor Pro Tem of Lessee (the "Deputy Officer"), whose approval thereof shall be conclusively evidenced by the execution of each such Contract.

2. The Chief Officer or the Deputy Officer of Lessee is hereby authorized and directed to execute on behalf of Lessee the Contracts, and the City Clerk of Lessee (the "Attesting Officer") is hereby authorized and directed to affix thereto and attest the seal of Lessee, upon proper execution and delivery of the other parties thereto, provided, that in no event shall any such attestation or affixation of the seal of Lessee be required as a prerequisite to the effectiveness thereof, and the Chief Officer or the Deputy Officer and the Attesting Officer of Lessee are authorized and directed to deliver the Contracts on behalf of Lessee to the other parties thereto, and to execute and deliver all such other contracts, agreements, schedules, supplements, instruments, documents, affidavits, or certificates and to do and perform all such things and acts as each shall deem necessary or appropriate in furtherance of the performance of the Contracts, the investment of amounts held under the Escrow Agreement, and the carrying out of the transactions authorized by this Resolution or contemplated by the instruments and documents referred to in this Resolution.

3. The Mayor and Council of Lessee hereby designate the lease obligation contemplated by Lease Schedule 1 attached to the Lease as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and covenants that such lease obligation does not constitute a "private activity bond," as defined in Section 141 of the Code, and that not more than \$10,000,000 in aggregate principal amount of obligations the interest on which is excludable from gross income for federal income tax purposes (excluding, however, private activity bonds, as defined in Section 141 of the Code, other than qualified 501(c)(3) bonds, as defined in Section 145 of the Code), including such lease obligation, have been or shall be issued by Lessee, including all subordinate entities of Lessee and all entities which issue obligations on behalf of Lessee, during the calendar year 2001.

4. The form and substance of the Assignment, the Security Deed, and the Contracts Assignment, the forms of which have been presented to this meeting, are hereby approved, and Lessee requires that such contracts be entered into by the parties thereto in substantially the forms presented to this meeting with such changes, corrections, insertions, deletions, variations, additions, or omissions as may be approved in writing by the Chief Officer or the Deputy Officer of Lessee, whose approval thereof shall be conclusively evidenced by the execution of the Lease.

5. This Resolution, the Contracts, the Assignment, the Security Deed, and the Contracts Assignment, as approved by this Resolution, which are hereby incorporated in this Resolution by this reference thereto, shall be placed on file at the office of Lessee and made available for public inspection by any interested party immediately following the passage and approval of this Resolution.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 20th day of December 2001.

ATTESTING OFFICER'S CERTIFICATE

I, **JANE S. MILLER**, the duly appointed, qualified, and acting City Clerk of Peachtree City **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on December 20, 2001, by the Council of Peachtree City (the "Governing Body") in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the Governing Body, by a vote of ____ Yea and ____ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the Governing Body, which is in my custody and control.

GIVEN under my hand and the seal of Peachtree City this ____ day of December 2001.

City Clerk, Peachtree City

(SEAL)

POSITION PAPER
Proposed Variance: Bishton Residence, 1303 Laylor Court
Director of Developmental Services
December 10, 2001

Situation:

Ms. Judith Lewis-Bishton owns the property at 1303 Laylor Court, Lot 8 of the Royal Highlands Subdivision. Recently, she installed a fence in her front yard that is more than 4 feet in height, the maximum height allowed by the Fence Ordinance. She has submitted an application for a variance (Attachment "A").

Facts:

1. The fence is installed at or near the front property line and runs the full width of the lot, a distance of about 250 feet.
2. The fence was installed without first obtaining a building permit.
3. A large gate has been installed in the fence at the driveway access to the residence.
4. The height of the fence varies from 4'-6" to about 4'-8" in places.
5. The Ordinance prohibits front yard fences in excess of 4 feet (Attachment "B").
6. The gate is located so close to the street that a vehicle cannot wait at the gate for it to open without partially projecting out into the street. The policy with respect to gated driveways is that the gates should be no closer than 20 feet to the rear of the curb. This one is only about 12 feet.

