

City Council of Peachtree City
Agenda
December 1, 2011
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Recognize Trinity Jones for Lifesaving Actions
- IV. Citizen Comment**
- V. Agenda Changes**
- VI. Minutes**
- VII. Consent Agenda**
 - 1. Consider Policies with Respect to Tax-Exempt Debt for Peachtree City**
Policy to support achievement of post-issuance compliance with all applicable federal and state laws, rules and regulations related to issuance of tax-exempt debt
- VIII. Old Agenda Items**
 - 01-11-09 Reconsider Modifications to Hotel/Motel Tax Distribution Structure**
Continued indefinitely on 6/16/2011
 - 09-11-04 Consider Amendments to Section 1130 of the Land Development Ordinance Regarding the Tree Removal Permit Process**
Proposed amendments would streamline process for obtaining tree removal permits for tree removal on residential property
- IX. New Agenda Items**
 - 12-11-01 Public Hearing – Consider Request to Rename a Portion of the Former Rockaway Road to Meade Field Drive**
City desires to rename a portion of the former Rockaway Road to Meade Field.
 - 12-11-02 Public Hearing – Consider Request to Name an Existing Access Drive to Fieldhouse Lane**
City desires to name the existing access drive to the Kedron Fieldhouse & Aquatic Center
 - 12-11-03 Public Hearing – Consider Variance Request, 110 Lanyard Bend**
Applicant desires to construct a covered, screened porch within the rear building setback
 - 12-11-04 Consider Bid – Rescue 8 Replacement**
Bid opening held November 22. Recommendation to be ready November 30.
 - 12-11-05 Discuss Kroger Request to Amend Alcohol Ordinance for Wine Tastings**
Request from Kroger to amend alcohol ordinance to permit in-store wine tasting events
- X. Council/Staff Topics**
Hot Topics Update
- XI. Executive Session**

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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

Via: City Manager 

FROM: Financial Services Director P.S.

DATE: November 22, 2011

SUBJECT: Adopt Policies With Respect to Tax-Exempt Debt for Peachtree City
December 1, 2011 City Council Meeting

Recommendation:

Adopt the attached Policies with Respect to Tax-Exempt Debt for Peachtree City.

Discussion:

The City recently issued bonds to refinance the 2004 Library G.O. Bonds. The attached policy is intended to support the achievement of post-issuance compliance with all applicable federal and state laws, rules and regulations related to the issuance of tax-exempt debt. This policy will supplement the existing City Debt Policies. We have been urged to adopt these policies by bond counsel, so adoption is recommended.

Budgetary Impact:

N/A

POLICY WITH RESPECT TO TAX-EXEMPT DEBT

OBJECTIVE

To comply with all applicable federal and state laws, rules and regulations related to the issuance of tax-exempt debt (the "Debt").

SCOPE

This policy applies to all Debt issued for the benefit of the City and its related entities.

POLICY

The City shall comply with all federal and state laws, rules and regulations related to the issuance of Debt.

RESPONSIBILITY

The Financial Services Director shall be administratively responsible for the policy.

DISSEMINATION AND TRAINING

The policy shall be disseminated to all personnel in the finance department and to the auditor.

REVIEW

The policy shall be reviewed and revised annually by the Financial Services Director and redistributed to all personnel in the finance department and to the auditor.

PROVISIONS

Record Keeping

All records relating to the Debt needed to comply with Section 6001 of the Internal Revenue Code of 1986, as amended (the "Code") shall be maintained. These records shall be kept in paper or electronic form and shall include, among other things, (i) basic records relating to the transaction (including the bond documents, the opinion of bond counsel, etc.), (ii) documents evidencing the expenditure of the proceeds of the Debt, (iii) documentation evidencing the use of Debt-financed property by public and private entities (e.g., copies of management contracts, leases and research agreements) and (iv) documentation pertaining to any investment of Debt proceeds (including the purchase and sale of securities, SLG subscriptions, yield calculations for each class of investments, actual investment income received from the investment of the proceeds of the Debt, guaranteed investment contracts and rebate calculations. Such records must be maintained as long as the Debt is outstanding, plus three years after the final payment or redemption date.

Use of Proceeds

A list of all property financed with the proceeds of the Debt shall be created and maintained. The use of such property shall be monitored to ensure that such use does not constitute "private business use" within the meaning of the Code. Without limiting the foregoing, each contract, including but not limited to management contracts and leases, relating to such property shall be

reviewed by legal counsel prior to the execution of such contract. The list of property shall be reviewed at least annually to ensure that none of the property has been sold.

Remedial Action

In the event that property financed with the proceeds of the Debt is used in a manner that constitutes "private business use" or the property is sold, the remediation provisions of Treasury Regulation § 1.141-12 shall be carried out.

Yield Restriction

If bond counsel advises that a fund or account needs to be yield restricted (*i.e.*, not invested at a yield in excess of the Debt), the moneys on deposit in such fund or account shall be invested in United States Treasury Obligations – State and Local Government Series, appropriate "yield reduction payments" shall be made if permitted by the Code or the Financial Services Director shall establish other procedures to ensure that such fund or account is yield restricted.

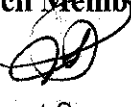
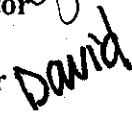
Rebate

At the time the Debt is issued, the Financial Services Director shall determine if he or she reasonably expects that one of the arbitrage rebate exceptions will be satisfied. If the arbitrage rebate exception relates to the time period over which the proceeds of the Debt are spent, the Financial Services Director shall verify that the appropriate expenditures have been made at each milestone. If one of the milestones is not satisfied or the Financial Services Director does not reasonably expect that one of the arbitrage rebate exceptions will be satisfied, an outside arbitrage rebate consultant shall be retained.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Code Enforcement Supervisor 
Interim Community Services Director 

FROM: Planning and Zoning Administrator 

DATE: November 21, 2011

SUBJECT: Proposed amendments to Article XI, Vegetation Protection and Landscape Requirements the Peachtree City Land Development Ordinance.
December 1, 2011 City Council Agenda

Recommendation:

That Council adopt the amendments as proposed to Article XI, Vegetation Protection and Landscape Requirements of the Peachtree City Land Development Ordinance with an effective date of January 1, 2012.

Discussion:

At the November 17 City Council meeting, Staff presented a Frequently Asked Questions (FAQ) document to Council which outlined the amendments being proposed to the residential tree removal process. The intent of the FAQ was to solicit feedback prior to amending the actual ordinance.

The attached ordinance has been amended to reflect the items mentioned within the FAQ as well the necessary housekeeping items. Staff is also presenting an amended FAQ document as well as the new tree removal permit application for consideration.

We are planning to use the month of December to inform the public and tree removal companies of the changes being proposed through the weekly Update as well as the local news media, with the intent of implementing these new procedures effective January 1, 2012. We are also proposing that administration of the tree removal process switch from Code Enforcement back to the Planning and Zoning Department.

Budget impact:

There are no budget impacts associated with this request.

AN ORDINANCE TO AMEND ARTICLE XI VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE, AS AMENDED, TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR PRESERVATION OF SPECIMEN TREES; TO PROVIDE FOR LANDSCAPE PROCEDURES FOR RETAIL, COMMERCIAL AND INDUSTRIAL PROPERTIES; TO PROVIDE FOR TREE PROTECTION ON PUBLIC PROPERTY; TO PROVIDE FOR PRESERVATION ON RESIDENTIAL PROPERTY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article XI of the Peachtree City Land Development Ordinance, as amended, Vegetation Protection and Landscape Requirements, be further repealed in its entirety and amended as follows:

ARTICLE XI.

VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE

DIVISION 1. GENERAL

Section 1101. Purpose.

Intent of article and declaration of public policy. The guiding presumption behind this article is the belief that the natural environment has significant value in and of itself, and that all reasonable measures available should be used in the preservation of that environment, consistent with the continued development of a viable Peachtree City.

The city council of Peachtree City, therefore, declares it to be public policy to:

- (a) Aid in stabilizing the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retardation, while at the same time aiding in noise, glare, and heat abatement.
- (b) Assist in providing adequate light and air by preventing overcrowding of land.
- (c) Provide visual buffering and enhance beautification of the city.
- (d) Safeguard and attempt to enhance property values and, in so doing, protect private and public investment.
- (e) Preserve, protect and further the unique identity and environment of the City of Peachtree City, and, thereby, preserve the economic base attracted to the city by such factors.
- (f) Recognize that the protection and enhancement of the natural beauty, environment, and greenspace within Peachtree City contributes to the economy, as well as provides a truly necessary aesthetic balance to the development of an urban setting.
- (g) Conserve an ever-dwindling supply of energy, by the preservation and enhancement of the natural environment.

- (h) Protect the atmosphere, lands, and water from pollution, impairment or unnecessary destruction.
- (i) Protect natural vegetation except where its removal is necessary for responsible property development or control of disease and infestation. This article shall serve to dissuade the unnecessary clearing of land and its disturbance, so as to preserve, insofar as possible, the natural and existing growth of vegetation, and to replace whenever possible the removed foliage with new vegetation.
- (j) Protect vegetation within the intermediate regional floodplain and for a minimum ten feet from the banks of those streams not having defined intermediate regional floodplain elevation contours, so as to assist in the retention of stormwater runoff and the control of erosion, including particularly the protection of stream bank stability by vegetation or restoration.
- (k) Preserve protected and specimen trees or stands of trees which are exceptional representatives of their species either in terms of size, age or unusual botanical quality, and encourage the good care of same through properly applied forestry practices.
- (l) Protect and supplement existing vegetation within greenbelts, open space, recreation areas, protected areas, and scenic roads where feasible.
- (m) Encourage and promote the use of native and drought tolerant plant material on all development sites.

Section 1102. Definitions.

- (a) *Administrative guidelines.* The written guidelines incorporated into this Article by reference, as may be adopted, amended, altered or revised hereafter which constitutes the rules for implementation of this Article.
- (b) *Buffer.* An area consisting of landscaping, walls, fences or berms designed to visibly separate one use from another through screening and distance to shield or block noise, light, glare, or visual or other conditions or to reduce air pollution, dust dirt or litter.
- (c) *Caliper.* A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of six inches (6") above the ground for trees up to and including four-inch (4") caliper and twelve inches (12") above the ground for trees larger than four inches (4") caliper.
- (d) *City.* The City of Peachtree City, a municipal corporation wholly located within Fayette County, Georgia.
- (e) *Clearing.* The removal of vegetation from a property, whether by cutting or other means.
- (f) *Clear cutting.* The broad removal of all trees or vegetation from a particular area.
- (g) *Developable area.* That area of an overall project site that can be developed with buildings, parking lots, driveways, service courts or other impervious surfaces. The developable area does not include those areas designated as tree save and/ or landscape buffers, undisturbed buffers, no impervious buffers, delineated wetland or floodplain areas, stream buffers, designated open space, watershed protection buffers or other areas of a project site that cannot be developed.
- (h) *Development activity.* Any alteration of the natural environment which requires the approval of a development or site plan and issuance of a development permit.
- (i) *Development permit.* A permit issued by the city that authorizes development activity and includes, but is not limited to, a clearing permit, grading permit, land disturbance permit or building permit.
- (j) *Diameter at breast height (dbh).* The standard for measuring the size of existing trees on a site. The diameter is determined by measuring around the trunk (circumference) at 4.5

feet above the ground and dividing this number by 3.14, where the diameter of the tree trunk is measured at a height of four and one half feet (4 1/2') above the ground.

- (j)
- (k) *Drip line.* A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground.
- (l) *Drip line area.* The total area underneath a tree which would encompass all drip lines.
- (m) *Greenbelt.* An area of land owned by the city which shall remain undisturbed, insofar as possible, from its natural state to form a screen or buffer.
- (n) *Groundcover.* Natural plant material such as vines, shrubs, or grasses which would not normally attain a height of more than two feet.
- (o) *Impervious surface.* A surface which does not percolate water, or any man-made structure or device which is designed to hold water. These include all buildings and asphalt or concrete parking areas, driveways, roads, service courts, sidewalks, stormwater detention ponds or similar structures, and any areas of concrete or asphalt and/ or water bodies.
- (p) *Infected tree or vegetation.* Any tree or plant that, due to evidence or existence of disease, pests, or other infectious elements may, in the opinion of the city landscape architect, would be a detriment to other vegetation, roads, right-of-way, easements or structures.
- (q) *Infested tree.* See infected tree.
- (r) *Landscape plan.* A written plan with drawings by the applicant or his agent with details of tree locations, tree removals, and tree replanting, with each tree designated as to species or common name on each parcel to be developed. Plan shall comply with this tree ordinance and administrative guidelines.
- (s) *Landscaping.* Any additions to the natural features of a plot of ground to restore construction disturbance and to make it more attractive, as by adding lawns, trees and shrubs, etc., to the natural environment.
- (t) *Major thoroughfares.* For the purposes of this division the following streets in Peachtree City are classified as major thoroughfares:

Aberdeen Drive	Holly Grove Road	Peachtree Parkway
Braelinn Road	Huddleston Road	Riley Parkway
Cameron Trail	Kedron Drive	Robinson Road
Crosstown Drive	Kelly Drive	Rockaway Road
Dividend Drive	Kelly Green	Stevens Entry
Ebenezer Road	Line Creek Parkway	TDK Boulevard
Fishers Luck	Log House Road	Walt Banks Road
Flat Creek Road	McIntosh Trail	Windgate Road
GA Highway 54	Northlake Drive	Wisdom Road
GA Highway 74	Old GA Highway 74 (Senoia Road)	
Georgian Park	Paschall Road	

- (u) *Natural vegetation.* Natural vegetation shall connote a generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses, and trees.
- (v) *Natural vegetation area.* That area within the boundaries of a given lot which is devoted to natural vegetation.
- (w) *No impervious buffer.* An area where no manmade structure or surface which prevents the infiltration of stormwater into the ground below the structure or surface may be located. Structures or surfaces which are constructed so as to only minimally affect the infiltration of stormwater are not considered impervious surfaces. These include; playground equipment, picnic tables, and specially designed decks and patios which allow for infiltration of stormwater.
- (x) *Open space.* The total area on a zoning not covered with buildings, driveways, parking areas, service courts, etc. that can or will be landscaped with plant material or maintain natural vegetation.
- (y) *Pervious surface.* All that area of land that can be landscaped or planted, allows natural passage through by water, and is not covered by manmade materials or structures such as buildings and paving.
- (z) *Private lands.* All real properties lying within the city limits of Peachtree City, Georgia less and except lands hereinafter designated and defined as "Public Lands."
- (aa) *Protected areas.* Those areas having unique biological communities including unique wildlife or exceptional vegetation possessing outstanding botanical qualities.
- (bb) *Public lands.* The rights of way of all major thoroughfares within the city, all other lands owned by the city except for the rights-of-way of minor residential streets, and all lands to which the public has free access.
- (cc) *Replacement trees.* Trees that are planted pursuant to this ordinance to replace trees that are removed for any reason.
- (dd) *Scenic roads.* Those roads designated by the city council as deserving special protection from land development because of their scenic beauty, extent of vegetation, or geological formations.
- (ee) *Scenic viewshed.* Those areas designated by city council as deserving special attention to promote and enhance views of existing natural features throughout the city.
- (ff) *Screening.* A method of shielding or obscuring one abutting structure or use from another by opaque fencing, walls, berms, densely planted vegetation or a combination of these materials.
- (gg) *Shrub.* A woody plant or bush of relatively low height (two to six feet), distinguished from a tree by having several stems rather than a single trunk.
- (hh) *Stream buffer.* An area along the course of any state waters to be maintained in an undisturbed and natural condition.
- (ii) *Tree.* A self supporting woody plant having one or more well-defined stems or trunks, a more or less definitely formed crown, usually attaining a mature height of at least ten feet, and a trunk diameter of at least two inches measured at a point four feet above the ground.
- ~~(kk) Tree board.~~ That body established by this ordinance and appointed by the City Council of Peachtree City, Georgia
- ~~(kk)(ii)~~ *Tree, canopy.* Any tree having reached a relatively tall height compared to surrounding trees and vegetation and providing shade from its foliage mass; also individual or tree groups forming an overhead cover. Examples include oaks, red and silver maples, hickory,

beech, pecan, sycamore, sweetgum, poplar, ash, river birch, long leaf pine, loblolly pine and Virginia pine.

