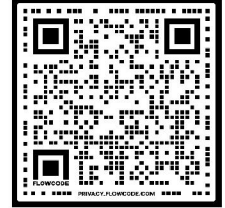




**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA
NOVEMBER 17, 2022
6:30 p.m.**

**Peachtree City
Mayor & City Council**
Kim Learnard, Mayor
Phil Prebor, Post 1
Mike King, Post 2
Frank Destadio, Post 4

Scan for Agenda Packet



- I. Call to Order
- II. Pledge of Allegiance
- III. Moment of Silence
- IV. Announcements, Awards, Special Recognition
C.E.R.T. Team Graduation Acknowledgements (A. Cuebas, Auxiliary Captain)
- V. Public Comment
- VI. Agenda Changes
- VII. Minutes
October 28, 2022, Executive Session Minutes
November 3, 2022, Regular Meeting Minutes
November 3, 2022, Executive Session Minutes
- VIII. Consent Agenda
 - 1. FY2022 Budget Amendment
 - 2. FY2023 Budget Amendment
 - 3. Transfer of funds from Public Works to Recreation for Contractual Services at Kedron
 - 4. Request to Reclassify Two Part-Time Recreation Assistant Positions to One Full-Time Recreation Assistant Position at the Kedron Fieldhouse & Aquatic Center
- IX. Old Agenda Items
- X. New Agenda Items
 - 11-22-02 Consider Increase to Public Safety Recruitment Sign-On Bonus (Brown)
- XI. Public Hearings
 - 11-22-03 Variance – Transitional Yard Buffer – 100 McWilliams Drive (Cailloux)
- XII. Council/Staff Topics
- XIII. Executive Session
- XIV. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, November 3, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, November 3, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Mike King, and Phil Prebor.

Presentation

Playground Advisory Group

Several months ago, Recreation and Special Events Director Quinn Bledsoe related, several citizens volunteered to serve on an advisory group to look at existing playgrounds and offer suggestions about the future. Bledsoe noted that the referendum on the Special Purpose Local Option Sales Tax (SPLOST) was coming up in March, and \$1 million of the SPLOST project money was earmarked for playground upgrades. So, if SPLOST passed, they would have some money for the changes the group had recommended.

Several group members were unable to attend this meeting, Bledsoe continued, but she wanted to share the names of all who served, saying it had been a pleasure to work with them, and she appreciated their service. The members were Amanda Sweda, Colby Brooks, Jessica Keegan, Kimberly Walton, Susan McElroy, and Jody Wenzel. The group was made up of parents with children ages 1 to 14, some with special needs. They lived in all parts of the City, and some were lifelong residents, while one has been a resident for less than a year. But, Bledsoe concluded, all were passionate about the future of Peachtree City.

Group member Keegan said she and her husband both grew up in Peachtree City and now were raising their family here. She explained how the group held multiple meetings, starting by looking at the playgrounds and tot lots now in the City, evaluating them for location, parking, and usage, as well as compliance with the Americans with Disabilities Act (ADA).

They compared these playgrounds to some in surrounding communities, including Fayetteville, Newnan, and Senoia, discussing why they were willing to travel to other cities to use their playgrounds and why some of Peachtree City's playgrounds did not get much use. This helped them form a vision for what they wanted to create in Peachtree City.

She showed photos of some of the playgrounds that Peachtree City parents often traveled to, such as Seavy Park in Senoia. That park had restrooms and shade, along with separate climbing areas for older and younger children. However, the equipment was not of the highest quality, Keegan pointed out. Fayetteville's new City Center Park had a water feature and a lot of natural areas for climbing and play. She did note there was not as much ADA inclusivity as they would want in Peachtree City. City Center Park was very popular in part because of the destination aspect—there was a dog park, restaurants, and walking trails. They also visited Carl Miller Park in Newnan, which had a castle theme. It was spacious, with lots of shade, a toddler area, and a water feature. Keegan pointed out that this playground was privately owned rather than city funded.

Another group member, Walton, noted that she was a new resident, with a 3-year-old son. She had discovered that some playgrounds were more desirable than others, and the group had looked at what features accounted for the differences. Peachtree City had 23 tot lots and playgrounds, Walton reported, which was a big number for a city its size. They were spread out all over the City, with some

part of larger facilities, and others, especially the tot lots, tucked away with a feel of being an extension of the surrounding neighborhoods. It was not always clear that the tot lots were available for public use, she commented. She showed a map that illustrated the distribution of the parks.