Recommendation:

The staff recommends that the fence be lowered to comply with the 4-foot height limit. With respect to the gate structure, including the columns, the staff recommends that it be moved back to where it will be at least 20 feet, preferably more, from the rear of the curb. An argument could be made that the gate structure is not the fence and does not necessarily need to comply with the 4-foot height limit. However, in the interest of public safety, it should at least provide space for a medium-sized delivery vehicle to be able to pull entirely off the street and wait for the gate to be opened.

JBW/jir

Attachments "A" - "B"

REQUEST FOR VARIANCE
FENCE ORDINANCE, CITY OF PEACHTREE CITY

This is a request for a variance from the requirements of the Peachtree City Fence Ordinance for the property located at:

LOT 8 1303 LAYOR CT. (ROYAL HIGHLANDS)
PEACHTREE CITY, GA.

The reason this variance is being requested is as follows: McKinney Builders of Newnan
built the entranceway in good faith by us
that code was followed. The wrought iron fence
was likewise built in good faith that Glick
Iron Works obtained the proper permits
and built to code.

Along with this form, the applicant should submit a detailed report justifying the granting of the requested variance. In preparing the report, please consider the following:

Variances from the provisions of this Ordinance may be approved by the City Council if it is determined that they will not cause substantial detriment to the other parties or impair the purpose or intent of this Ordinance; provided, however, that no variance can be granted for a use that is specifically prohibited by this Ordinance within the zoning district in which the property is located.

In making a determination on a variance request, the City Council shall consider the following factors:

- a. Whether or not the special circumstances contributing to the request are peculiar to the particular property involved;
- b. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant; and
- c. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this Ordinance.

I certify that I am the owner or duly authorized agent of the owner of the above described property:

Name: (Please type or Print) JUDITH LEWIS-BISHTON

Address: 1303 LAYOR CT. PEACHTREE CITY

Phone: 770 632 7428

Signature: Judith Lewis-Bishton

This request, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:

Signature: James B. Adkins

Title: ZONING ADMINISTRATOR

Date of Acceptance: NOVEMBER 20, 2001

Date of Public Hearing: DECEMBER 20, 2001

This request for a variance from the requirements is located at 1303 Layor Court in the Royal Highlands subdivision.

The reason for this variance is being requested for the following reasons. McKinney Builders of Newnan built the entranceway, in good faith by us that code was followed. The wrought iron fence was likewise built in good faith that Glick Ironworks obtained the proper permits and built to code.

A) In making a determination on a variance request please consider the special circumstances contributing to the request peculiar to this property. When this house was purchased June 19th, 2001 for \$600,000.00 we were told by the builder that the eight lots in the subdivision were zoned "estate lots." We were told that the zoning laws were slightly different then others areas because of this designation. This came up only because we had talked with the builder about the possibility and desire to build an entranceway and wrought iron fence on the front of the property. We had likewise talked with the builder about putting in a swimming pool and some additional brickwork to the cost of a little over \$11,000.00. All this was done prior^{to} moving into the house. The entranceway that was built was modeled after an entranceway of a home on Robinson Road & Spear Road but not as large. The bricklayers went to that home and took the measurements.

We contacted Glick Ironworks Products in Atlanta to do the wrought iron gates for the front of the home. Glick had done other wrought iron in the neighborhood and came highly recommended. In our interview with Glick we discussed a number of things, the building of a fence around the pool area as well as the front of the house, building permits and work he had done in the area. Our first priority was the gate and then the fence for the pool and front yard. He told us that he built the huge wrought iron gates for Kedron Hills subdivision and was familiar with Peachtree City codes. Again in good faith we were lead to believe from our conversation that he would obtain the permits because I suggested that he go ahead and get the permit for both the gate and front fence. The costs of the gates were \$2,500.00. The cost of the front wrought iron fence was \$8,500.00. While all this is being done, we had our pool built by Dependable Pool Service. They advised us that they would get the permits for the pool and fence around the pool. The fence was built by Brooking Fence. We presumed that this was done as well. Tom Carty did come to the house to inspect the fence that was built around the pool and never mentioned anything about the entranceway was in violation.