~~(kk)~~ Tree damage. Any act which causes a tree to die within two (2) years after commission of the act, including but not limited to damage inflicted upon the root system or trunk as the result of:

- (1) The improper use of machinery on the trees;
- (2) The storage of materials on or around the trees;
- (3) Soil compaction;
- (4) Altering the natural grade to expose the roots or to cover the tree's root system with more than four inches (4") of soil;
- (5) Causing the infection or infestation of the tree by pests, fungus or harmful bacteria;
- (6) Pruning judged to be excess by the city landscape architect or not in accordance with the standards set forth by the International Society of Arboriculture (ISA);
- (7) Paving with concrete, asphalt or other impervious surface within such proximity as to be harmful to the tree or its root system; or, application of herbicides or defoliants to any tree without first obtaining a permit.

~~(ll)~~ Tree, deciduous. Those trees that shed their leaves in fall or winter. ~~Tree, hardwood.~~ Those trees that shed their leaves in fall or winter.

~~(mm)~~ Tree, softwood. Those trees, including broadleaf and conifer evergreens, that maintain their leaves throughout the year.

~~(nn)~~ Tree, evergreen. Those trees, including broadleaf and conifer evergreens, that maintain their leaves throughout the year.

~~(oo)~~ Tree, protected.

- ~~(1)~~ Any deciduous canopy tree 15 inches dbh;
- ~~(2)~~ Any evergreen canopy tree 18 inches dbh;
- ~~(3)~~ Any understory tree four inches dbh.

~~(nn)~~ Tree protection. Barriers constructed around trees at construction sites sufficient to prevent damage or injury to tree trunks, limbs, and roots.

~~(oo)~~ Tree protection zone. The area around a tree corresponding to the larger of the drip line or ten feet from the base of the tree as determined by the city landscape architect.

~~(pp)~~ Tree removal permit. That written authorization or certificate issued by the ~~city planner~~ planning and zoning administrator/city landscape architect or his authorized agent to allow an applicant to plant, cut, prune, or remove trees on public property (not to be confused with a business license to perform such operations on a contract basis).

~~(qq)~~ Tree save and landscape buffer. The portion of a recorded tract of land that shall remain in its natural undisturbed state where no vegetation can be removed or planted without approval of the city landscape architect. ~~The city~~ city landscape architect may permit the trimming of tree branches and the removal of some understory vegetation, noxious weeds and woody plants to open views into the site from adjoining roadways and properties. The city will permit the installation of vegetation in this area which will, in the opinion of the city landscape architect, enhance the appearance of the buffer.

~~(rr)~~ Tree, specimen. Any tree reaching the upper range of the mature diameter and height for that species of tree.

- (1) Any hardwood tree 12" in diameter or larger. A hardwood tree is defined as any tree that loses its leaves in the fall, such as a maple or sweet gum tree.
 - (2) Any softwood tree 10" in diameter or larger. A softwood tree is defined as a tree that is green all year, such as a pine, spruce or cypress tree.
 - (3) Any understory trees 6" in diameter or larger. An understory tree is defined as any tree that grows underneath the canopy of a hardwood or softwood tree, such as a dogwood or redbud tree.
- (ss) Tree, understory. Tree, understory. Those trees that grow underneath the canopy of a hardwood or softwood tree. Any tree, which is of relatively lesser height and spread than surrounding canopy trees, but still provides shade and a degree of protection to the earth and vegetation beneath it. Examples include dogwood, cherry, red bud, sassafras, crabapple, pear, American holly, red cedar, and magnolia
- (tt) Undisturbed natural buffer. The portion of a recorded tract of land that shall remain in its natural undisturbed state where no vegetation can be removed or planted without first obtaining a permit from the city. No herbicides, pesticides, or other chemicals, either natural or manmade can be used in this buffer. The city may permit the trimming of tree branches and the removal of noxious weeds, woody plants or other undesirable vegetation that will not adversely impact water quality. The city will permit the installation of vegetation (not grasses commonly used for lawns) in this area which will, in the opinion of the city, enhance water quality.

Section 1103. Treatment and removal of infected and infested trees.

- (a) Public property. If any tree on public property is infested with insects or infected with a disease detrimental to surrounding vegetation, the city may remove the tree and otherwise control such infection and infestation.
- (b) Private property. It shall be the responsibility of any person having trees on his property to treat and/or remove any infected or infested tree.

DIVISION 2. PROTECTED AND SPECIMEN TREES

Section 1104. Preservation of protected and specimen trees.

It shall be unlawful for any person or corporation to remove or cause the removal of any ~~protected or specimen~~ tree without having first received approval, either through the process of site plan review, in the case of new development, or in the form of a tree-removal permit.

- (a) Approval through site plan review. When site plan review by the Planning Commission is required for any development, the actual or schematic locations of all ~~protected or~~ specimen trees shall be shown on all site plans by location, species and size. The site plans shall be submitted to the ~~city planner~~ planning and zoning administrator for evaluation and recommendation before submission to the Planning Commission. All site plans shall also include those requirements listed under tree removal application requirements (1103(b)) ~~herein~~. Final approval of the site plan shall constitute approval for removal of any ~~protected or specimen~~ trees impacted by development on the site plan.
- (b) Application for permit to remove ~~protected or specimen~~ trees. The application for a tree removal permit shall be on a form provided by the city for this purpose. An application for the removal of any ~~protected or specimen~~ trees on public or private property shall include the following:
 - (1) A list of the trees to be removed, including diameter, species, and general location on the property. ~~The approximate location of the tree(s);~~

- (2) Photo documentation of each tree to be removed~~The dbh of the trunk of each tree;~~
- (3) General photos of the property showing existing conditions
- (4) A plat of the property identifying all easements, buffers, streams, etc. as well as a general location of all trees to be removed; The approximate crown size of each tree (measured drip line to drip line) and any distinguishing characteristics of the tree(s);
- (5) Certification that all trees to be removed are located on the property of the Applicant. The city may require a surveyor to identify property lines when trees to be removed are located within 5' of the adjoining property line. The species and common name of the tree(s);
- (6) Written authorization from the Homeowner's Association or Community Association, if applicable~~The reason for the proposed removal;~~ and
- (7) Such other information as may reasonably be required by the city planner~~planning and zoning administrator~~. This could include, but is not limited to, a professional arborist's appraisal of the tree's viability and projected life span.

Section 1105. Action on application.

The city planner~~planning and zoning administrator~~ may approve an application for the removal of a protected or specimen tree provided at least one of the following conditions is met:

- (a) The location of the tree prevents the opening of reasonable and necessary vehicular traffic lanes;
- (b) The location of the tree prevents the construction of utility lines or drainage facilities which may not feasibly be relocated;
- (c) The location of the tree prevents reasonable access to the property, if no alternate access exists;
- (d) Allowing the tree to remain would impose an economic burden upon the owner of the property entirely out of proportion with the benefit gained by retaining the tree;
- (e) The tree is diseased, dead or dying to the point that repair or restoration is not practical or the disease may be transmitted to other trees as determined by the city landscape architect or a licensed arborist; and
- (f) There is no reasonable assurance that if the tree is saved with proper construction precautions, it will continue to live as an asset to the site.

Section 1106. Application not required, when.

Approval for removing a protected or specimen tree is not required when at least one of the following conditions is met:

- (a) When removal of a protected or specimen tree is specifically approved by site plan review;
- (b) When any protected or specimen tree sustains irreparable damage and, therefore, constitutes an immediate hazard to human life or property;
- (c) When trees on commercial horticultural properties are to be removed as a direct part of the business conducted on those properties; or
- (d) When public service companies perform normal construction and maintenance.

Section 1107. Enforcement.

Each protected or specimen tree removed without approval, as provided herein, shall be considered a separate offense, which is subject to citation and a penalty as determined by the judge of the municipal court.

For evaluation purposes, the criteria of \$100.00 per caliper inch of trunk as measured at the top of the remaining stump should be used. This dollar evaluation of the damaged tree may be required to be invested on the site as commensurate replacement plantings.

It could also be considered permissible to replace a removed tree with a number of smaller trees of the same species, provided the combined caliper measurements of the smaller trees is at least equal to the measurement of the protected or specimen tree which was removed.

DIVISION 3.

LANDSCAPE PLAN PROCEDURES FOR RETAIL, COMMERCIAL AND INDUSTRIAL PROPERTIES

Section 1108. Landscape plan requirements.

A landscape plan is required for any development in Peachtree City, other than the development of individual lots for single-family residential purposes, and shall comply with the following requirements:

- (a) A Registered Landscape Architect licensed to practice in the State of Georgia shall prepare the plan.
- (b) All areas not devoted to structures, site development features, and natural vegetation shall be landscaped.
- (c) The plan shall include a detailed calculation of all impervious area on a project site, including total square footage of all buildings, accessory structures, parking areas, drive aisles, service courts, sidewalks, patios, etc. or any area where water cannot penetrate the earth. Stormwater detention ponds or other structures designed to hold water shall be considered impervious surfaces.
- (d) The plan shall include one canopy tree with a minimum trunk caliper of 2 ½ inches measured at 6" above finish grade for every 1,000 square feet of impervious area on the site.
- (e) The plan shall include one understory tree for every 1,000 square feet of impervious area on the site.
 - (1) Deciduous understory trees shall be a minimum of 2" in caliper measured at 6" above finish grade.
 - (2) Multi-trunk trees used as understory trees shall have a minimum of three canes, each of which shall be a minimum of 1" in caliper measured at 6" above finish grade.
 - (3) Evergreen understory trees shall be a minimum of 15-gallon in size or a minimum of six feet (6') in height above finish grade at the time of planting.
- (e) Preservation of existing vegetation within a project site, other than those trees or other vegetation located within tree save and/ or landscape buffers, undisturbed buffers, no impervious buffers, delineated wetland or floodplain areas, stream buffers, designated open space, watershed protection buffers or areas identified for future development is highly encouraged on every development site. For those projects that designate and maintain tree save areas, up to a fifty percent (50%) reduction in the total number of canopy trees may be awarded.

Tree credit shall be determined as follows:

$$\frac{\text{Total SF of project site designated as tree save area}}{\text{Total SF of project site that can be developed}} \times 100 = \text{Potential tree credit (\%)}$$

For example, if the total developable area of a 2.3-acre tract is 1.4 acres (60,984 SF) and the Applicant is proposing to designate 6,500 SF as a permanent tree save area, the potential tree credit is calculated as follows:

$$\frac{6,500}{60,984} \times 100 = 11\% \text{ of potential tree save credit}$$

Tree save credit shall apply to canopy tree replacement requirements only. All understory trees required by this ordinance shall be provided on a project site.

- (g) If a development involves an addition or modification to the side or rear of an existing building or structure which is already properly landscaped, and the addition is not visible from any street, the landscape plan for the new development shall be prepared assuming a 50 percent reduction in the canopy tree replacement requirements. All understory trees required by this ordinance shall be provided for the new development.
- (h) All required landscaping shall be maintained in a horticulturally healthy and aesthetically pleasing manner. All planting beds and lawn areas should include an underground irrigation system with a programmable timer and operational rain shut-off device. If an underground irrigation system is not available, all planting areas shall be located no more than one hundred feet from a watering source and assurances shall be furnished to the city landscape architect that water will be available and appropriate watering shall take place.
- (i) The city landscape architect, upon site inspection and conceptual landscape plan review, may require an applicant to naturalize areas which visually impact public rights-of-way. The intent of this requirement is to supplement tree requirements with small caliper material (one-gallon maximum) in areas where screening or landscape visual continuity is required.

Section 1109. Parking lot design and landscape requirements.

In an effort to ensure the provision of sufficient landscaping within and adjacent to parking areas and buildings, the following criteria has been established:

- (a) All landscaped areas within parking lots shall include curb and gutter and shall be one hundred percent (100%) landscaped with canopy trees, understory trees, evergreen shrubs (not to exceed 3' in height at maturity), groundcover and/ or flowers in mulched beds. Sod or lawn areas shall not be permitted within landscaped islands.
- (b) All internal tree planting islands shall have a minimum width of ten feet (10') measured from back of curb. Planting islands on the end of rows of parking shall be a minimum of twelve feet (12') in width measured from back of curb. The corners of all parking islands shall have minimum curve radii of three feet (3').
- (c) Landscaped areas within and around parking lots must be large enough to provide for the health and continued growth of the vegetation. Curbing shall be provided around all landscaped areas. Trees and shrubs shall be planted a minimum of 30" inside the curb to avoid injury by the overhang of vehicles.
- (d) Parking areas designed to accommodate more than 20 automobiles must install interior landscaped areas so that no more than 12 adjacent parking spaces exist without a landscaped separation of at least ten feet (10') in width measured from back of curb. The city landscape architect and the Planning Commission may allow the placement of more

than twelve (12) parking spaces in a continuous row if the landscaped islands are wider than required and designed to accommodate several canopy trees, shrubs and/ or groundcover.

- (e) Linear planting areas may be used instead of the interior landscaped areas to separate rows of parking. The linear planting areas must be a minimum of ten feet (10') in width measured from back of curb and installed in every other row of parking.
- (f) Landscaping shall not obstruct the view between 24 inches high and 60 inches high on access drives, streets or parking aisles.
- (g) The perimeter of all parking areas shall be landscaped to screen views of cars from adjoining roadways and properties. Evergreen shrubs shall be a minimum of 24" in height from finish grade to the top of the shrub at the time of planting, and shall be installed in staggered rows at no less than four feet on center with no more than two feet between rows of shrubs. A planting area with a minimum width of ten feet (10') measured from back of curb shall be located between all parking lots, driveways or service courts and the adjoining property line.
- (h) Wherever practicable, planting areas shall be located in front of and on each side of all retail, commercial and industrial buildings. Planting areas along the front of buildings shall be a minimum of ten feet (10') in width and planting areas along the sides of buildings shall be a minimum of six feet (6') in width. These areas shall be irrigated and planted with groundcover, shrubs and/ or grass.
- (i) Where sidewalks occur adjacent to parking areas, parked vehicles shall not overhang or extend over the sidewalk. Concrete wheel stops shall be installed within these spaces so that there is no more than eighteen inches (18") between the centerline of the wheel stop and the face of the curb. The city will accept the provision of a six-foot (6') wide sidewalk as long as there is a minimum of four feet (4') of clearance on all areas of the sidewalk.
- (j) Permanent off-street automobile parking shall not exceed 125 percent of the minimum number of spaces required for the approved land use or development as identified in Section 909 of the City's Zoning Ordinance. Should a higher number of parking spaces be provided, the tree replacement requirements calculated for the additional paved surfaces (both impervious and pervious) shall be doubled and reflected on the landscape plan. For those developments that exceed the minimum number of parking spaces required, no more than 60% of the total number of additional parking spaces shall be impervious. Pervious paving shall be required within the remaining parking spaces up to, but not exceeding 125% of the minimum number of parking spaces required.
- (k) Lighting poles and fixtures within landscape islands shall be located and designed in such a manner to accommodate the mature stage of the plant material located within the landscaped island.

Section 1110. Screening requirements

In an effort to properly screen views of parking areas, dumpster enclosures, mechanical equipment and detention areas from off-site and from adjoining properties, the following criteria has been established:

- (a) Heating, ventilation, air conditioning and other mechanical and utility equipment, which is located on, beside or adjacent to any building or development, shall be fully screened from view from streets and adjoining properties. The screen shall exceed the height of the equipment, shall not interfere with the operation of the equipment, and shall utilize building materials and design which are compatible with those used for the exterior of the building.
- (b) Where mechanical and utility equipment is located on the roof of a structure, all devices shall be fully screened from view from streets or adjoining property after grading or other

improvements are made outside or adjacent to the site. Site line studies shall also be prepared which indicate this equipment will be screened from major thoroughfares and collector roads. The ~~city planner~~ planning and zoning administrator may require mufflers or some other noise reducing technique on mechanical and utility equipment on developments adjacent to existing or future residential projects to mitigate noise impact. Utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility shall be screened, to the greatest extent possible, with evergreen plantings or another alternate approved by the city landscape architect. It is noted that certain areas around mechanical equipment and utilities must remain clear based on each utility company's guidelines.