They discovered that many of the playgrounds lacked diversity in the equipment, and she showed a photo of almost identical structures at three parks. This limited the level of engagement that families experienced when visiting the playgrounds. It could get boring, she remarked, when each location felt like an extension of a place you had already visited. It also would be good to have playgrounds that appealed to children of all ages. You could expect the same thing at all the playgrounds, with the exception of the newly-remodeled All Children's Playground. While the equipment might be similar, Walton said, the group noticed inconsistencies among the playgrounds in fencing, path access, restrooms and so on.

While they had a plethora of playgrounds and tot lots, Keegan stated, they all looked the same and had limitations that led citizens to go to a park in a nearby city. The group's suggestion was that Peachtree City focus on quality, not quantity, by investing in fewer, but larger and unique playgrounds. They wanted playgrounds suitable to children of all ages and abilities, such as at All Children's Playground. Right now, many facilities appealed only to younger children. They would like to see additional playgrounds with shade and water features. Adequate car and cart parking was important, too.

Keegan showed photos to illustrate what she was talking about, noting that most of them were themed playgrounds. Two had a farm theme, and she pointed out the opportunities for imaginative play. Another was wild-animal themed, while another showed a more natural take on a playground, with a slide on a grassy hill and rocks for climbing. There was a photo of equipment that enabled children with disabilities to interact with other children, like at All Children's Playground. The final photo showed a playground built like a pirate ship, opening up opportunities for imaginative play, Keegan noted. She asked if Council had questions.

Prebor recalled that they had talked in the past about getting rid of some of the tot lots, and Bledsoe said that was correct. The advisory group felt like there were more than were needed. In some areas, there were three or four very near to each other. The group felt strongly that there should be parking for golf carts as well as cars, Bledsoe reported, and that might help them decide which ones to eliminate. Closing playgrounds would require extensive study, she cautioned. At present there were 12 tot lots and 11 playgrounds.

Was there any estimate on what some of these projects would cost? Destadio wondered. The new All Children's Playground came out to around \$500,000, Bledsoe reported, saying it was what they called a "condensed" playground with a lot of things in a smaller space. It was very well-designed. Braelinn, where there was parking and a bathroom, was one place they could look to put another playground, and it would be another \$400,000 or \$500,000. The playground at Glenloch was replaced in 2014 for about \$40,000, but it was much smaller and costs also had gone up since 2014. They would need to develop a strategy, Bledsoe remarked.

Destadio said the group did a great job, and there was a need to update the playgrounds for all the young families coming in, but this would probably require a 15- to 20-year program.

What would be the maintenance costs? King inquired. At the new All Children's Playground, Bledsoe replied, the rope structure would have to be replaced in about 10 years. The poured-in-place rubber surface would eventually begin to flake and require seal coating. Swings would need to be replaced, but the costs were fairly minimal, she commented. They built All Children's Playground with an eye towards less maintenance.

King asked if they could plan on 10% to 12% of the original cost for annual maintenance? It would be closer to 5%, Bledsoe said, and Prebor said more like 1%, which would be \$4,500 a year. The biggest expense was probably staffing cost to pick up trash and blow leaves, Bledsoe stated. They should keep in mind that staff currently had to do that at all existing playgrounds, Interim City Manager Justin Strickland pointed out. If they used that rubberized surface elsewhere, it would not only meet the ADA requirements, but reduce maintenance costs by eliminating the need to add certified playground mulch at an increasing cost every year.

Prebor asked if they would go to the neighborhoods and give them a chance to take over the tot lots? Bledsoe said she thought that would be a great thing to do.

Learnard thanked the group for their work.

Announcements, Awards, Special Recognition

Learnard announced that on Friday, Council voted unanimously to make an offer to Bob Curnow of Coral Springs, Fla., to become the new City Manager, and he had accepted. She said he was extremely well-qualified and would take over in January. Prebor noted they looked at 73 applications, and Curnow was everyone's top choice. King added they were fortunate to get him, with Learnard saying she was sure the community would welcome him and his family.

Public Comment

Suzanne Brown commented on early voting, saying lines had been long. Also, the more recently annexed areas had not been assigned to precincts. Many people had left without voting in the City's special election because of the wait times, and she wanted the City to publicize that those people could return and vote in just the Peachtree City election on another day of early voting or on election day. Brown also noted that some precincts were not set up to allow people to vote in both the general election and the special election. For instances, voters in the Rising Starr precinct had to vote there in the general election, then go to the Braelinn precinct to cast a ballot in the Peachtree City special election. There were two other precincts in this situation. She said the City website should contain this important information first, and there should be signs at the precincts about the special election and about obtaining provisional ballots.