- B) This situation for which this request is being made does pose an unnecessary hardship. Again we felt that the McKinney Builders & Glick Ironworks Products went through the proper channels to do this work, which in the end cost a little over \$22,000.00. The front wrought iron fence for the most part of its length is right at four feet; the little decoration takes it three inches over the code. This home is our dream home and we plan to retire in this home. We have endured all the problems one goes through in moving into a new home, but have also endured all the problems that goes along with these additions and now the icing on the cake. A "code enforcer officer" Molly drives by the house sites us with code violations. That in itself was not what rubbed us the wrong way or upset us, it was the lack of knowledge Molly processed in telling us just want the code was and telling us we would probably have to tear the fence down. Molly possessed no tact, it was like pouring salt on an open wound.
- C) There was NO intentional action on our part in the building of our entranceway and fence. We had seen an entranceway on Robinson Road, which we admired, talked with the people that could build what we wanted and was let to believe the permits would be obtained thus assuring it would be up to code. At no time did we try to circumvent the system.
- I would like to add that in no way does this fence or entranceway look out of place, but enhances the subdivision. It is consistent with a house of this size and property. We have received a number of complements from neighbors about the enhancements we have made since moving in. We even received complements from some to the various workers about the entranceway. Brooking Fence wanted the name and phone number of the wrought iron contractor because of the quality of his work.

PROPOSAL FOR FRONT FENCE AND GATE AT 1303 LAYOR COURT

Materials are brick and wrought iron. Consistent with "estate zoning"
See illustration #1 for overview.

From inside the property looking towards the street the left section of the driveway consists of a 57' long section of wrought iron fence. At the property line and the end of the 57' section is a 15' section at a 90-degree angle of the wrought iron fence going into the property.

The wrought iron fence consists of 7' wide sections that have vertical bars that are 4'3" tall and 5" apart

See illustration #2

The 57' section of wrought iron fencing is anchored into a brick section of entranceway to the property at the driveway. The low point of the entrance way is 4'9" in height and is a 2' x 2' square pillar effect. Next to the driveway is another pillar that is 6'4" in height matching pillar and topped with an entrance light. In between the two pillars is a section of brick that has a sweeping up effect that correlates with the height of the pillars, starting at 3'8" on the lower end to 4'10" on the higher end and is 8'8" in length.

See illustration #3

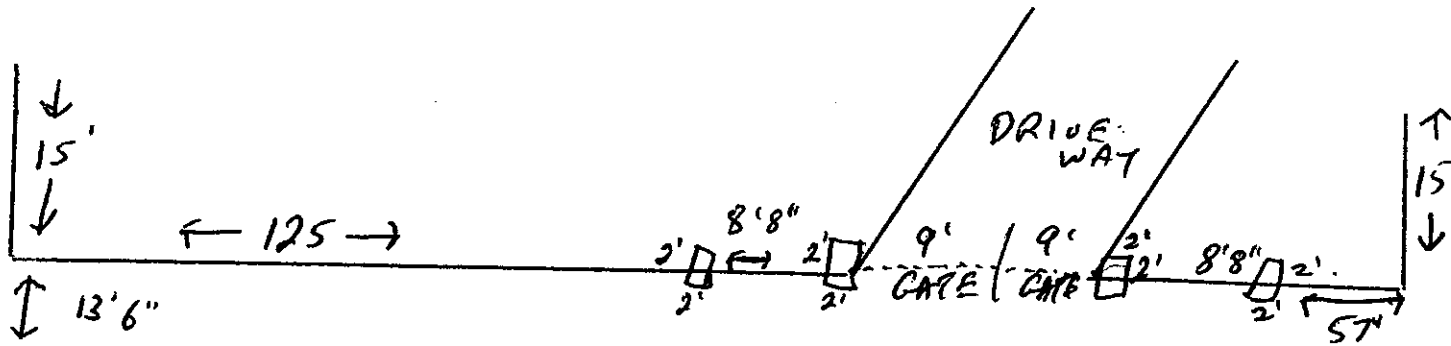
There is an 18' wide drive driveway

Again from inside the property looking to the street on the right side of driveway a matching brick entranceway in reverse of illustration #3

The right-sided entranceway anchors a 125' section of wrought iron fence that on the end has a 15' section going into the property at a 90-degree angle. This matches the left side described above.