- (c) All trash containment devices, including waste grease containers, compactors and dumpsters, shall be located and designed so as not to be visible from the view of adjacent streets and properties. This type of screening shall be determined based on the proposed location of the trash containment area, existing site conditions, and the type and amount of existing and proposed vegetation on the site. If the device is not visible from off-site, then no screening is required.
- (d) All trash containment areas shall meet the following standards:
 - (1) All trash containment areas shall be enclosed so as not to be seen from off-site and be enclosed with solid metal gates to screen the dumpster and to contain windblown litter.
 - (2) The enclosure shall be a minimum of eight (8) feet in height or two (2) feet taller than the highest point of the waste grease containers, compactors or dumpsters, whichever is greater.
 - (3) The enclosure shall be constructed of material that is opaque and compatible with the design, materials and color selections used on the principal building. The building materials shall be masonry with solid metal gates. Where the interior of the dumpster enclosure will be visible from within or off-site, all unfinished surfaces on the interior of the dumpster enclosure shall be painted or stained black or dark brown.
 - (4) All compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and designed to allow positive drainage. The concrete pad must also extend a minimum of eight feet (8') in front of the enclosure to provide support for the front wheels of the service vehicle. All dumpster pads must conform to Peachtree City Water and Sewerage Authority and Fayette County Health Department regulations.
 - (5) The dumpster enclosure shall contain gates for access and security, which must be maintained in good working order and kept closed when the dumpster is not being used.
 - (6) Where trash containment areas are located adjacent to residential areas, rubber lids shall be specified on all dumpsters. Additionally rubber inserts and rubber feet shall be used on the dumpster to assist in reducing noise when the dumpsters are being emptied.
- (e) Culverts, riprap structures and other storm water-related devices must be landscaped to reduce their visual impact. This landscaping must be evergreen material and approved as a part of the overall landscape plan.

Section 1111. Landscape plan check sheet.

Any landscape plan required by these regulations shall contain the following information:

- (a) Title of project, address of site.

- (b) Site location map, north point, and scale of drawings.
- (c) Name, address and telephone number of owner/ developer.
- (d) Name and seal of Landscape Architect who prepared the plan.
- (e) Planting key: botanical and common name of all plant materials proposed; quantity of each species; size of plant material (caliper, height, width); condition, (i.e., balled and burlapped, container grown, bare root, collected, etc.); and special remarks (number of stems, color or bloom, etc.).
- (f) Estimated cost of landscape improvements: _____.
- (g) Name and location of existing trees to be saved and protected during construction. Indicate all protected and specimen trees to be saved or removed.
- (h) A detailed calculation of all impervious area on a project site, including total square footage of all buildings, accessory structures, parking areas, drive aisles, service courts, sidewalks, patios, etc. or any area where water cannot penetrate the earth.
- (i) Stormwater detention areas, drainage inlets and structures. Floodplain limits shall be shown whenever subject property is within such areas.
- (j) Show names of adjacent property owners, and adjacent land uses. Indicate all required greenbelt and screened areas.
- (k) Provide that planting does not obscure sight distances at intersections. Keep planting below 24 inches and tree limbs above 60 inches.
- (l) Show all pertinent site features: buildings, walks, drives, signs, lighting drains, meter boxes, underground utility lines, curbs, and the available water source for plant maintenance.
- (m) Show calculations on the plan for: total area, area permanently disturbed, and landscaped area (in acres and square feet). Indicate numbers of canopy and understory trees required by ordinance.

Section 1112. Landscape plan submittal process.

For any landscape plan required by these regulations, the following procedures shall be followed:

- (a) A developer shall submit three copies and one 11" x 17" reduction of the landscape plan to the ~~city planner~~ planning and zoning administrator at least fifteen (15) days prior to a Planning Commission meeting.
- (b) The landscape plan shall be submitted once the site is cleared and graded and after the building is under construction.
- (c) The city landscape architect will review the landscape plan. If the landscape plan does not meet the requirements of these regulations, the plan will be returned to the developer with comments and suggestions for correction. If the plan meets the requirements, the landscape plan shall be placed on the next available Planning Commission agenda.
- (d) The ~~city planner~~ planning and zoning administrator shall submit the results of the city landscape architect's review in writing to the Planning Commission.
- (e) The Planning Commission will review the landscape plan, taking into consideration the requirements of these regulations and the city landscape architect's report.
- (f) If the Planning Commission approves the landscape plan, a copy will be returned to the developer with the approval inscribed thereon, along with a notation of any appropriate conditions or review comments.
- (g) If the Planning Commission does not approve the landscape plan, the developer may resubmit, with necessary changes, following the same procedures as if it were an original

application, or he may appeal the decision using the procedures set out in section 1301 of these regulations.

- (h) An approved landscape plan must be implemented prior to the issuance of a certificate of occupancy; or the developer may choose to provide the city planner/planning and zoning administrator with a cash bond or other acceptable security in an amount equal to 125 percent of the city's estimated cost of the required improvements which have not been installed or are not installed in a satisfactory manner.

Upon posting this bond or security, the developer shall have a one-year period in which to complete the required improvements in a satisfactory manner, or the bond or other security shall be forfeited and revoked, and the city shall then take whatever action is necessary to complete the required improvements.

When a developer has installed the required landscaping improvements, he shall request that the city planner/planning and zoning administrator schedule an inspection by the city landscape architect. If the city landscape architect approves the installation, he shall submit a written report to the city planner/planning and zoning administrator, and the project will be released for a Certificate of Occupancy. If the city landscape architect does not approve the plan, he shall submit a report stating his reasons for disapproval so the developer can make the necessary corrections. A fee of \$50.00 each shall be charged for any required re-inspections, and the fee shall be payable in advance of the re-inspection.

- (i) Trees which are used to meet tree replacement requirements and all plant material used to meet the requirements of the approved landscape plan shall be guaranteed for two (2) years after the date of final inspection. Thereafter, it is the responsibility of the property owner to water and fertilize all plant material in order to maintain health and vigor. Failure to maintain the plant material identified on the approved landscape plan at any time during the life of the project shall be a violation of this Ordinance.

Section 1113. Maintenance criteria.

Once the landscape plan has been installed and accepted by the city, the following procedures shall be followed:

- (a) It shall be the duty of any person or persons owning or occupying property subject to this ordinance to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched with a minimum of three (3) inches of fresh mulch at least once each year to prevent weed growth and to maintain soil moisture. Plant materials shall be pruned as necessary to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.
- (b) The following notes shall be required on all landscape plans submitted for review:

"Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance."
- (c) The following statement regarding a landscape maintenance/ management plan shall be placed on each landscape sheet prior to plan approval along with any other specific details applicable to site landscaping:

"A maintenance inspection of trees shall be performed periodically within and at the end of two full years from the date the Certificate of Occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance.

The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not be limited to, fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this ordinance and shall result in issuance of appropriate citations and/ or fines."

- (d) All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. A violation of this section shall subject the violator to a fine as specified within the Land Development Ordinance. In addition to this fine, the owner of the property where a violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.

Section 1114. Plant guarantee requirements.

In order to ensure the plantings approved as a part of the overall landscape plan remain in good health, the following procedures shall be followed:

- (a) The property owner shall guarantee all plant material for a minimum of two (2) years from date of acceptance by the city landscape architect and the issuance of a Certificate of Occupancy. Thereafter, the city landscape architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The Owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this Ordinance. All unhealthy and dead plant material shall be replaced within forty-five (45) days of receipt of such letter in conformance with the approved landscape plan.
- (b) After development is complete, the city landscape architect shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and/ or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.

DIVISION 4. TREE PROTECTION ON PUBLIC PROPERTY

Section 1115. Purpose.

The purpose of this division is to protect, through proper care and policy, the existing urban forest in Peachtree City, Georgia by regulating and controlling the planting, preservation and replacement of trees and shrubbery on public lands within the city, thereby maintaining and enhancing the quality of life for which Peachtree City, Georgia is noted; to reconfirm that the public lands of this city and all trees and

other woody vegetation thereon are and shall remain the sole and exclusive property of all of the citizens of this community for their use and enjoyment; to preserve and protect said public lands and vegetation from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage the citizens of the community to preserve and respect our urban forests and to encourage the replacement of trees on public and private lands in order to maintain this valuable resource as an integral part of this community's environment.

SECTIONS 1116 - 1117 - RESERVED

Section 1116. — Creation and establishment of a tree board.

~~There is hereby created and established a tree board for the City of Peachtree City, Georgia ("tree board") which shall consist of the following:~~

- ~~(a) — The chairman of the Planning Commission, or a designee;~~
 - ~~(b) — The city public services director, or a designee;~~
 - ~~(c) — The city superintendent of public works;~~
 - ~~(d) — The city planner;~~
 - ~~(e) — The city public information specialist; and~~
 - ~~(f) — A maximum of five (5) citizens appointed biannually by the mayor.~~
- ~~(1) — Compensation. Members of the tree board shall serve without compensation.~~
 - ~~(2) — Duties and responsibilities. It shall be the responsibility of the tree board to study, develop, update and administer a written plan for disposition of trees and shrubs on public lands within the city. Such plan shall be presented annually to the mayor and city council and upon their acceptance and approval shall constitute the administrative guidelines for tree preservation and planting within the city. The tree board shall also examine plans submitted pursuant to the administrative guidelines and monitor compliance therewith. The tree board, when requested by the mayor and city council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work. Any person dissatisfied with a decision of the tree board shall have the right, upon proper notice to the tree board, to request a hearing before the city council pursuant to the city's established appeal procedures.~~
 - ~~(3) — Operation. The tree board shall elect a chairperson, a vice chairperson and a secretary. The secretary shall maintain official minutes of all meetings and proceedings. The board shall meet as often as necessary in regular or special meetings. Meetings shall be called and conducted in accordance with the Georgia Open Meetings Law and minutes shall be maintained in accordance with the Georgia Open Records Law. A majority of active members shall be a quorum for the transaction of business.~~

Section 1117. — Administrative guidelines.

~~The tree board shall be responsible for preparing, approving and administering a set of administrative guidelines for tree preservation and planting within the City of Peachtree City. Said administrative guidelines shall provide for the preservation and planting of trees on public lands within the City of Peachtree City and all matters relating thereto including, but not limited to, the requirements for planting and maintaining trees within the city, limitations on paving public lands for driveways or parking, use of pesticides, and applications for grading, building and change of use, permitting, and development and similar matters affecting Peachtree City's urban forest. The administrative guidelines, when approved as provided for herein, shall be considered as a part of this division and be enforceable~~

~~as such. Upon the failure of the tree board to submit to the mayor and city council a new set of administrative guidelines by March 1 of each year, the existing administrative guidelines shall be considered as the guidelines for the current year.~~

~~Funding for the tree plan shall be included as a line item in the City of Peachtree City's 5-year public improvement plan, which is approved annually by the city council.~~

Section 1118. Permits required.

A permit must be obtained from the city before any person, corporation, or association removes, destroys, cuts, sprays, prunes, or plants any tree on public land or performs any work or function which results in disturbing, digging into, compacting or displacing said property, or contracts with another person or corporation to perform such acts. Cutting is defined as the removal or cutting back of limbs from trees or shrubs.

Such permit shall be in addition to all other permits, authorizations, and procedures required by law for work within or along public lands. A written plan for the planting, pruning, cutting, removal or spraying of trees or trenching on public lands must be submitted to the city planner/planning and zoning administrator prior to any work being performed. All such plans shall conform to the administrative guidelines. Failure to submit such a plan and/ or commencing work on public lands without the aforesaid permit shall be considered a violation of this division, except for the City or entities performing work for the City. The city planner/planning and zoning administrator or his designee shall approve the plan and issue the permit. Any application for a permit that is not denied in writing within ten business days of its submission shall be deemed to be granted. The city may impose such permit fees as approved from time to time by the mayor and city council.

Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions should be reported to the city for corrective action. Likewise, it shall be a violation of this division for any person to attach to any tree on public land any rope, wire, chain, sign or other device whatsoever.

Individual permits shall be required for the City of Peachtree City, licensed public utilities, or the Georgia Department of Transportation, in accordance with the preservation and protection requirements contained in this division and the administrative guidelines. Public and private utilities, which maintain and install overhead and underground utilities, including cable television, water, sewer, etc., shall be required to accomplish all such work on public lands subject to this division and administrative guidelines to ensure proper pruning and cutting of trees, including roots.

SECTION 1119 – RESERVED

~~Section 1119. Administrative review.~~

~~Any person may appeal any adverse ruling or order of the city planner to the tree board, who shall hear the matter and make a final decision. Any ruling not appealed within ten (10) business days shall be deemed final.~~

~~Any person may appeal any decision of the tree board to the city council, provided such appeal is made within ten business days of the decision being appealed.~~

~~Appeals to the city council shall be in writing and shall set forth in sufficient detail the ruling objected to and the basis for objection. Appeal hearings shall be conducted in accordance with the policies and procedures established for the operation of the board.~~

Section 1120. Enforcement.

The Peachtree City code enforcement division shall have primary responsibility for enforcing this division. Violation of the provisions of this division shall be an offense against the city and punishable in the manner provided therefore below by citation to the municipal court under section 1-11. In addition to any fine imposed, any person or firm violating the same shall:

- (a) Upon the first offense, replant and maintain for a minimum of one year from the date of installation, trees at the same site equal in size to two times the tree (s) removed, measured at a point four (4) feet above ground.
- (b) For the second offense, and thereafter, by the same party, said party shall be required to plant and maintain for three years trees equal in size to three times the tree(s) removed, measured at a point four feet aboveground.

The type of tree (s), the location of said tree(s), and the time of planting shall be in conformity with a landscaping plan submitted to the tree board and approved by it.

Section 1121. Application of ordinance to private property.

The provisions of this ordinance shall not apply to private property; however, in addition to landscaping requirements imposed by the city's development codes and ordinances, developers and owners of private property are strongly encouraged to promote, develop and protect the existing urban forest within the City of Peachtree City and to use the administrative guidelines in the landscaping of their properties.

**GUIDELINES FOR TREE PRESERVATION ON PUBLIC PROPERTY IN
THE CITY OF PEACHTREE CITY, GEORGIA**

Section 1122. Tree species to be planted.

The following list constitutes the recommended tree species for City of Peachtree City, Georgia. Trees included on this list may be planted on public lands pursuant to a work permit as provided in Section 4 of these guidelines. Other varieties may likewise be approved by the tree board.

Small Trees	Medium Trees	Large Trees
Crabapple (flowering)	Honey locust (thornless)	London Plane
Golden Rain Tree	Cherry (flowering)	Sugar Maple
Callery Pear	English Oak	Willow Oak
Star Magnolia	Red Oak	Sycamore
Redbud	Yellow Poplar	Red Maple
Purpleleaf Plum	River Birch	Sawtooth Oak
Dogwood	Chinese Elm	White Oak
Crape Myrtle	American Hornbeam	Black Tupelo
Saucer Magnolia	Mountain Ash	Southern Magnolia
Wax Myrtle	Sourwood	Bald Cypress
Washington Hawthorn	Double Flowering Peach	American Beech
Nellie Stevens Holly	Serviceberry	Pin Oak
Lace Bark Elm	Zelkova	Scarlet Oak
Smokefree	American Holly	Trident Maple

Yaupon Holly	Yoshino Cherry	October Glory Maple
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Section 1123. Spacing.

When the intent of replanting trees is to re-naturalize public land, the spacing of trees will be in accordance with the three (3) size classes listed above. Small trees, 10-15 feet; medium trees, 20-40 feet; and large trees, 30-50 feet; unless otherwise approved by the city plannerplanning and zoning administrator.

When the intent of planting trees is to achieve a formal landscape, a landscape plan indicating tree spacing shall be submitted to the city plannerplanning and zoning administrator for approval, and may require the additional approval from the city landscape architect.

Section 1124. Distance from streets, sidewalks and paths.

Trees shall be planted a minimum of 12 feet from all streets, a minimum of six feet from all sidewalks, and a distance from the pavement edge on the city's recreational-multi-use paths in accordance with the three (3) size classes listed above, with no tree planted closer to the pavement edge of the path than the following: small trees, three feet; medium trees, four feet; and large trees, six feet.

Section 1125. Distance from street corners, fire hydrants and utility boxes.

No street tree shall be planted closer than 25 feet from any street corner, measured from the point of nearest intersecting rights of way. No tree shall be planted closer than ten feet from any fire hydrant. No tree shall be planted closer than six feet from any utility box.

Section 1126. Utilities.