Agenda Changes

None

Minutes

October 20, 2022, Regular Meeting Minutes

October 20, 2022, Executive Session Minutes

October 28, 2022, Special Called Meeting Minutes

King moved to approve the October 20, 2022, Regular Meeting Minutes, the October 20, 2022, Executive Session Minutes, and the October 28, 2022, Special Called Meeting Minutes.

Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. FY2023 Budget Amendment – DARE Donation**
- 2. FY2023 Acceptance of Donation and Budget Amendment**
- 3. Request to Reclassify one (1) Police Officer to Police Corporal in the Police Department**
- 4. Approval of Maintenance Agreement for Ambulance Equipment**
- 5. Flat Creek Timber Bridge Repairs and Crack Sealer**

Destadio moved to accept Consent Agenda items 1-5. Prebor seconded. Motion carried unanimously.

Learnard pointed out that they had just voted to accept a donation of \$1,800 from the Peachtree City Kiwanis Club for the DARE program and a donation from Bike-Walk Fayette and Southside Support Inc. for Americans with Disabilities Act (ADA) signage to mark trails and paths in six places. She thanked them all.

Old Agenda items

None

New Agenda items

11-22-01 Design of 54/74 Intersection Upgrades

City Engineer Dave Borkowski updated Council on the Department of Transportation's (DOT) progress with the displaced left turn (DLT). The design was complete, and they were finishing up the right-of-way acquisition process. Four parcels had been acquired; two had offers pending, and they were reappraising three other parcels, but that would not be completed until December. DOT said bids would be let in the spring of 2023.

Tonight, he stated, he was asking Council to approve funding for the creation of a plan for design enhancements of structures at the intersection. He showed photos of existing conditions looking both northbound and southbound near the intersection on SR 74. Another photo depicted what the approach to the intersection would look like if they did not fund design enhancements, with the DOT standard galvanized metal trusses across the road. A real world example of enhanced structures was a photo on SR 400.

DOT would put mast arms for the signal heads where possible, Borkowski pointed out, but they would be galvanized metal. There was one section where they would have to put up span wire with galvanized poles to hold the signals. This was at the widest part of the project, over the eastbound/westbound lanes of SR 54. DOT had promised there would be no concrete poles permanently, but they might be needed as a temporary measure.

The proposed enhancements, Borkowski explained, would enable them to keep the look of the rest of the 54/74 Corridor with powder-coated poles. Those were not standard; the City would have to pay for them. He showed a photo of the SR 54/Planterra intersection that had those type of mast arms and also decorative luminaires at the top of the poles. Any stand-alone luminaires would be on powder-coated decorative poles.

The biggest extra cost would be for more aesthetic supports for the truss where the big signs would go. He showed an example from Snellville, and suggested maybe something in brick with a logo affixed. This would support a powder-coated truss, which was the steel that spanned the highway. This might require sending it to an out-of-state facility to have the coating done, and that would affect the cost.

The high-level conceptual cost for these upgrades was about \$1.4 million, Borkowski stated, but that was approximate. Right now, he continued, they were just asking for the cost of the design, about \$144,500, to get them to a point where it could be included in the project. This would qualify as a project for the 2017 SPLOST, where there was \$881,000 earmarked for project #7. There was additional money in the SPLOST contingency fund to cover cost overages, if any.

If the City did nothing, DOT would still illuminate the intersection with streetlights. The agreement had already been signed, but the poles would be galvanized and not decorative. They would install galvanized signalized mast arms where possible, such as the one at Peachtree Parkway. Structural steel for the big sign supports would be galvanized and not decorative.

This was a "now or never" situation, Borkowski cautioned. DOT was on a timeline to get this out to bid early next year, and these upgraded designs would need to be included in the plans. If the money for the design was approved, the next step would be to issue the purchase order and have the design started. Next, they could come back to Council with the construction agreement with the DOT to include it in the project. There would be a better cost estimate by then, and Council would have to approve this funding amount for the construction.