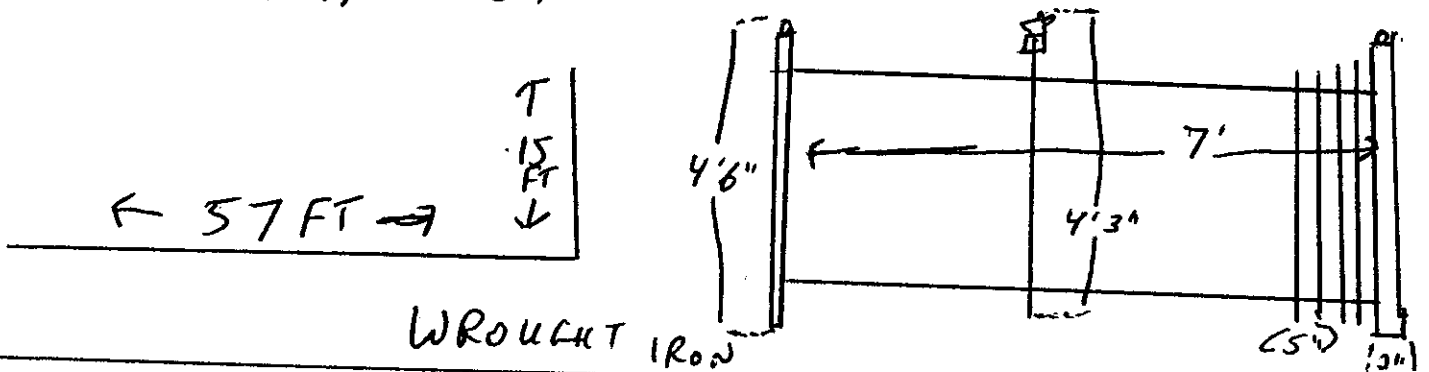
Between the two pillars on either side of the driveway will be two wrought iron gate panels. Each panel will be 9' wide and have the same sweeping up effect as the brick entranceway. The panel is 6'8" at the lowest height and 7'5" highest height. The vertical bars are 6" apart.