No trees or other vegetation shall be planted within a utility easement, including sanitary sewer, storm sewer, and drainage easements. The person planting trees or doing any other work as herein described on public lands shall be responsible for determining in advance the location of all underground utilities in the immediate area, including compliance with the "Call Before You Dig Law." When the permitted work is performed, care shall be taken to avoid damaging or breaking any underground or above ground utility lines. If damage is done to any utility line, the person to whom the permit was issued shall be solely responsible for its repair. No tree shall be planted under or near overhead utility lines which will, when fully grown and mature, conflict with those overhead lines and as a consequence require pruning.

Section 1127. Minimum requirements for planting trees on public property.

Unless otherwise approved by the city plannerplanning and zoning administrator, plans for planting required by the tree ordinance shall provide for:

- (a) Planting holes which are two times the diameter of the root ball or container and one and one-quarter (1 1/4) the depth of the root ball or container height;
- (b) Trees staked if they are less than two inches in caliper dbh;
- (c) Planting surrounded by a two-inch soil saucer at the ground line and covered with a minimum of two inches of mulch or appropriate landscaping material;
- (d) The mature size or species shall be considered and in no case shall planting be closer than 30 feet for large trees, 20 feet for medium size trees, and ten feet for small trees. Species selected shall be from the list contained in this ordinance and found to be adaptable,

environmentally suitable to the region and in keeping with good landscape and architectural principles.

Section 1128. Public tree care.

The city may plant, prune, maintain, and remove trees, shrubs, or other plantings on public lands, as necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public lands.

The city shall remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is damaging sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pests. This section does not prohibit the planting of trees by adjacent property owners providing that the selection and location of said trees is in accordance with these guidelines.

DIVISION 5. TREE PRESERVATION ON RESIDENTIAL PROPERTY

Section 1129. Purpose.

The purpose of this division is to encourage the preservation of existing trees and other vegetation on residential property in Peachtree City, Georgia by regulating and controlling the removal of native and planted trees and other vegetation, thereby maintaining and enhancing the quality of life for which Peachtree City, Georgia is noted; to preserve and protect existing vegetation on public lands from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

Section 1130. Procedures for removal of trees and other vegetation on residential property (following issuance of a Certificate of Occupancy).

There is hereby created and established policies and procedures for removal of existing trees and other vegetation on residential property which shall consist of the following:

- (a) Removal of any trees or vegetation over ~~three (3)~~six (6) caliper inches in ~~caliper dbh in diameter~~ conducted on any property within the city limits of Peachtree City shall require a tree removal permit.
- (b) Trees that are less than six (6) inches in diameter may be removed without obtaining a tree removal permit, but only if these trees are not located within a designated tree save and landscape buffer, wetland buffer, stream buffer, watershed protection buffer, conservation easement, etc. It shall be the responsibility of the property owner and/ or tree removal contractor to verify the location of these areas on each lot prior to removing any vegetation.
- (c) Tree removal permits shall not be required to remove underbrush or vines from residential property, as long as said underbrush and vines are not located within a designated tree save and landscape buffer and/ or an undisturbed buffer. Removal of any vegetation from these areas shall require a tree removal permit and shall be coordinated with the city landscape architect.
- (d) If any trees or vegetation over ~~three (3)~~six (6) caliper inches dbh are removed for a fee from any property without a tree removal permit, the property owner shall be subject to appropriate citations and pay a fine of twice the tree removal fee and may be subject to additional penalties and fees.

- (e) Permits shall be obtained by any person or company engaged in the removal of trees for a fee. The ~~city planner~~ planning and zoning administrator or his designee shall review the tree removal permit and inspect the property as necessary prior to removal of any trees. If any trees are removed prior to issuance of a tree removal permit, the property owner shall be subject to citations and pay a fine of two times the tree removal permit, and additional penalties and fees that may be applicable.
- (f) All contractors for tree removal must be bonded, insured and possess a current Occupational Tax Certificate. Each contractor is responsible for presenting current and updated documents to the city landscape architect.
- (g) Tree removal permits expire after three (3) months from the date of issuance.
- (h) The owner of the property shall be solely responsible for removal of all cut logs, brush, debris, or fallen trees, from the premises. Such removal shall occur within thirty (30) days of the date that the tree is cut or falls.
- (i) Any person, firm, corporation, company, or partnership violating any provisions of this Ordinance shall be subject to citations and additional penalties and fees that may be applicable. Where an offense continues from day to day, each day's continuance thereof shall be deemed a separate offense. The owner of a premises, where anything in violation of this Ordinance shall exist, or any person, firm, corporation, company, or partnership who may have assisted in the commission of such violation shall be guilty of a separate offense and, upon conviction thereof, shall be punished as herein provided.
- (j) Every platted residential lot within the city limits of Peachtree City shall plant and/ or maintain no less than two (2) trees at least 2" in diameter within the boundaries of the subject lot. These trees shall be in addition to any specimen trees located on the lot.

Section 1131. Safety standards for tree removal contractors.

The tree removal contractor shall be solely responsible for pedestrian and vehicular safety and control within the work site and shall provide warning devices, barricades, and ground personnel necessary to give safety, protection and warning within the area where tree removal or pruning is to occur. Blocking of public streets or paths shall not be permitted unless prior arrangements have been made with the ~~city planner~~ planning and zoning administrator and is coordinated with appropriate city departments. Tree removal contractors shall follow GDOT and/ or MUTCD protocol when temporarily blocking public streets. Traffic control is the responsibility of the contractor and shall be accomplished in conformance with local, county and/ or state construction standards.

Trees shall be removed in pursuant to current ANSI standards and in accordance with the following minimum requirements:

- (a) Extreme care shall be taken so as to prevent limbs, branches and trunks from falling and creating damage to adjacent homes, driveways, sidewalks, trees, shrubs, streets, paths and other property, both public and private. This type of work is a potentially hazardous occupation and is to be undertaken only by trained personnel or under the supervision of trained personnel, all of whom are covered with workers compensation, property damage, public liability, and completed operations insurance.
- (b) Debris and logs shall not be left on the public right-of-way. It shall be the responsibility of the tree removal contractor to remove and dispose of, in a proper and acceptable manner, all logs, brush and debris resulting from the tree removal operation unless otherwise directed by the ~~city planner~~ planning and zoning administrator. No person shall be issued a tree removal permit unless said person agrees to remove all cut logs, brush and debris from the premises other than those being kept by the property owner.

Removal of such debris shall be performed at the end of each work day. Absolutely no burying of debris on site is permitted. Additionally, no burning is permitted without issuance of a Burn Permit by the City Fire Department.

Section 1132. Pruning of vegetation adjacent to streets and/ or paths.

It shall be the duty of any person or persons owning or occupying property bordering any street or path upon which property there may be trees, to prune such trees in such a manner that they will not obstruct or shade street lights, obstruct passage of vehicles or pedestrians, obstruct vision of traffic control signage, or obstruct views of any street intersection. Any trees that are diseased or insect infested shall be removed, sprayed, or treated in such a manner that they will not infect or damage nearby public vegetation or cause harm to the community or citizens therein. The city landscape architect may order trees on private land that causes obstructions, present insect or disease problems, or otherwise presents a danger to public health or safety be pruned, removed or treated.

Section 1133. Removal of trees and vegetation within designated buffers and greenbelts, prohibited.

Clearing, thinning and/ or removal of any trees or vegetation within designated natural buffers, undisturbed buffers, tree save and landscape buffers, or any protected area on residential lots is strictly prohibited without first obtaining approval from the city landscape architect.

Clearing, thinning and/ or removal of any vegetation within city-owned greenbelts is strictly prohibited. Each removed tree shall be considered a separate offense and will be subject to a citation and/ or fine as determined by the judge of the municipal court. In addition to the citation and/ or fine, the person responsible for clearing, thinning or removal of vegetation within a city-owned greenbelt shall be required to replace the total caliper inches of vegetation removed to assist in re-naturalizing the disturbed areas adjacent to their property. A detailed plant list of all material to be planted must be submitted to the city landscape architect for approval prior to installation, and all plant material must be guaranteed for a period of no less than two (2) years from the date of final acceptance by the city.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this ____ day of _____ 2011.

Donnie O. Haddix, Mayor

Attest:

City Clerk



Please use blue or black ink to fill out this form.

TREE REMOVAL PERMIT

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Permit Fee: \$0.00

Permit # _____

Date Filed ____ / ____ / ____

Issued by _____

Office Use Only

- o Application for this permit grants city staff permission to inspect trees on lot at said location.
- o Homeowner is responsible for verifying property lines.
- o Use of paths and greenbelts for tree removal is PROHIBITED without an approved encroachment permit. For more information call 770.631.2538.

This permit is required prior to removal of all trees greater than six (6") inches in diameter as measured at four and a half feet (4.5') from grade.

All trees to be removed must be visibly marked (spray paint, masking tape, etc) before taking pictures for supporting documents.

Tree removal permits expire 90 days after date of issuance.

LOCATION	Properties in multi-family, commercial, industrial and office districts wishing to remove trees may be required to replace them according to their approved landscape plans.		
	Zoning District: ☐ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office		
	Contact Person _____		
	Address _____		
	Phone # _____		
	Subdivision: _____		Number of trees >6" to be removed?
			☐ Front yard _____ ☐ Rear yard _____ ☐ Left yard _____ ☐ Right yard _____
			Reason for Tree Removal?
			☐ Dead/Dying ☐ Leaning/Dangerous ☐ Construction Area ☐ Nuisance/Hazard ☐ Diseased ☐ Other
			Total trees to be removed: _____

CONTRACTOR	The tree removal company must be listed on the city's website at the time of the tree removal in order to remove any trees within the limits of Peachtree City. Any company who is not on these lists must provide Community Service with a copy of their Occupational Tax Certificate (business license), and a copy of their insurance declaration page. Once this information is provided, the company's name will be added to the list at the beginning of each month.			
	Company Name _____			
	Contact Person _____			
	Phone # _____			
	Contractor on approved PTC vendor list?		HOA Approval?	Specimen Trees to be removed?
☐ No ☐ Yes		☐ No ☐ Yes	☐ No ☐ Yes	
	If no, provide city with copy of business license and insurance	☐ No ☐ N/A	How many?	

SPECIMEN TREES
The following size specimen trees are protected and removal may be denied.

1. Any hardwood tree twelve (12") inches in diameter (dbh) or larger. (Oak, Elm, etc)
2. Any softwood tree ten (10") inches in diameter (dbh) or larger. (Pines, Spruce, etc)
3. Any understory tree four (6") inches in diameter (dbh) or larger. (Bradford Pear, Dogwood, etc)

If a tree is denied because it is specimen, a new application accompanied by a letter from a certified arborist can be submitted to the City Planner.

CHECKLIST	The applicant must submit the following:		*Signature verifies the applicant:	
	1. Completed Tree Removal Permit application (this sheet)		1. Has read and examined <u>Article XI - Tree Protection and Landscape Requirements</u> and the information provided in this application is true and correct.	
	2. A list of the trees to be removed, including diameter, species, and location on the property.		2. Is the owner or legally authorized agent and/or contractor for the property;	
	3. Photo documentation of each tree to be removed.		3. Certifies that all trees to be removed are located within his/her property.	
	4. General photos of the property showing existing conditions.			
	5. A plat of the property identifying all easements, buffers, streams, etc. as well as a general location of all trees to be removed.			
	6. Certification that all trees to be removed are located on the property of the Applicant. The city may require a surveyor to identify property lines when trees to be removed are located within 5' of the adjoining property line.			
	7. Written authorization from the Homeowner's Association (HOA) or Community Association, if applicable.		Signature of Owner/Applicant/Contractor: _____ Date: _____	

FOR OFFICE USE ONLY		Was site visit required? ☐ Yes ☐ No		HOA Approval letter attached? ☐ Yes ☐ No ☐ N/A	
Site visit conducted by: _____		Date: _____		SIGNATURE OF PROPERTY OWNER Signed above? ☐ Yes ☐ No	
REVIEW	APPLICATION:	PLAT:	LIST OF TREES:	TREE PHOTOS:	SITE PHOTOS:
	☐ Approved	☐ Approved	☐ Approved	☐ Approved	☐ Approved
	☐ Resubmit	☐ Resubmit	☐ Resubmit	☐ Resubmit	☐ Resubmit
	☐ Denied	☐ Denied	☐ Denied	☐ Denied	☐ Denied
Comments or Conditions:					APPROVAL Name: _____ Date: _____ ☐ Approved ☐ Denied

List of Trees to be Removed

For the complete Tree Removal Ordinances, please reference the Peachtree City's Land Development Ordinance

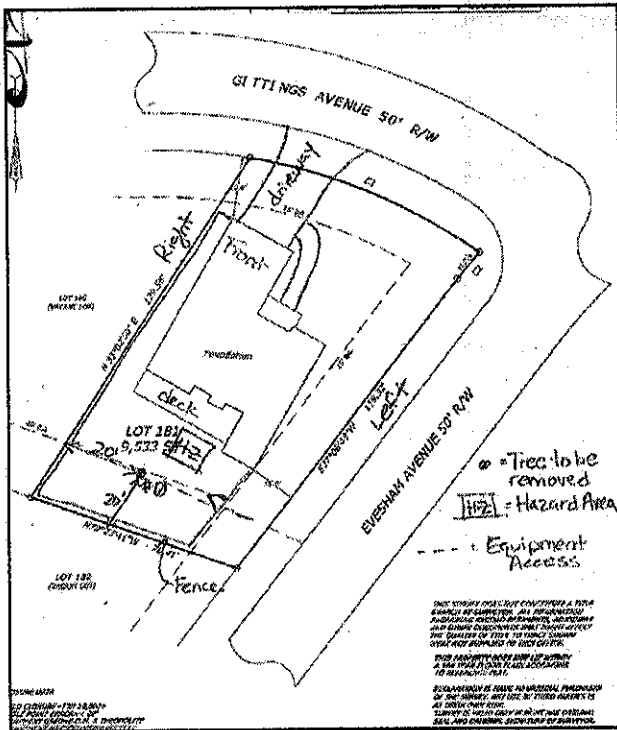


Figure 1 - Example Plat



Figure 2 - Tree00.jpg (marked tree photo)



Figure 3 - Pictures of the general area

TREE #	SPECIES OF TREE	DIAMETER (DBH) Measurement around trunk of tree at 4.5' from ground / 3.14 = diameter of tree (dbh)	LOCATION			PHOTO # Tree picture file name	SPECIMEN? Hardwood (12"+ dbh) Softwood (10"+ dbh) Understory (6"+ dbh)
			Right (R) Left (L)	Front yard (F) Side yard (S) Rear yard (R)			
0	Pine (Softwood)	19" / 3.14 = 6 dbh	R	R		Tree00.jpg	☒ No ☐ Yes
1		___" / 3.14 = ___ dbh					☐ No ☐ Yes
2		___" / 3.14 = ___ dbh					☐ No ☐ Yes
3		___" / 3.14 = ___ dbh					☐ No ☐ Yes
4		___" / 3.14 = ___ dbh					☐ No ☐ Yes
5		___" / 3.14 = ___ dbh					☐ No ☐ Yes
6		___" / 3.14 = ___ dbh					☐ No ☐ Yes
7		___" / 3.14 = ___ dbh					☐ No ☐ Yes
8		___" / 3.14 = ___ dbh					☐ No ☐ Yes
9		___" / 3.14 = ___ dbh					☐ No ☐ Yes
10		___" / 3.14 = ___ dbh					☐ No ☐ Yes
11		___" / 3.14 = ___ dbh					☐ No ☐ Yes
12		___" / 3.14 = ___ dbh					☐ No ☐ Yes
13		___" / 3.14 = ___ dbh					☐ No ☐ Yes
14		___" / 3.14 = ___ dbh					☐ No ☐ Yes
15		___" / 3.14 = ___ dbh					☐ No ☐ Yes

* Copy sheet if there are more trees to be removed, or make a list on a separate sheet of college ruled paper.



Frequently Asked Questions

Tree Removal Permit

153 Willowbend Rd, Peachtree City, GA 30269

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

WWW.PEACHTREE-CITY.ORG

This handout has been prepared by the City of Peachtree City to assist staff, homeowners, and tree removal contractors in understanding the requirements and issues related to tree removal. The following answers were obtained from the Peachtree City Code of Ordinances, Appendix B, Article XI. – Vegetation Protection and Landscape Requirements

When is a Tree Removal Permit required?