Destadio asked how confident Borkowski was in the estimate? He replied that a cost estimate on any construction project without a final design was an educated guess, but he was sure it would go up. Destadio said they should come up with a final estimate and add 15%. Council was not going to approve something at \$3.4 million only to find out it would cost them \$5 million afterwards. He wanted a more accurate estimate, but Borkowski said they could not get one because there was no design yet to go by. This was a specialized design, and a final cost estimate was not possible at this point.

Prebor said it was not worth a million bucks or more. He had talked about the architect's fees with both Strickland and Borkowski, he remarked, saying Borkowski told him the architect's fees were based on a percentage of the project.

King agreed, saying he did not think it would be worth it.

Learnard said her position was unchanged from the last time they discussed this. Everyone in Peachtree City would have to go through that intersection for the rest of their lives, and she said they owed the citizens the best possible installation. She told King she thought he was on board with that. The structures could be industrial and utilitarian, or they could be Peachtree City-caliber, the Mayor commented. They must decide now; they could not go back later and change their minds. She wanted to feel they did the best they could with this installation to make it Peachtree City-style. It would be a shame, she continued, to want signage in the heart of their city to look like Highway 400 signage. Learnard added that she was very surprised the others felt differently.

Prebor said he would love to have it, but not at \$1.4 million. They had the money, the Mayor countered, but Prebor said they did not know what the economy would do. He did not like the idea, he said, of just spending because they had the money.

What if the number was \$3 million or \$10 million? Prebor asked Learnard. Would she still support it? She said she did not have a threshold right now because all they were talking about was the design. She proposed they see if they could get a nice design, then look at the numbers.

That was fine, King stated. Was it correct that they had to make a decision now on the design only? Borkowski said that was correct. That was \$144,000 and would come out of current SPLOST funds, he stated, and Borkowski again agreed.

Destadio commented that was good to know because he had misunderstood earlier. All they were talking about was the \$144,000? The Mayor said that it was. They would have to spend \$144,500 to get a design from an architect. That would be brought back to Council with some options, and they could say "no" at that time, she explained.

King said his concern was that the \$1.389 million Borkowski presented could escalate to \$2.8 million or more over the next year. Destadio said that was his point. He did not mind spending the money on the design but felt the final cost could be better estimated.

King suggested they go ahead and agree to the design. Then, in the near future, Council could look at the final cost and vote on it. Destadio said he could go along with that.

Strickland pointed out that, even in the event of a recession, SPLOST was reserved for specific projects. They would not be able to dip into a SPLOST project to carry operations. Prebor said they could use it on paving, which they were still behind on. The project was for that corridor, Strickland said, but King noted there were other things in the corridor where they could use the money.

King moved to approve New Agenda item 11-22-01, Design of 54/74 Intersection Upgrades. Destadio seconded. Motion carried 3-1, with Destadio, King, and Learnard voting in favor, and Prebor voting against.

Public Hearings

None

Council/Staff Topics

Paving Updates

Public Works Superintendent Jonathan Miller reported almost five miles of path had been resurfaced this year, and about half a mile of resurfacing was in progress on Corrigan Place, Shirewood, and in front of City Hall. He said that covered this past fiscal year from October to December. About a mile of new paths had been added. Those were the Panasonic path, which he said should help with Air Show traffic that weekend.

Prebor asked Police Chief Janet Moon if there would be officers at that intersection and was told there would not be.

The other paths were from Crestwood to Kennerly along Robinson Road and an extension along Robinson Road to the entrance of Oakdale with a striped crosswalk.

He showed the amount of parking lot paving City crews had done by converting the square footage to miles. There were .3 miles for the Police Department expansion, 1.4 at the Glenloch Soccer Fields, and .37 at Riley Field. This totaled 2.07 miles.

All the paving came to about 8.5 miles, and they might be able to do another 1.5 miles this year, depending on several factors, including weather and additional projects, such as demolition of the Riley Track.

The awarded bid for street paving was a little shy of \$6 million, Miller said, for 14.75 miles of paving. As of now, 17.79 miles had been completed, with Riley Parkway, Aberdeen Parkway, Dover Place, and Dover Trail added. This was about evenly split between full-depth reclamation (FDR) and mill/overlay. The invoice to date was \$5.6 million, so they were under what was awarded, and it was estimated that they would finish the year either at or under the bid amount.

The Mayor asked what mill/overlay meant? Miller replied that it was when they took a layer off the road and repaved it. There might be some patching that also was categorized as mill/overlay, even if it was deeper, he stated.