See illustration #4



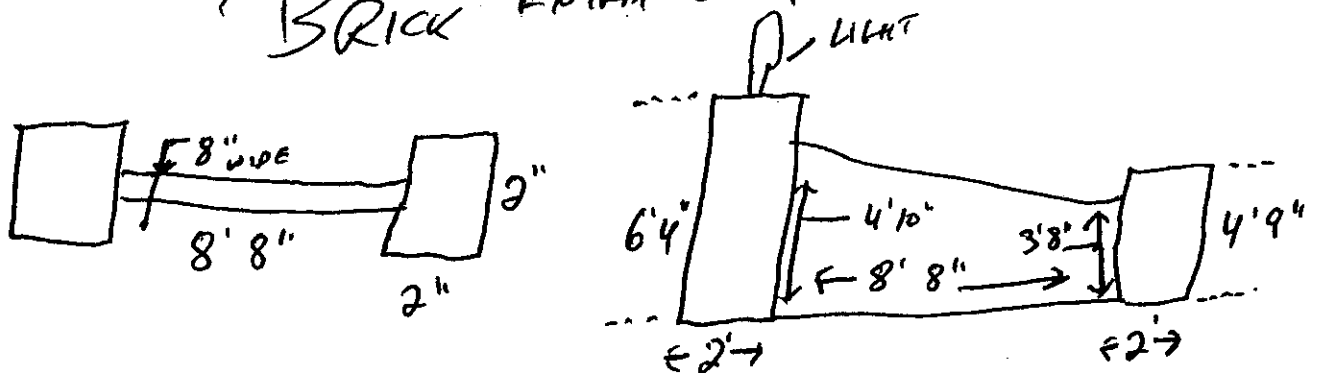
1303 LAYOR CT

②

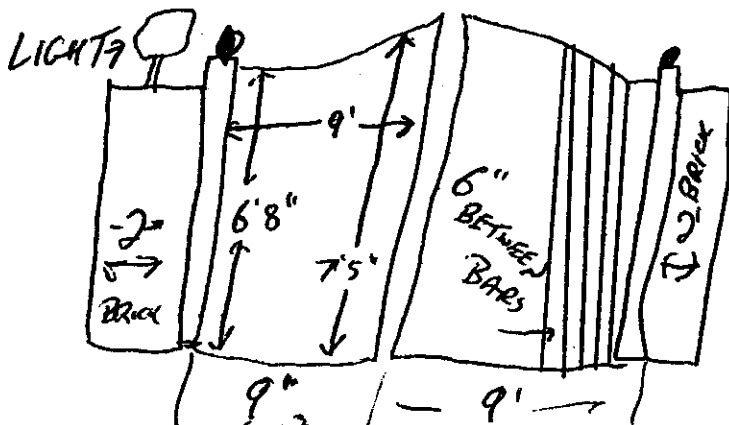


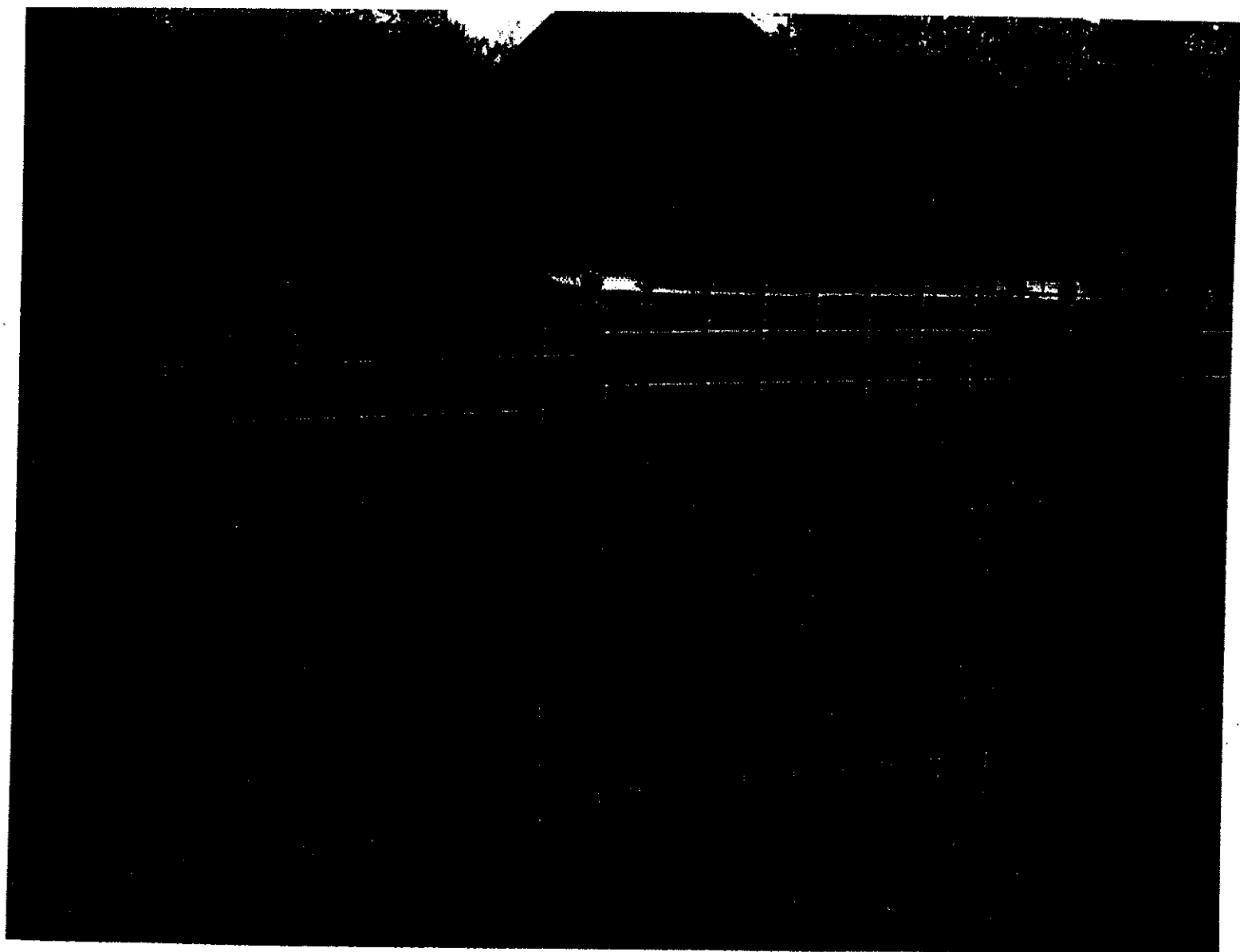
BRICK ENTRANCE WAY

3



4.





Sec. 18-341. Residential standards.

(a) The standards in this section shall apply to all fences in the following zoning districts: R-1, R-10, R-12, R-15, R-22, R-43, ER, GR, VR, UR, AR and OS.

(b) No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court or some other similar special-purpose facility, a fence not to exceed ten feet in height may be erected on the condition the site plan for the special purpose facility is first approved in accordance with the site plan review process in the land development ordinance, appendix B to this Code.

(c) Unless further restricted by this article, no fence within a required side or rear setback area shall exceed six feet in height; however, if due to variations in topography or if the fence contains decorative features such as newels, finials or scallops, it may exceed six feet in height, but in no case shall it exceed seven feet in height.

(d) No fence comprised of metal parts shall be installed in a residential area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.

(e) No fence in excess of four feet in height shall be installed within the required setback area that adjoins a street right-of-way. In addition, no fence in excess of four feet in height shall be installed within a residential front yard.

(f) No fence installed in a residential front yard shall be constructed of any material that restricts the view through such fence by more than 50 percent of the total barrier as viewed from the street.

(g) Except as provided in subsection (h) of this section, no fence which is constructed of wire, including chainlink fencing, shall be installed between the principal structure on a residential zoning lot and any adjoining street right-of-way.

(h) Except in ER estate residential, and AR agricultural zoning districts, no fence permitted in subsection (h) of this section shall be installed in a residential front yard.
(Code 1980, § 5-174(2))

Sec. 18-342. Commercial standards.

(a) The standards in this section shall apply to all fences in the following zoning districts: LC, GC, LUC, and OL.