1. Section 1130 of the Peachtree City Land Development Ordinance stipulates that any resident who desires to **remove any tree greater than six (6) inches in diameter** from their property must first submit a Tree Removal Permit application for review and approval.
2. Trees that are **less than six (6) inches in diameter** may be removed without obtaining a Tree Removal Permit, but only if these trees are not located within a designated tree save and landscape buffer, wetland buffer, stream buffer, watershed protection buffer, conservation easement, etc. These areas can be clearly identified when you receive a copy of the plat for your property.

Please note if there is any question as to whether or not a Tree Removal Permit is required, residents are encouraged to contact City Hall at (770) 487-5731 and speak with the City Landscape Architect.

When is a Tree Removal Permit NOT required?

Tree Removal Permits shall not be required when:

- a) Trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare and safety, requiring immediate removal;
- b) Trees are damaged during an emergency (tornado, ice storm, or other act of nature) and the requirements of this article have been waived by City Council; or,
- c) Trees are found to be diseased or insect infested by the county extension service, the state forestry commission, an arborist, or an urban forester.

Is there a fee for obtaining a Tree Removal Permit?

No.

What is the procedure for applying for a Tree Removal Permit?

The following MUST be submitted:

- | |
|--|
| 1. Tree Removal Permit application. |
| 2. A list of the trees to be removed, including diameter, species, and general location on the property. |
| 3. Photo documentation of each tree to be removed. |
| 4. General photos of the property showing existing conditions. |
| 5. A plat of the property identifying all easements, buffers, streams, etc. as well as a general location of all trees to be removed. |
| 6. Certification that all trees to be removed are located on the property of the Applicant. The city may require a surveyor to identify property lines when trees to be removed are located within 5' of the adjoining property line |
| 7. Written authorization from the Homeowner's Association or Community Association, if applicable. |

An application for a Tree Removal Permit may be submitted in person, by fax or via e-mail. Applications are available at City Hall or on the city's website at www.peachtree-city.org. Electronic submittals are preferred and will expedite the review process.

Submit application and supporting documents to:

David E. Rast, ASLA

Planning and Zoning Administrator

City of Peachtree City

153 Willowbend Road

Peachtree City, GA 30269

p) 770.487.5731

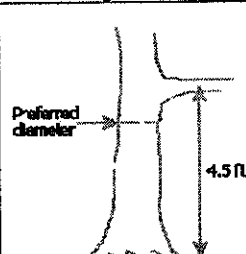
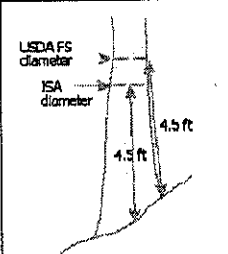
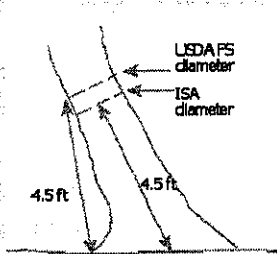
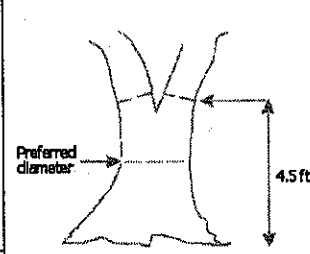
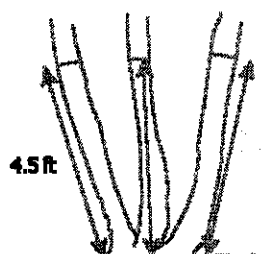
f) 770.631.2552

e) planner@peachtree-city.org

How do I calculate the diameter of a tree (measuring DBH)?

The diameter of a tree is determined by measuring around the trunk (circumference) at 4.5 feet above the ground and dividing this number by 3.14. As an example, if the circumference of the tree measured at 4.5 feet above ground level is 38 inches, the diameter of the tree would be 12" ($38" / 3.14 = 12"$).

See the guide below for more complicated DBH measurements:

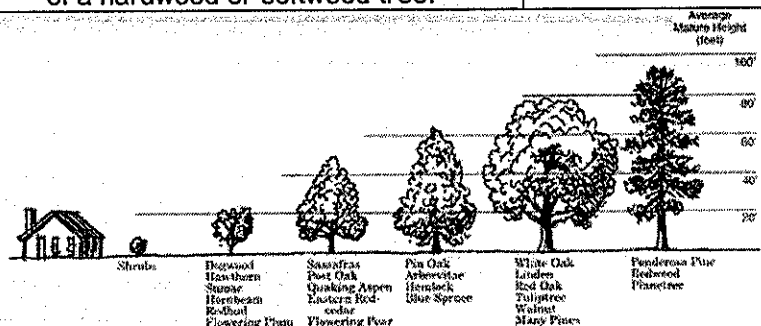
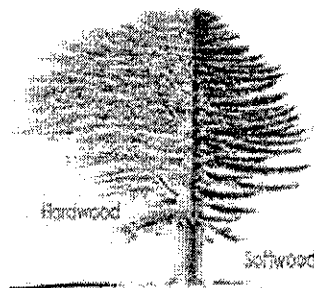
				
Tree has branches or bumps which interfere with DBH measurement. Measure DBH below the branch or bump. The underlying concept is to measure the diameter that would be closest to the expected DBH if branches or other irregularities were not present. Record the height at which the diameter measured.	Vertically growing tree is on a slope. There are several commonly accepted ways to find the DBH height. Probably the easiest method is to measure diameter 4.5 ft from the ground on the upper side of the slope. This method is used by the US Forest Service.	Tree leans There are several commonly accepted ways to find the DBH height. The US Forest Service measures 4.5 ft up the stem in the direction of the lean. Some references (e.g., ISA) say to measure 4.5 ft from the midpoint of the lean. However, the USFS method is probably less prone to error.	Tree forks below DBH or near DBH. The measurement is recorded at the narrowest part of the main stem below the fork. The height of the DBH measurement and the fork should be noted : (e.g., 3 ft diameter @ 2 ft [Forks @ 4 ft]).	Tree splits into several trunks close to ground level. Measure DBH of each trunk separately, using the principals shown previously. The DBH for the tree is found by taking the square root of the sum of all squared stem DBHs.

Will city staff visit my property to look at the trees I want to remove?

Not unless there is a specimen tree or a question regarding information provided on your Tree Removal Permit application. The burden is placed on the property owner and/or the tree removal contractor to provide accurate information as part of the permit submittal process.

What is a specimen tree?

TYPE	DIAMETER (DBH)	CHARACTERISTICS	EXAMPLES
Hardwood	12" and larger	Any tree that loses its leaves in the fall.	Maple, Oak, Sweet Gum
Softwood	10" and larger	Any tree that is green all year.	Pine, Spruce, Cypress
Understory	6" and larger	Any tree that grows underneath the canopy of a hardwood or softwood tree.	Dogwood, Redbud





Frequently Asked Questions

Tree Removal Permit

153 Willowbend Rd, Peachtree City, GA 30269

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

WWW.PEACHTREE-CITY.ORG

Can I remove a specimen tree from my property?

If you believe the tree you desire to remove is a specimen tree, you must schedule an on-site inspection with the city landscape architect to discuss possible alternatives to removing the tree. If the tree is healthy, we recommend that you consult with a certified arborist or urban forester to discuss proper pruning and care as opposed to removing the tree.

Are there limitation as to when a tree may not be removed from my property?

Yes. Healthy trees and other vegetation located within tree save and landscape buffers, wetland buffers, stream buffers, watershed protection buffers, conservation easements, etc. may not be removed. These buffers should be identified on the plat of your property, a copy of which is available at City Hall.

Trees that are located within these areas that are dead, diseased, leaning or pose a danger to public health, welfare and safety or to personal or private property may be approved for removal once a Tree Removal Permit is submitted and approved.

Do trees located on my property have to be dead before I can remove them?

No. A homeowner can remove live trees from their property provided they are not located within tree save and landscape buffers, wetland buffers, stream buffers, watershed protection buffers, conservation easements, etc.

Am I required to maintain or replant trees on my property?

Yes. The city's Vegetation Protection and Landscape Requirements Ordinance stipulates that every platted residential lot within the city limits shall plant or maintain no less than two (2) trees at least 2" in diameter within the boundaries of the subject lot. These trees shall be in addition to any specimen trees located on the lot.

Does my Homeowner's Association (HOA) or Community Association need to approve my removing trees on my property?

Yes. The City of Peachtree City does not and cannot enforce adopted Covenants and Restrictions for neighborhoods. You must contact your designated HOA Representative and provide a letter of approval from them along with your Tree Removal Permit application.

What if my neighbor's tree or a tree within a city-owned greenbelt falls onto my property?

Georgia case law states that whoever owns the property from which the tree trunk originated is the person or parties responsible for removal.

What do I do if one of my trees has fallen on my property?

Call a tree removal contractor or a certified arborist. A list of approved contractors is available on the Tree Removal Permit or on the city's website.

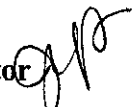
What do I do if a tree within the right-of-way or a city-owned greenbelt has fallen onto my property?

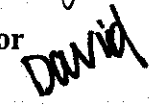
Contact Public Works at (770) 487-5183 and notify them the tree has fallen and needs to be removed.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Interim Community Services Director 

FROM: Planning and Zoning Administrator 

DATE: November 21, 2011

SUBJECT: Consider request to change the name of a portion of a former public street
(Rockaway Road to Meade Field Drive)
December 1, 2011 City Council Agenda

Recommendation:

That Council approve the request to change the name of a portion of the former Rockaway Road to Meade Field Drive.

Discussion:

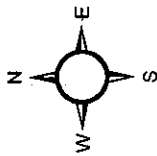
As a part of the SR 74 South road widening project, the Georgia Department of Transportation (GDOT) reconstructed and realigned Rockaway Road to interconnect with Holly Grove Road, resulting in the abandonment of a portion of the former Rockaway Road. A portion of this road remains intact and provides access from the new Rockaway Road to the Peachtree City Recycling Center as well as the Meade Field Sports Complex.

In an effort to provide better visibility for visitors to the recreation complex as well as the recycling center, City Staff is recommending that the former Rockaway Road be renamed to Meade Field Drive and signed accordingly. This would also assist emergency personnel when responding to emergency calls to either site.

Budget impact:

There are no budget impacts associated with this request.

Peachtree City,
Georgia



0 95 190 380 Feet

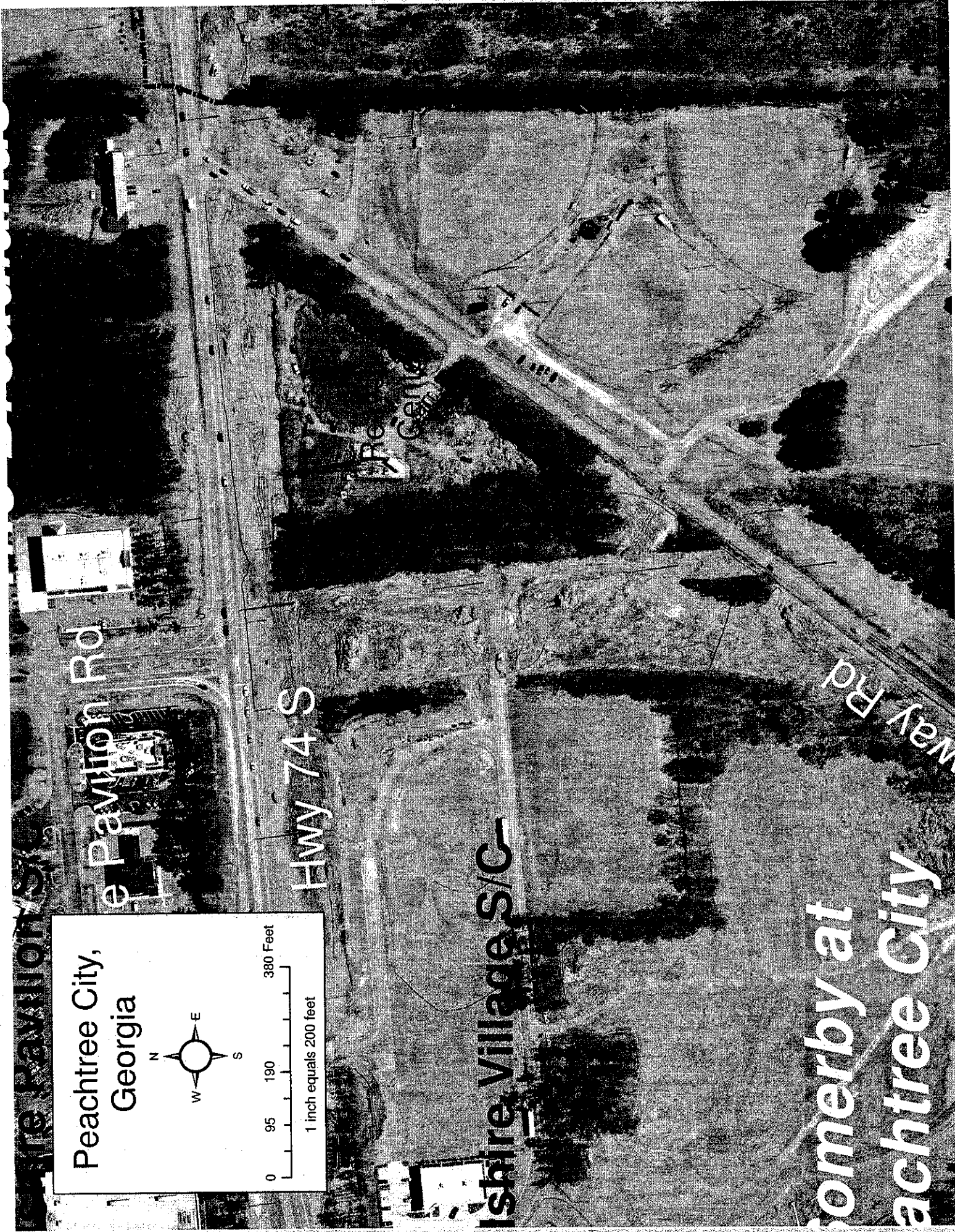
1 inch equals 200 feet

East Pavilion Rd

Hwy 74 S

Shire Village S/C

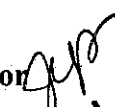
Somerby at
Peachtree City
Way Rd



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Interim Community Services Director 

FROM: Planning and Zoning Administrator 

DATE: November 21, 2011

SUBJECT: Consider request to name an unnamed, private access drive to Fieldhouse Drive
December 1, 2011 City Council Agenda

Recommendation:

That Council approve the request to name an existing, unnamed access drive adjacent to the Kedron Elementary School complex to Fieldhouse Drive.

Discussion:

As a part of the construction of the Kedron Elementary School, the Fayette County Board of Education (FCBOE) constructed an access drive to provide access to the bus loop and service court from Kedron Drive. The drive was later extended to provide access to the Kedron Fieldhouse and Aquatic Center as well as the city's Multi-Purpose Rink Facility. To date, the access drive has remained unnamed. The Kedron recreation complex is addressed off of Kedron Drive.

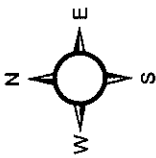
In an effort to provide better visibility for residents and visitors as they enter the recreation complex, City Staff is recommending that the existing access drive be named Fieldhouse Drive and signed accordingly. This would also assist emergency personnel when responding to emergency calls to the complex.

Staff has notified the FCBOE about the pending name change but to date has not received a response. It is anticipated we will have a response prior to the December 1 Council meeting.

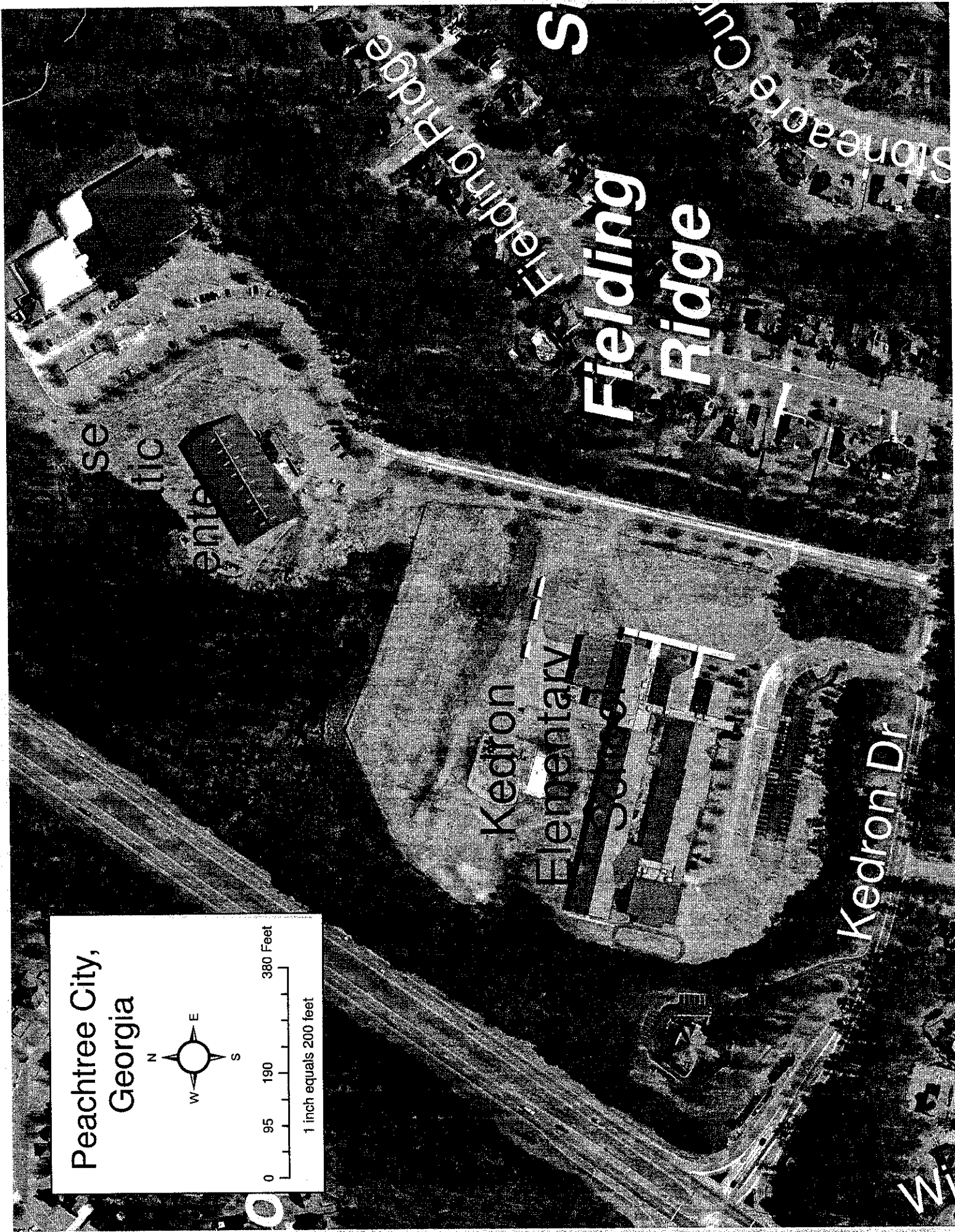
Budget impact:

There are no budget impacts associated with this request.

Peachtree City,
Georgia



0 95 190 380 Feet
1 inch equals 200 feet



POSITION PAPER

Proposed Variance: 110 Lanyard Bend
Lot 21, Fishers Bank subdivision (Phase 2)

Planning and Zoning Administrator
November 21, 2011

David

Situation:

Mr. and Mrs. Michael Regan own the property located at 110 Lanyard Bend within Phase 2 of the Fishers Bank subdivision. The subject tract is 0.486 acres in size and is zoned R-10 Residential. The property is located on a cul-de-sac and is bordered on the side and rear by platted lots within the Fishers Bank subdivision. A portion of the rear property line abuts Peachtree Parkway.

The Applicant desires to construct a covered screen porch over an existing wood deck on the rear of the home. The wood deck is constructed at grade and is not considered a structure, as it does not exceed 30" in height from finish grade to the top of the deck. A corner of the existing wood deck encroaches 7.6' into the required 30' building setback. The covered screen porch would be considered a structure and would encroach 7.6' into the required rear building setback.

In order to permit this encroachment, the Applicant must first secure a variance from the city. The variance application is included as Attachment "A".

Facts:

1. Lot 21 within Phase 2 of the Fishers Bank subdivision is zoned R-10 Residential, which requires a minimum side building setback of 10' and a rear building setback of 30'.
2. The existing structure encroaches into both the side and rear building setback. These encroachments were discovered when the Applicant submitted a Building Permit application for a proposed screen porch addition to the rear of the home.
3. Because the Applicant was not the owner of the home when these encroachments occurred, they have been resolved through the Administrative Variance process.
4. In 1992, a wooden deck was constructed on the rear of the home. Because the deck is less than 30" in height from finish grade to the top of the deck, it is not considered a structure.
5. The Applicant desires to construct a covered, screen porch over the existing deck. The screen porch would be considered a structure.
6. A corner of the new structure would encroach 7.6' into the required 30' rear building setback.
7. The Applicant has indicated the covered screen porch would enable his wife to enjoy the backyard of their home without fear of biting or stinging insects, as she is highly allergic to insects of this type.

Proposed Variance: 110 Lanyard Bend

November 21, 2011

Page 2

8. The Applicant has provided letters from the adjoining property owners indicating their support of the proposed variance.

Discussion:

The Certificate of Occupancy for the existing home was issued in November of 1980. The Applicant is not the original owner and desires to construct a covered, screen porch on the rear of the home. The proposed addition would cover an existing wood deck that has been in existence for many years. The architectural design and exterior color selection of the addition would complement the existing home.

Because of the irregular shape of the subject lot and the placement of the existing home, the proposed addition as designed would encroach 7.6' into the rear building setback. The rear property line abuts Lot 37 within the Fishers Bank subdivision. Because of the depth of the subject tract as well as the depth of the abutting Lot 37, it is unlikely the proposed addition would appear as if it encroached into the building setback.

Review criteria:

Based on the review criteria established within Section 1207 of the city's Zoning Ordinance, City Council shall not grant the request unless all of the following findings can be made:

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

Staff findings:

- *The subject tract is located within an approved subdivision on a cul-de-sac.*
 - *The subject tract is irregularly shaped.*
 - *The existing home was constructed towards the rear of the lot and is located approximately five (5) feet from the rear building setback. The placement of the home would limit any sizeable expansion on the rear of the home without encroaching into the established rear building setback.*
 - *The home's floor plan would limit expansions in other areas without significantly changing the interior layout of the home.*
- (b) **The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;**

Proposed Variance: 110 Lanyard Bend

November 21, 2011

Page 3

Staff findings

- The minimum rear building setback within the R-10 Residential zoning district is 30'.
- The existing structure encroaches into the side and rear building setbacks. These encroachments have been resolved through the Administrative Variance process.
- The proposed covered screen porch would be constructed over an existing wood deck on the rear of the home. Because of the alignment of the home, approximately 50% of the screen porch would be located out of the required building setback.
- To comply with the required building setbacks, the depth of the proposed addition would need to decrease significantly, resulting in limited and/ or unusable floor area.

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

Staff findings

- The existing home was constructed approximately five (5) feet from the rear building setback.
- A portion of the side and rear of the home encroaches into the established building setbacks.
- The subject lot is irregularly shaped and includes a total of five (5) sides.
- Other than lots on the cul-de-sacs, the majority of the lots within the Fishers Bank subdivision are rectangular in shape.
- The proposed addition would encroach 7.6' into the rear building setback adjoining Lot 37.

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

Staff findings

- The minimum rear building setback within the R-10 zoning district is 30'. It appears the existing homes within this phase of the subdivision comply with these setbacks.
- The proposed addition would have minimal impact on Lot 37, which abuts the rear property line.

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

Proposed Variance: 110 Lanyard Bend

November 21, 2011

Page 4

Staff findings

- Phase 2 of the Fishers Bank subdivision was developed in the late 1980's and is fully developed.
- The proposed addition would provide additional living space for the current property owner and his wife.
- The proposed addition would be similar in design to the architecture and color scheme of the existing home.
- The Applicant has provided letters of support from the adjoining property owners their support of the variance request.

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

Staff findings:

- Many of the discussions pertaining to the update to the city's Comprehensive Plan included a need to include provisions to protect the character of existing neighborhoods as well as to encourage redevelopment and reinvestment within these neighborhoods.
- The Applicant desires to enhance his property with this addition.
- There will be no detrimental impact to the existing home or the neighborhood.

Recommendation:

Staff recommends that the variance be approved subject to the following understandings and conditions:

1. The variance shall be limited to an encroachment of 7.6' as shown on the Boundary Survey prepared for CSM Construction (dated October 27, 2011). There shall be no other encroachments permitted without first securing additional variances.
2. A Foundation Survey shall be provided as a part of the Building Permit process identifying this encroachment.
3. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey to the Building Official identifying the location of the new deck. The purpose of this survey will be to ensure the new construction does not encroach any further into the building setback than permitted by this variance.

Attachments



Please use blue or black ink to fill out this form.

VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

P: 770-487-5731

F: 770-631-2552

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00

Variance Fee: \$250.00

Receipt # 218487

Date Filed 10/31/11

Case # V-2011-04

APPROVED 10/31/11

VARIANCE LOCATION	Street Address <u>110 LANYARD BEND</u> <u>PEACHTREE CITY, GA 30269</u>	PROPERTY OWNER Name <u>APPLICANT</u> Phone _____ Email _____
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office Variance Type: ☒ Administrative ☐ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☐ Zoning	
PROPERTY INFO	Subdivision: <u>Fishers Bank</u>	PROPERTY INFO Phase: <u>2</u> Lot # <u>21</u>
APPLICANT	Name <u>MICHAEL & DONNA REGAN</u> Address <u>110 LANYARD BEND</u> City, State, Zip <u>PEACHTREE CITY, GA 30269</u> Phone # <u>678-557-0981</u> Email <u>alregan@yahoo.com</u>	SUPPORTING DOCUMENTS Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☒ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☒ Other Items Demonstrating Need (topo. Survey, etc)

ADMINISTRATIVE VARIANCE	1.) Is a current survey included with the application? ☒ Yes ☐ No 2.) Does the application pertain to a zoning setback? ☒ Yes ☐ No 3.) Is the violation an existing setback violation? ☒ Yes ☐ No 4.) How long has the violation existed? <u>21+</u> Years 5.) What is the required setback? <u>30</u> Feet 6.) How much of a variance is being requested? <u>7'8"</u> Feet 7.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☒ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)

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

VARIANCE	Please review the ordinances and instructions on the back of this page. 1.) Is a current survey included with the application? ☒ Yes ☐ No 2.) How much of a variance is being requested? <u>7'8"</u> Feet 3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☒ No	Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)

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

Signature of Owner/Agent: Michael & Donna Regan Date Oct 31, 2011

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: <u>Donna Regan</u>	☐ Approved ☐ Denied ☒ Approved with Conditions
Date of Acceptance: <u>10-31-11</u>	Date of Hearing: <u>11-21-11</u>	

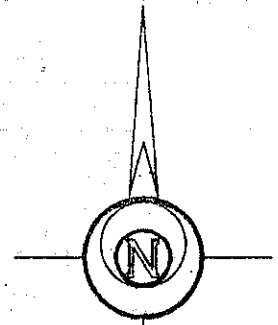
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below:	
Signature: <u>David E. Bart</u>	Date of Acceptance: <u>10-31-11</u>	Date of Public Hearing: <u>12-01-11</u>

RECEIVED OCT 31 2011

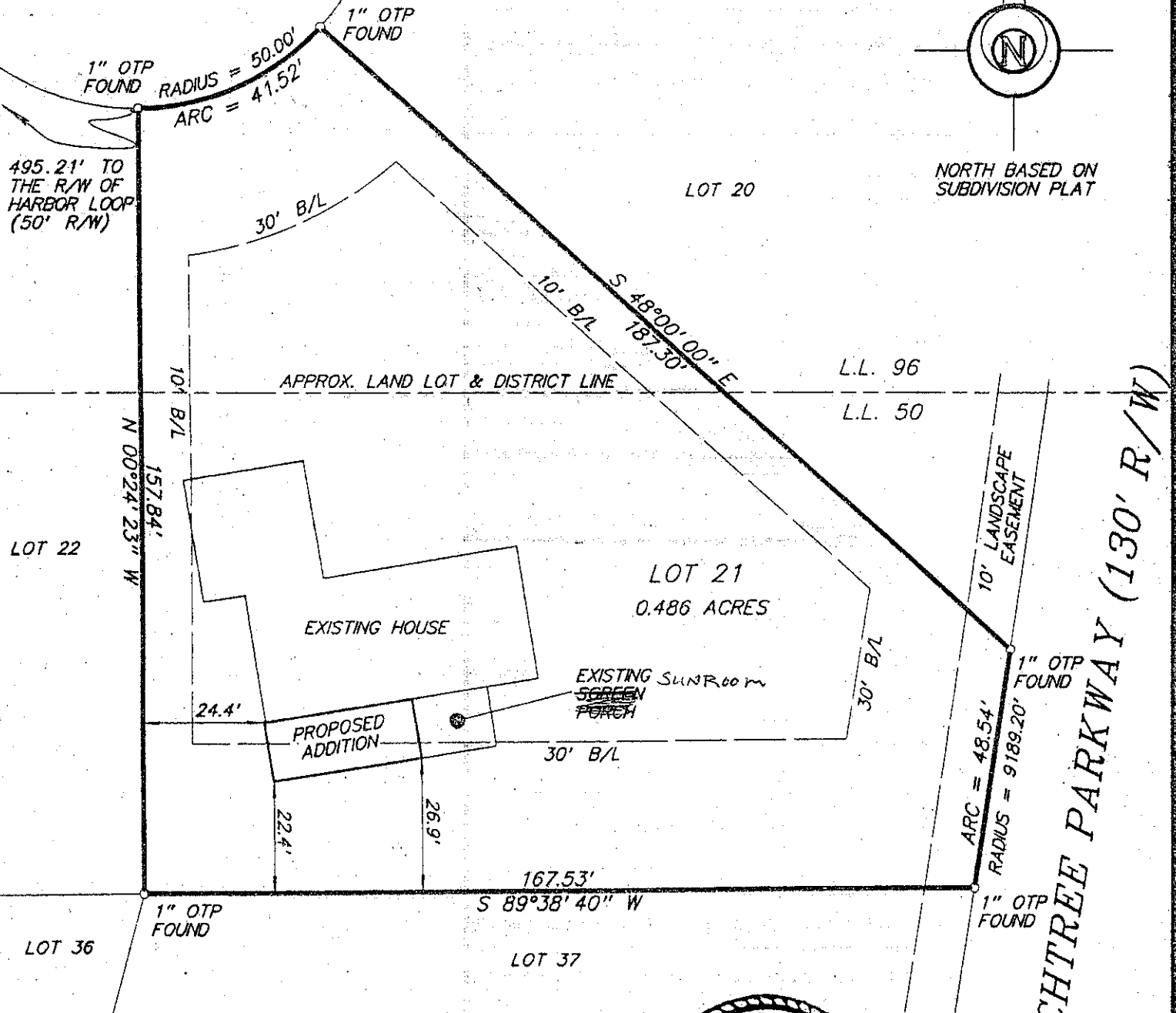
LANYARD BEND (50' R/W)

LEGEND

B/L = BUILDING LINE
L.L. = LAND LOT
OTP = OPEN TOP PIPE
R/W = RIGHT-OF-WAY



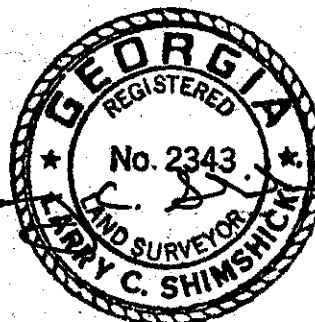
NORTH BASED ON
SUBDIVISION PLAT



This plat prepared for the purpose of showing the ADDITION for the building department, and NOT to be used or recorded for any other purposes, such as transfer of title of land.

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

Graphic Scale: 1 inch = 30 feet



In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP

VARIANCE APPLICATION

Brief description of why this variance is being requested:

One of the major factors in our decision to purchase our home on Lanyard Bend in Peachtree City was the woods-like backyard with privacy fencing and a deck that we planned to cover and screen so that we could enjoy the outdoor setting without fear of biting or stinging insects. Mrs. Regan is hypersensitive to bee and wasp stings for which she carries an EpiPen, so covering and screening the existing deck was planned once we began living in the home in 2011.