(b) No fence or portion of a fence shall exceed eight feet in height, unless specifically approved in accordance with the site plan review process in the land development ordinance, appendix B to this Code; however, in no instance shall any fence exceed ten feet in height.

(c) No fence comprised of metal parts shall be installed in a commercial area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.



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: DECEMBER 13, 2001

SUBJECT: LOW SPEED ELECTRIC VEHICLES

The city has recently received numerous calls in reference to a new low speed electric vehicle that is being marketed in Peachtree City. This vehicle, as defined by federal and state law, is a motor vehicle and not a golf cart. This requires that it be issued a motor vehicle tag, carry automobile insurance, and be operated only by an individual that has a valid driver's license. This vehicle can be operated on any city street with a speed limit of 35 MPH or less unless restricted for safety reasons. Our ordinance does not allow them to be operated on our cart paths because motor vehicles are restricted on them. Also, this vehicle has two speeds, one set at 15 MPH and the other at 25MPH. We had asked the city attorney to review all federal and state laws, and their findings are part of this information package. Please find the police department recommendation listed below.

This low speed vehicle is a motor vehicle and must abide by all state and local laws that require tags, insurance and drivers license of the operator while in operation either on the city streets or cart path system. They must also meet all other state laws required of all motor vehicles while in operation.

We recommend that they be allowed to be used on the golf path system within the city, as long as they are operated in the low speed setting while in operation on the paths. The 25MPH can be used on all approved city streets. Our testing indicates that it would be dangerous and unsafe for them to operate at 25MPH on the paths and we are suggesting a hefty fine for anyone found in violation. The sales representative had agreed to attach a

warning label to the inside of the vehicle outlining the requirements for golf cart usage on the cart path system (low speed setting), and will provide each buyer with a copy of our ordinance.