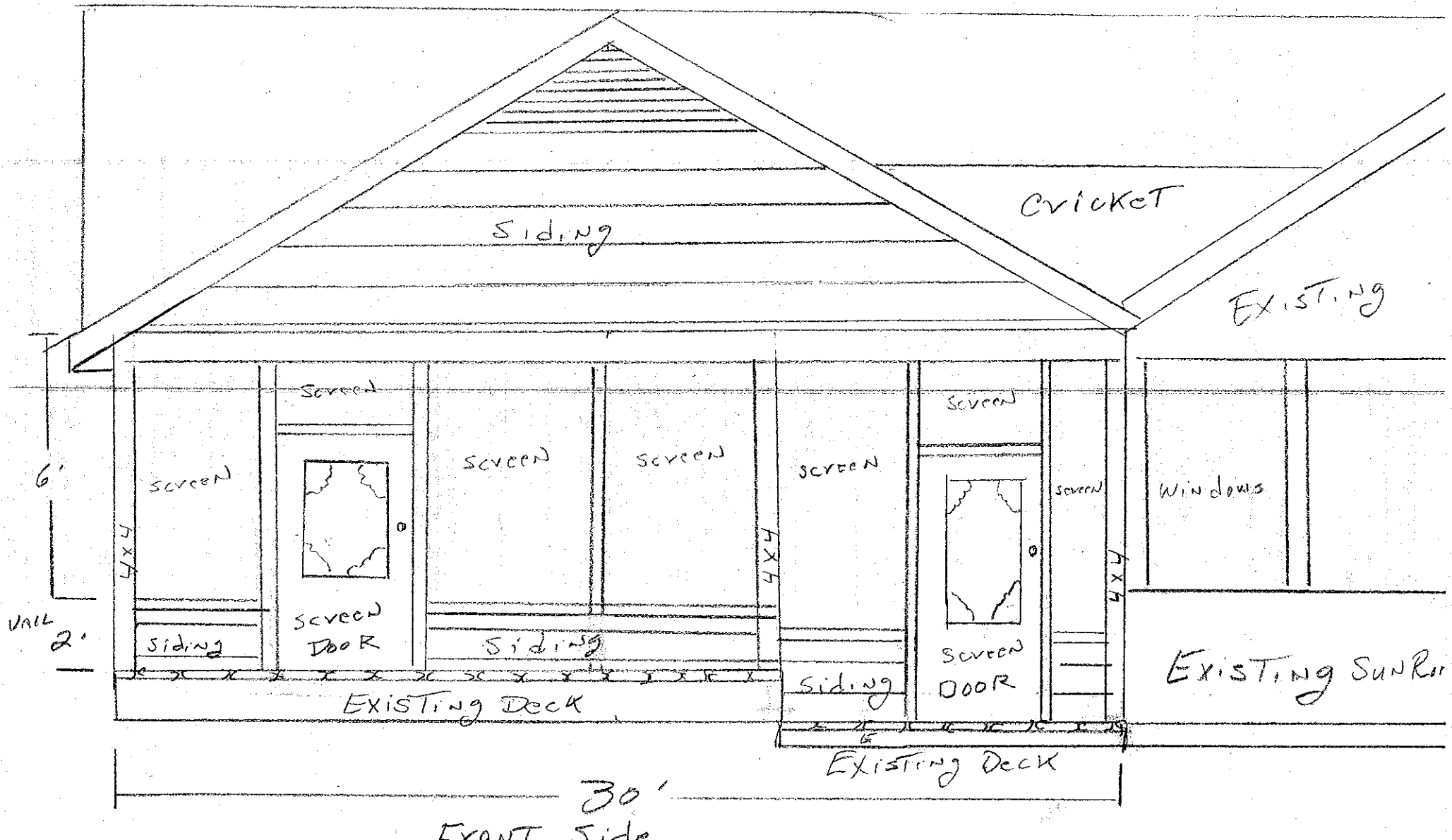
When we purchased the home utilizing the services of a local realty company, we were not made aware of any problems with variance. We only learned of this recently when our construction contractor applied for a permit to screen and cover the back deck and we were told that the deck was built in 1992 and not up to code.

As can be seen by the enclosed photos and drawing, the covered screened deck would be aesthetically pleasing and the structure virtually obscured from neighbors due to its location away from neighboring house structures and by the privacy provided from the wood fencing and numerous trees.

Screen Porch
30' W X 12' Deep

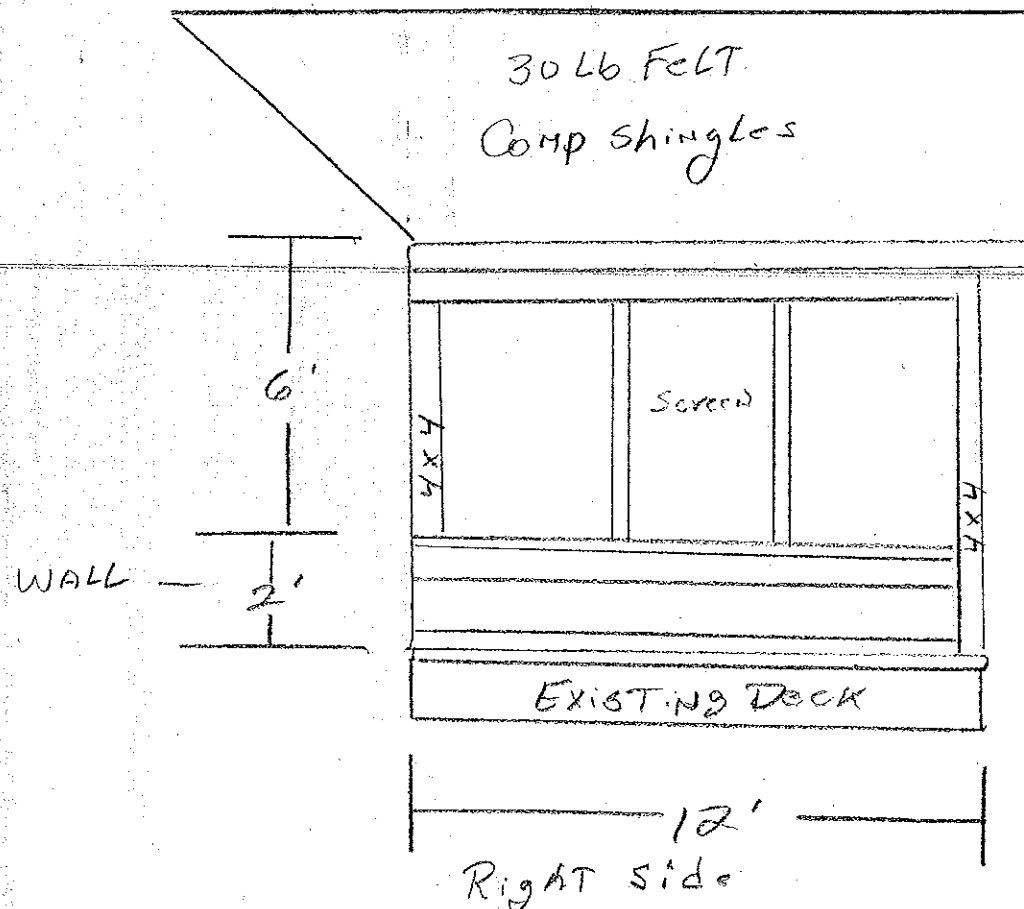
OWNER: KEAGAN - MIKE & VONNA
110 LANYARD BEND
PEACHTREE CITY, GEORGIA 30269
1-828-557-0981

CONTRACTOR:
C.S. H. CONSTRUCTION CO.
STEVE MEADE 770-616-1860
COLIN MEADE



C.S.M. Construction Co.
Steve Meade 770-616-1860

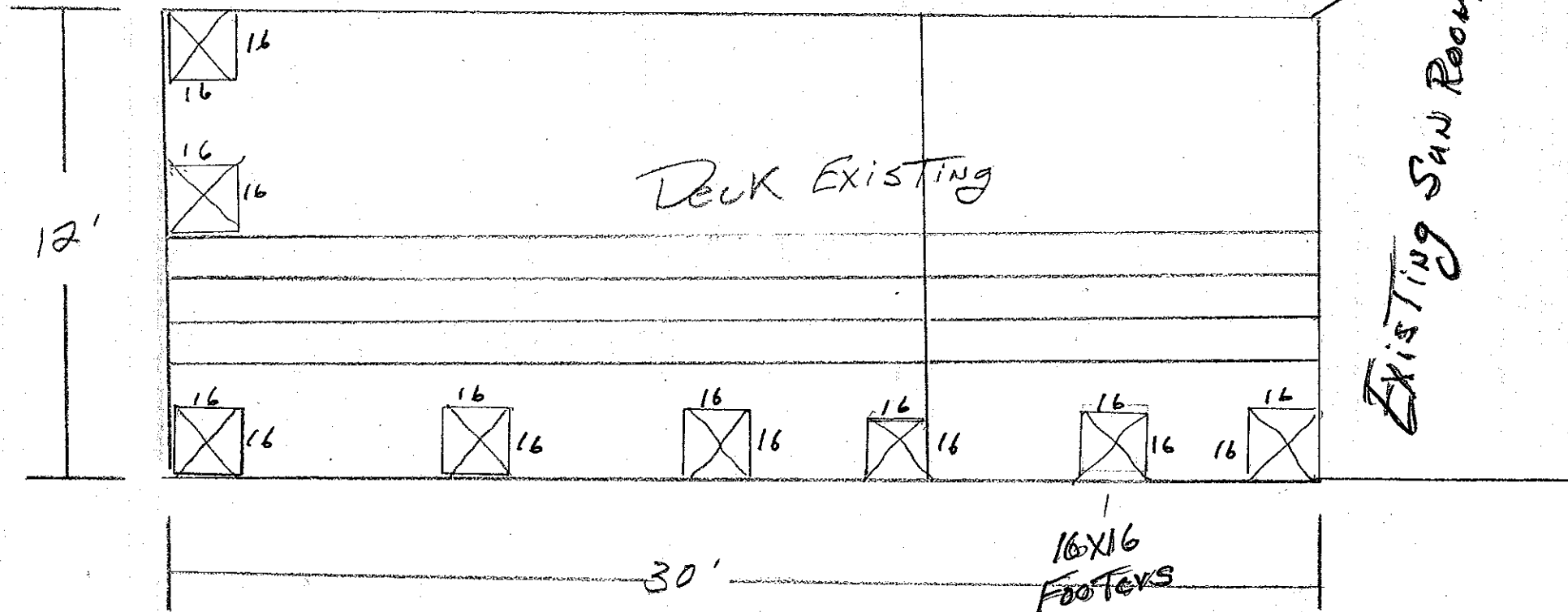
SCREEN PORCH
Side



OWNER: Reagan Mike & Donna
110 Lanyard Bend
P.T.C. GA. 30269
Ph. 1-828-557-0981

CONTRACTOR: C.S. M. Construction Co.
1200 Hwy 74 S. Suite 6-219
P.T.C. GA 30269

16 X 16 X FOOTERS
FOR SCREEN PORCH



108 Lanyard Bend
Peachtree City, Georgia 30269
Oct. 30, 2011

To Whom It May Concern:

My home is adjacent to the house at 110 Lanyard Bend. I support the variance request of Michael and Donna Regan to cover and screen the existing deck.

Yours truly,

A handwritten signature in cursive script, appearing to read "Michael R. Keiser". The signature is written in dark ink and is positioned below the typed name "Michael".

109 Perchpoint
Peachtree City, Georgia 30269
Oct. 30, 2011

To Whom It May Concern:

My home is directly in back of the house at 110 Lanyard Bend. I support the variance request of Michael and Donna Regan to cover and screen their existing deck.

Yours truly,

A handwritten signature in cursive script, reading "Michael J. Bradley". The signature is written in dark ink and is positioned below the "Yours truly," text.

113 Lanyard Bend
Peachtree City, Georgia 30269
Oct. 30, 2011

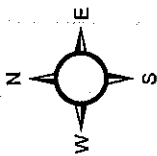
To Whom It May Concern:

My home is adjacent to the house at 110 Lanyard Bend. I support the variance request of Michael and Donna Regan to cover and screen their existing deck.

Yours truly,

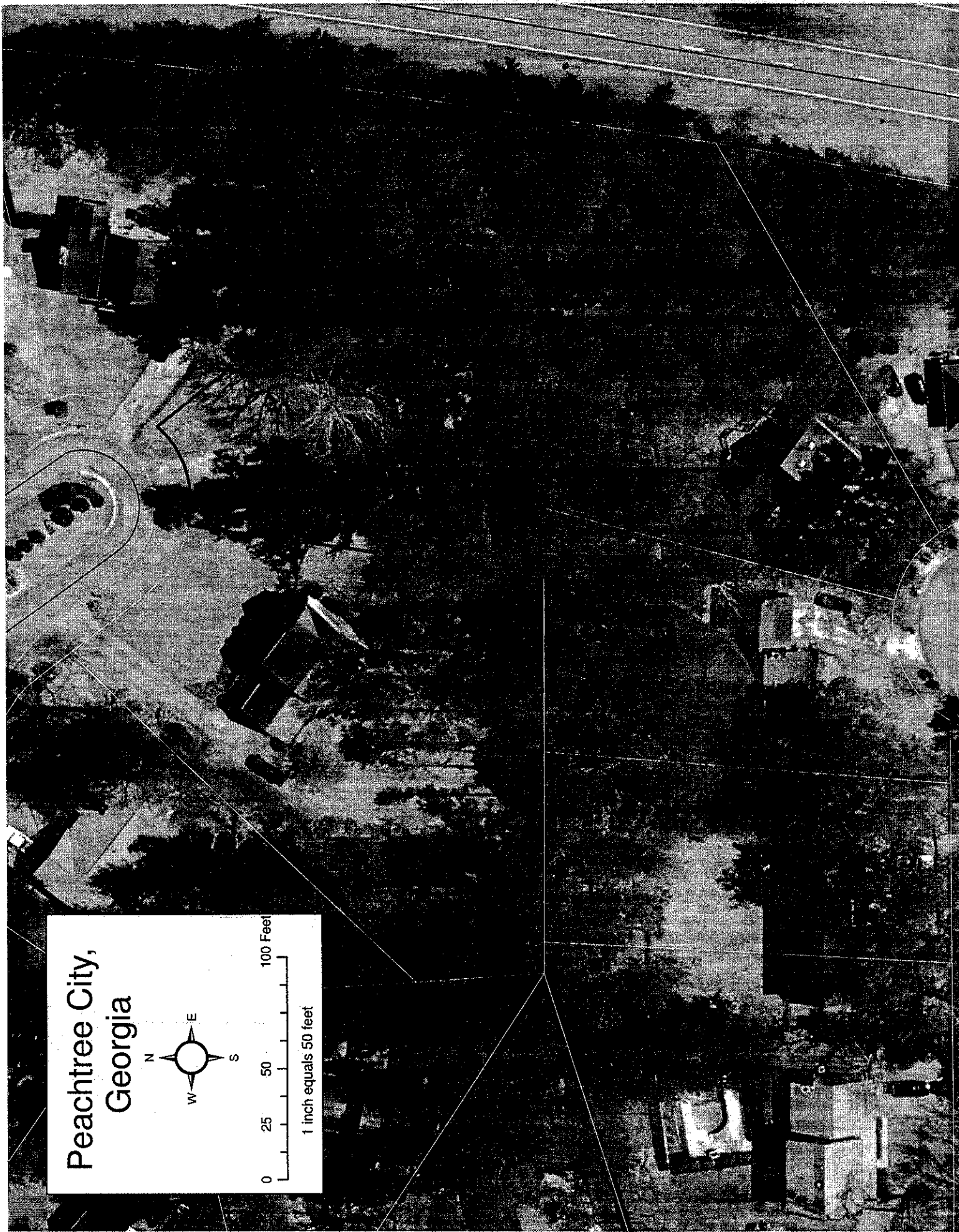
Louise Regan

Peachtree City,
Georgia



0 25 50 100 Feet

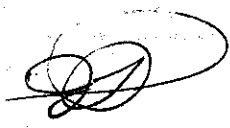
1 inch equals 50 feet



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: James Pennington, City Manager 

FROM: Ed Eiswerth, Fire Chief 

DATE: November 22, 2011

SUBJECT: Rescue 8 Replacement (December 1, 2011 Agenda)

On November 22, 2011, the Purchasing Department held a bid opening for the replacement of Rescue 8 with five (5) vendors submitting bids. At this time fire department personnel are performing an analysis of the bids for selection of a vendor to build the truck. Once the analysis has been completed, a recommendation will be submitted by November 30, 2011.

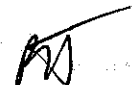
EFE/mrb

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 

FROM: Public Information Officer/City Clerk 

DATE: November 23, 2011

SUBJECT: Discuss Kroger Request to Amend Alcohol Ordinance for Wine Tastings
December 1, 2011, City Council Meeting

Recommendation:

That Council direct staff regarding the requested ordinance amendment.

Discussion:

Mr. Thomas Friedheim, the Atlanta Division Wine Trainer, submitted the attached letter and materials requesting that Peachtree City adopt modifications similar to those in Dalton, Georgia, to permit in-store wine tasting events. Mr. Friedheim requested that the matter be brought to Council at the December 1 meeting and he will be in attendance that night.

Currently, Peachtree City's ordinance prohibits any open containers of alcohol inside establishments with a license to sell alcohol by the package. The proposed amendment would institute a wine-tasting permit process for such events.

Staff is asking for Council consensus in pursuing any type of ordinance amendment. If directed to proceed, staff would bring back the proposed amendment in 2012.



~ Atlanta KMA ~

Request for

Alcohol Beverage Ordinance Revision: Wine Tastings

November 2011

The Atlanta Division of The Kroger Company is requesting a revision to the [local] Alcoholic Beverage Ordinance – in order to facilitate in-store "Wine Tastings" according to the pattern currently permitted in Dalton, Georgia.

In order to facilitate this proposal we are providing the following for your use/consideration:

1. A copy of the Chapter, Article, Section & Paragraph(s) pertaining to "Wine Tastings" in the Dalton City Alcoholic Beverage Ordinance.
2. Dalton references and contacts – for assistance and consultation – regarding the "Wine Tasting" program currently enjoying success in Dalton, Georgia.
3. PowerPoint: Kroger Wine Tasting Overview: Store 458, Dalton, Georgia.

Ordinance Revision Adopted in Dalton:

Chapter 6, Article 1, Section: 6-77 "Wine Tastings":

- a) A wine-tasting permit for purposes of this section shall be limited to a person possessing a current license from the city for the sale of wine by the package and a valid current wine license from the state.
- b) No wine tasting shall be conducted on the premises of any place of business licensed to sell distilled spirits in the unbroken container. Any wine tasting occurring on the premises of a business possessing a license to sell wine by the package shall be limited to an area that is separated from the retail area of the premises by walls or other partitions that prohibit pedestrian traffic through the wine tasting area.
- c) An eligible licensee may petition the city for a wine-tasting permit provided it meets all requirements of the city's alcohol beverage ordinance and presently maintains a valid license for the sale of wine by the package issued by the city. A wine-tasting permit shall allow the permittee to offer or sell wine samples in connection with an instructional or educational promotion. A wine-tasting permit is intended to allow such activity on a limited basis and shall not be a part of the core operations of such establishment or occur on a daily basis.
- d) A wine-tasting permittee shall be subject to all laws, rules and regulations of the city and state, including rule 560-2-5-.05 of the state department of revenue, alcohol and tobacco division, and shall be subject to permit revocation for violation thereof.
- e) Said wine-tasting permit need only be applied for once and shall automatically renew when said license to sell wine by the package is renewed. Provided, however, that the city may revoke or suspend such wine-tasting permit and/or impose such conditions on its operation at the city's discretion for violation of this Code or in furtherance of the health, safety and welfare of the city's inhabitants.

(Ord. No. 04-32, § 1, 12-6-2004)

Mayor Don Haddix, City Manager Jim Pennington, Executive Assistant Debbie Lemay, City Clerk Betsy Tyler, City Council,

My name is Thomas Friedheim. I am the Kroger Atlanta Division Wine Trainer. Last year Kroger worked closely with the Mayor, City Administrator, City Council, City Attorney and Clerks office in Dalton, Georgia to effect a revision to the City Adult Beverage Ordinance – related to on-premise wine tastings. The outcome has been a tremendous success. Educational tastings with guest speakers have proven enormously popular – and are now a recognized asset for the community, for Kroger and for economic growth in general.

I would very much appreciate the opportunity to schedule a meeting with you to discuss a similar outcome for Peachtree City. The Atlanta Division has targeted ten stores in an effort to roll out the educational tasting program throughout Georgia. Store 422, located on Peachtree Parkway is one of the target stores. I was personally involved in the process up in Dalton and would be willing to help facilitate the process there in Peachtree City. Kroger Co. is the second largest retailer in the Country – so this initiative represents a significant opportunity. Kroger is committed to private/public collaborative economic partnerships. This initiative is one such effort.

I have attached two files. The first is an outline of the revision we effected in Dalton, GA. It includes the actual language of the "Wine Tasting Ordinance". It also includes contact information for the Mayor, City Attorney and Assistant City Clerk who were instrumental in the process. The Mayor and City Attorney have both offered to provide other municipalities – such as yours -- with their account of the process and the impact of this ordinance revision in the Dalton, Community.

Please take a moment to review the material. I look forward to working with you. Please contact me to schedule a meeting. On behalf of Kroger, thank you for giving this initiative every consideration.

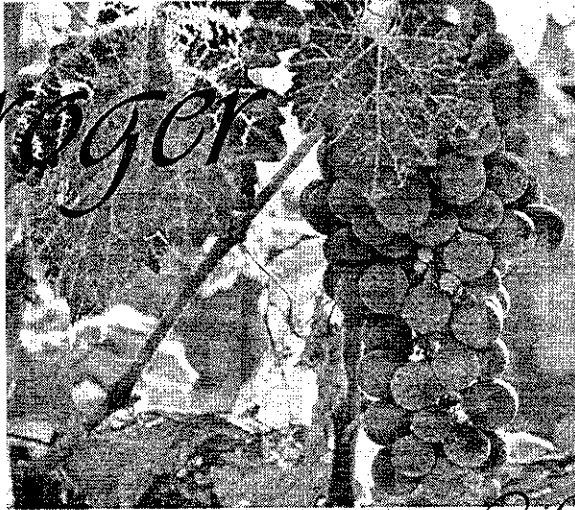
Cheers,
Thomas Friedheim
Atlanta Division Wine Trainer

Thomas Friedheim | Atlanta KMA Division Wine Trainer | Special Assignment
Field Office: Store 458 | C: 706.313.1963 | E: thomas.friedheim@stores.kroger.com

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected by law from unauthorized disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Introducing Wine Tastings at...

Kroger



...promoting A Timeless Quality of *Life*



Special
Event
WINE SERIES

Celebrating the fruit of the

Vine!

- ~ Wine Tastings & Classes
- ~ Special Events
- ~ Food & Wine Pairing



We're Blending...

Engagement
Education &
Excitement



Special
Event
WINE SERIES



Engagement!

Guest Speakers



Master Sommeliers



Winery Owners



Special
Event
WINE SERIES



Education!



Special
Event
WINE SERIES



Excitement!



Special Events
WINE SERIES



Raising the
Bar





CALIFORNIA Harvest

WINE TASTING

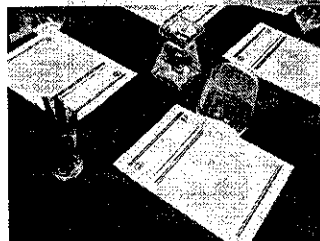
Sunday
September 10th

TWO SESSIONS -
5pm or 7pm

Sign Up
CUSTOMER SERVICE DESK
ADMISSION \$10

Reservations Required

1000 WEST WALNUT AVENUE • DALLAS • TEXAS 75201 • (214) 343-0000



Special Events
WINE SERIES

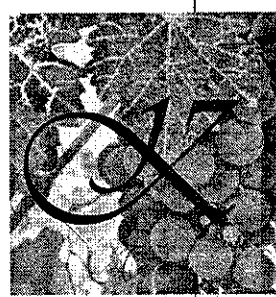


Special
Event
WINE SERIES



Food & Wine *Tasting*

- ~ Bread
- ~ Cheese
- ~ Olives
- ~ Fruit



Special
Event
WINE SERIES

*"Grest idea,
to have this!!"*

Monthly?

*Terrific way to
upscale the store's
image.*

*The wine glass gift
is a GREAT touch!!"*

*- Steve Roan
Highly Satisfied
Kroger Customer*



*Please
have this again!*

*Very educational
experience"*

*- Margaret Moon
Highly Satisfied Kroger Customer*

"Dear Kroger,

*We all enjoyed this
so much. Please
continue to provide
this experience for
our community.*

Thank you."

*- Marvin Lewis
Highly Satisfied
Kroger Customer*



**Enrich your
*Community!***

"Excellent!"

You should try this in all of your stores.

Makes me proud I shop at Kroger!"

*Susanne Harbin
Highly Satisfied Kroger Customer*



City Council of Peachtree City
Revised Agenda
December 1, 2011
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
Recognize Trinity Jones for Lifesaving Actions
- IV. Citizen Comment**
- V. Agenda Changes**
- VI. Minutes**
- VII. Consent Agenda**
 - 1. Consider Policies with Respect to Tax-Exempt Debt for Peachtree City**
Policy to support achievement of post-issuance compliance with all applicable federal and state laws, rules and regulations related to issuance of tax-exempt debt
 - 2. Consider Cancelling December 15 Meeting**
Cancellation considered due to lack of quorum
- VIII. Old Agenda Items**
 - 09-11-04 Consider Amendments to Section 1130 of the Land Development Ordinance Regarding the Tree Removal Permit Process**
Proposed amendments would streamline process for obtaining tree removal permits for tree removal on residential property
- IX. New Agenda Items**
 - 12-11-01 Public Hearing – Consider Request to Rename a Portion of the Former Rockaway Road to Meade Field Drive**
City desires to rename a portion of the former Rockaway Road to Meade Field.
 - 12-11-02 Public Hearing – Consider Request to Name an Existing Access Drive to Fieldhouse Lane**
City desires to name the existing access drive to the Kedron Fieldhouse & Aquatic Center
 - 12-11-03 Public Hearing – Consider Variance Request, 110 Lanyard Bend**
Applicant desires to construct a covered, screened porch within the rear building setback
 - 12-11-04 Consider Bid – Rescue 8 Replacement**
Bid opening held November 22. Recommendation to be ready November 30.
 - 12-11-05 Discuss Kroger Request to Amend Alcohol Ordinance for Wine Tastings**
Request from Kroger to amend alcohol ordinance to permit in-store wine tasting events
- X. Council/Staff Topics**
Hot Topics Update
- XI. Executive Session**

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

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: City Manager 

DATE: November 30, 2011

SUBJECT: Consider Cancelling the December 15, 2011, City Council Meeting
December 1, 2011, Council Meeting

Recommendation:

That Council officially cancels the December 15, 2011, regular City Council meeting.

Discussion:

Due to the holiday season, many residents are traveling, as well as members of City staff and Council, which could result in a lack of quorum. There are currently no agenda items scheduled for the December 15, 2011, Council meeting, allowing Council to consider cancellation of the meeting if you so desire.

Budgetary Impact:

The item has no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Dr. James Pennington, City Manager *JP*
Ed Eiswerth, Fire Chief *EFE*
Paul Salvatore, Financial Services Director *PS*
Janet Camburn, Assistant Financial Services Director *JC*
Angela Egan, Purchasing Agent *AE*

FROM: B/C Jeff Koldoff, Fire Department Shift Commander & Apparatus Committee Chairman *JK*

DATE: November 29, 2011

SUBJECT: Rescue 8 Replacement Bid Recommendation (FY2012)
December 1, 2011

Recommendation: Staff recommends the purchase of a Quick Attack Squad (Squad 8) from Fouts Brothers Fire Apparatus, scheduled in the FY2012 budget. The bid amount for their vehicle came in at \$195,200.00. This amount includes a pump upgrade of the vehicles Compressed Air Foam System (CAFS) of \$37,500.00, which makes the unit National Fire Protection Association (NFPA) 1901 - Standard for Automotive Fire Apparatus, compliant. Delivery on the completed vehicle is approximately 180 days from bid award.

Discussion: The Fire Department's Apparatus Committee researched, developed and wrote a set of specifications for a Quick Attack/Manpower Squad to replace the Departments 1997 Rescue Truck known as "Rescue 8".

Given the Department's present staffing on front line apparatus (Engines and Ladder Companies) staffed with only two personnel, when NFPA recommends four or five and Insurance Service Office (I.S.O.) requires six firefighters for full credit. To get adequate staffing on initial response (NFPA 1710), the Department decided it would increase cab size capable of carrying up to four firefighters (1 career and 3 volunteers performing in-station duty). The Department needs the "Manpower Squad" to assist in augmenting initial responses of personnel at benchmarks of 5 minute 20 seconds and 9 minute 20 second arrival times, as directed by NFPA 1710 parameters. This unit would also serve as a Ladder Service Company for Station 82, something the previous apparatus (Rescue 8) fulfilled. Further research indicated by incorporating the latest technology of a Compressed Air Foam System (CAFS) on this apparatus, a potential for reduced fire loss could easily be realized through technology.

"Rescue 8" (1997 Freightliner) was re-assigned as "Haz-Mat 8", taking a secondary response role at Station 83, moving some of the equipment off of the Department Haz-Mat trailer, yet still being equipped as a Ladder Service Company for Station 83's response area; further increasing points for our ISO rating.

New EPA requirements for diesel power systems to drive the CAFS systems have recently taken effect during our design phase of this truck, actually delaying completion of the specifications, as manufacturers

didn't have specifications completed for the newest EPA compliant versions. This has ultimately affected the final pricing, increasing the final amount of funding needed. This along with needed compliance with NFPA 1901 (Standard for Automotive Fire Apparatus) by incorporating any type of pump on such apparatus to satisfy any potential liability issues has driven the price back up slightly.

Department had an original budget amount of \$379,089.00 (FY2009 Budget) to facilitate the replacement of the 1997 Rescue Truck. Two days prior to awarding bids received back in March 2009, this replacement project was cancelled. Subsequent Fiscal Year Budgets had the original budget amount reduced in the P.I.P. to \$250,000.00 and finally \$175,000.00 for FY2012. It has been determined with the many recent NFPA changes for firefighting compliance along with EPA changes for not only the drive train motor, but the latest EPA standards for pump and accessory motors, feasibility in designing this apparatus was un-attainable, at the reduced amount budgeted. This feasibility was evident in the bids received, as the "bid base amounts" do not include an "NFPA compliant pump for structural fire attack", which is why we requested a "pump upgrade option" to the bids.

Specifications were put out for bid to 11 regional manufacturers of such apparatus, with bids received on November 22nd. Five of the vendors contacted submitted bids for consideration. The lowest bidder meeting the required specifications came in at \$195,200.00. The bids are listed below as follows, from lowest to highest:

Dealer/ Manufacturer	Base Bid Amount	Upgrade Option	Total Bid
Environmental Products (Crimson)	\$165,671.00	\$27,681.00	\$193,352.00
Fouts Brothers Fire Apparatus	\$157,500.00	\$37,700.00	\$195,200.00
NAFCO (KME)	\$190,132.00	\$16,800.00	\$206,932.00
Southern Emergency (Rosenbauer)	\$173,985.00	\$34,325.00	\$208,310.00
Ferrara Fire Apparatus	\$210,011.00	\$30,325.00	\$240,336.00

The process of putting together the specifications for this vehicle has been an ongoing project, spanning several years with a variety of standards and equipment availability changes, and was assembled into a 32-page document.

Of the bids received, the lowest bidder, Environmental Products (Crimson) had many deficiencies, most notably not meeting the minimum specifications on compartment sizes, which in the bid were stated as "minimums". Their specifications were so far off that many of the Department's equipment items slated to be placed on this vehicle wouldn't fit based on their compartment dimensions and would also limit overall carrying capacity of the vehicle due to its reduced overall compartment square footage.

The next lowest bidder, Fouts Brothers Fire Apparatus, located in Smyrna, Georgia met the specifications.

Budget Impact: The budgeted amount in the P.I.P. for this purchase in FY2012 is \$175,000.00. Staff requests council approve the purchase amount of \$195,200.00 from Fouts Brothers Fire Apparatus for this purchase. The equipment is budgeted to be financed by a 5-year lease-purchase loan. The additional \$20,200 cost will add approximately \$4,500 to the annual debt service payments. There are sufficient funds available in the FY2012 Debt Service budget to cover the pro-rated amount needed for the remainder of this fiscal year.