Peachtree City is a leader as an environmentally friendly community and welcomes the chance to be on the cutting edge with having clean air. On the other hand, we also wish to provide the safest possible environment for our citizens. I feel by adopting the proposed changes to our ordinance, we will accomplish both and recommend it.

CC: City Manager

WEBB, LINDSEY, COLLINS, JONES & WADE, LLC

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Other licenses:
* Florida
† Illinois

December 12, 2001

MR. Jim Basinger
City Manager
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

re: Low-Speed Motor Vehicles

Dear Jim:

You have asked me to research the law as it may relate to slow moving vehicles (LSMV). The vehicle can operate at speeds as high as 25 miles per hour. I have listed the issues below.

1. Must a LSMV be registered with the state?
2. Is a driver's license required to operate a LSMV on Peachtree City streets?
3. Is a LSMV subject to federal motor vehicle safety standards?

Definitions

Both registration and licensing requirements of motor vehicles are governed by Title 40 of the Georgia Code, which defines a "motor vehicle" as any self-propelled vehicle. 40-1-1(33). Both golf carts and LSMVs fit the definition of "motor vehicle." Consequently, requirements in Title 40 governing motor vehicles apply to golf carts and other LSMVs, absent any exceptions in the statute.

Title 40 contains certain special rules for "motorized carts." A "motorized cart" is defined as a "motor vehicle having no less than three wheels and an unladen weight of 1,300 pounds which cannot operate at more than 20 miles per hour and which is designed to carry not

Georgia law pertaining to off-road vehicles may apply. Cities may adopt ordinances "consistent with state law" to regulate the zone of use for off-road vehicles. Ga. Code Ann. 40-7-5(a). Under this provision the City has authority to determine where off-road vehicles may be used. An "off-road vehicle" is any motorized vehicle designed for or capable of cross-country travel on land or other natural terrain and not intended for use predominantly on public roads. Ga. Code Ann. 40-7-3 A golf cart is designed for or capable of cross-country travel over natural terrain and is not intended for use predominantly on public roads. However, the law excludes golf carts from the definition of off-road vehicle "while such vehicles are being used exclusively for their designed purpose." The designed purpose of a golf cart is to carry golfers across a golf course. When used as transportation on city paths and streets, a golf cart is not being used exclusively for its designed purpose. Therefore, a golf cart as used in Peachtree City is an off-road vehicle. Ga. Code Ann. 40-7-3. In contrast, a LSMV is intended for use predominantly on public roads and is not designed for travel over natural terrain, and so is not an off-road vehicle. Ordinances pertaining to golf carts pursuant to Chapter 7 would not apply to LSMVs.

Federal Safety Regulations

In 1998 the National Highway Transportation Safety Administration (NHTSA) issued a rule establishing safety standards for "low speed vehicles." 49 CFR 571.500. Low speed vehicles are required to have, among other things, seatbelts, headlamps, brake lights, turn signals, and parking brakes. The rule applies only to those vehicles with top speeds between 20 and 25 miles per hour. The rule therefore applies to the new LSMV. In the preamble to the final rule the NHTSA made it clear that the rule was not intended to apply to standard golf carts, which typically cannot reach speeds of 20 miles per hour. Vehicles that are not capable of exceeding 20 miles per hour are subject only to state and local safety requirements.

Best regards.

Sincerely,

WEBB, LINDSEY,
COLLINS, JONES & WADE, LLC

Richard P. Lindsey

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND SECTION 78-91 *et seq.* OF THE PEACHTREE CITY CODE OF ORDINANCES TO MAKE PROVISIONS FOR THE USE OF LOW SPEED MOTOR VEHICLES AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, and it is hereby ordained by the authority of the same, that Sections 78-91 *et seq.* be amended as follows:

78-91 The city council finds that all ~~public~~ streets and paved recreational paths located within the territorial boundaries of the city and under its jurisdiction are designed and constructed so as to safely permit their use by ~~regular vehicular traffic and also the driving operators~~ of motorized carts, electric bicycles, and low speed motor vehicle ("LSMV"), except as stated elsewhere in this article. "Motorized carts" are defined as those electric and gasoline-powered pleasure carts, commonly called golf carts, which do not exceed 20 miles per hour. ~~These are the only carts authorized for use under this article.~~ "Electric bicycles" ~~shall include only~~ are defined as those single person bicycles powered by an electric motor which will not propel the bicycle at a speed in excess of 20 miles per hour on a flat surface carrying 150 pounds. ~~These are the only~~ No other electric bicycles are authorized for use under this article. "LSMVs" are defined as those four-wheeled vehicles whose top speed exceeds 20 miles per hour but does not exceed 25 miles per hour and which possess some mechanical, electrical or similar system other than merely decreased pressure on the accelerator wherein the vehicle's top speed can be prohibited from exceeding 20 miles per hour by the operator.

78-92(e) LSMV. No LSMV shall be operated on the paved recreational paths or streets located within the territorial boundaries of the city unless it is legally registered according to laws of the State of Georgia.

78-93 (i) It shall be unlawful for the owner of any motorized cart or LSMV or any other person operating, employing, permitting the use of or otherwise directing the use of such motorized cart or LSMV to operate or permit the operator of any motorized cart or LSMV to drive over the recreational paths, streets or those areas accessible by the public in the city in violation of this article.

78-93 (j) LSMV. Only persons possessing a valid license issued by the State of Georgia, other state of the United States of America, or international agency which permits such person to operate a motor vehicle on the highways of the State of Georgia may operate a LSMV on the paved recreational paths or streets located within the territorial boundaries of the city.

78-93 (k) No LSMV shall be permitted to operate on, over, along, or across Highway 74, Highway 54, Peachtree Parkway or Crosstown Road between Peachtree Parkway and Highway 74 within the boundaries of the city except where authorized crossings are provided. No LSMV shall be permitted to operate

on any street of which the posted speed limit exceeds 35 miles per hour. Except as prohibited above, LSMVs shall be permitted to cross over streets of which the posted speed limit exceeds 35 miles per hour.

78-94 (10) LSMV provided that the vehicle is operated only in a mode or other restriction which does not allow the vehicle to exceed 20 miles per hour.

78-95 (11) Un-registered LSMV.

78-96 (k) Seat belts on LSMVs shall be worn by all occupants at all times the vehicle is moving.

78-98 (b) Any violation of section 78-93 (b), (c), or (d) shall be charged against the registered owner of the motorized cart, and all fines and penalties shall be levied against the registered owner of the golf motorized cart as follows:

- (1) For the first offense, a fine of not less than \$250.00.**
- (2) For the second offense, a fine of not less than \$500.00.**
- (3) For a third offense committed within one year of conviction for a second offense for a motorized cart, a fine of \$1,000.00, and the registered owner's golf motorized cart registration shall be revoked. The registered owner or family member cannot thereafter register a golf motorized cart for use in the city for a period of two years following the third conviction.**

78-98 (c) Any violation by an operator of an LSMV shall be charged against the operator according to the provisions of Title 40 of the Official Code of Georgia and this Code. Any violation by an owner of an LSMV shall be charged against the owner according to the provisions of Title 40 of the Official Code of Georgia and this Code.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Done, Ratified and Passed on this _____ day of _____ 2002.

Mayor

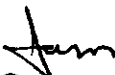
City Council

City Clerk Attest

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Councilmembers

VIA: Jim Basinger 

FROM: Jane Miller 

DATE: December 13, 2001

SUBJECT: Public Safety Retirement Program

As you know, a committee comprised of Mayor Lenox, Councilmember Fritz and several staff members have been reviewing the possibility of proposing an early retirement program for public safety personnel. Some preliminary data has been obtained, but we are still awaiting additional actuarial study information. This information is not available to make a recommendation at this time. Therefore, staff requests that this agenda item be delayed until all information is available and a recommendation can be made. We further request that Council appoint one or more elected officials to serve on the committee for next year.

/jsm

cc: Chief Lohr
Chief Murray
Lt. Mundy