Council thanked him for a good job, and Prebor asked how they were doing? He recalled that 10 years ago, they were way behind. Miller said he felt they were doing well in terms of catching up. The new Infrastructure Management Services (IIMS) study was coming in soon, and they would know more about the condition of the roads when they got the ratings numbers.

Destadio related the process he observed when his neighborhood streets were repaved and asked how long they had been using it? Miller said they were using that process when he arrived, but he had written the specs for the FDR when he was with the DOT in Tennessee and re-wrote them here for more quality control in order to get the correct cement mixture. Destadio said it seemed like a good process, and he would like to see the specs, and Miller said he could send them over.

Prebor then related that he was golfing with a friend and mentioned that he paid about \$87 in taxes a month to live in Peachtree City, which the friend found hard to believe. Prebor said he told him how to tell which taxes were City taxes and how to break things down. Now there was an online interactive tool to help homeowners figure out what they paid, and he thanked City Clerk Yasmin Julio. Prebor said he thought all the services and amenities he received for \$87 a month was a bargain. Destadio agreed this was a great thing.

Julio said she did not want to speak on the numbers because that Finance's domain, but on the public communications side, they had created some interactive pie charts as well as a table where people could see this information. It was on social media. There was a city property tax calculator that enabled residents to go online and feed in their property values to determine how much city tax they would pay.

They were also making changes to the senior homestead tax exemption. Currently, homeowners had to submit a form by February 1 saying that they would like to qualify. By April 1, they had to come back

and provide the documentation. Now they had consolidated this process so that people who wanted the \$5,000 exemption on city taxes would come to City Hall or go online before April 1 with their property tax information, their driver's license, and a completed application. They no longer had to come twice.

Learnard said she got questions all the time about progress at the Laurel Brooke development off SR 54 at Petrol Point and also the townhomes near Meade Field. She asked Planning and Development Director Robin Cailloux for an update.

Laurel Brooke was finishing up 10 live/work units, Cailloux said, and next would be putting in roads, single-family homes, and one larger office building of about 5,000 square feet. Learnard asked who the developer was? Feller Construction, Cailloux replied, but they were selling the lots to individual builders. Redwood was one builder; McKinney was another. The Mayor asked about the numbers, and Cailloux said she believed there would be 23 single-family homes and two condo buildings with 12 units each. The first condo building was in the process of being permitted, if it had not already been issued.

On the southside near Meade Fields would be 33 townhomes that were approved with the Somerby rezoning in 2010. They were required to put in extra landscaping between the driveway and their property.

Destadio recalled they were trying to get a berm put in as an additional buffer, and Cailloux said that was in the front, and they were doing what they could, but there were overhead utility wires to consider. It might not be as wide a berm as they wanted.

This was a Brent Scarbrough development, Cailloux said, and they, too, typically did the development and someone else did the building, but she did not know who that would be.

Somerby had tried to find who was doing the elevations, Destadio said, adding that right now, Scarbrough was doing all the horizontal stuff.

Also in that general area, Cailloux continued, was Mill Farms, a 74-lot single-family subdivision with house sizes and price points similar to The Gates.

There was also a lot of industrial construction going on, she added, with several existing companies expanding their operations, including Aventure Aviation, a homegrown company that was more than doubling in size. Some international headquarters were also increasing their headcounts. Other projects were in the works.

King moved to adjourn to executive session at 7:36 p.m. to discuss pending or threatened litigation. Prebor seconded. Motion carried unanimously.

Prebor moved to reconvene in regular session at 7:52 p.m. Destadio seconded. Motion carried unanimously.

There being no further business, King moved to adjourn the meeting. Prebor seconded. Motion passed unanimously.

The meeting adjourned at 7:53 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager 

FROM: Paul J. Salvatore, Financial Services Director 
Kelly Bush, Assistant Finance Director 

DATE: November 11, 2022

SUBJECT: Budget Amendments – Fiscal Year 2022
November 17, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to amend the 2022 budget resolution.

Discussion:

Attached please find budget amendment 22-41 for fiscal year 2022 submitted for your approval. This budget amendment is housekeeping in nature and is necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2022.

Budget Impact:

The proposed budget amendment reallocates departmental savings from non-divisional throughout the department budgets.

If you have any questions, please do not hesitate to contact either Paul Salvatore or Kelly Bush.

Thank you for your attention to this matter.

Attachments

kbb/Reports to Council/Budget Amendments FY2022

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-41

DATE 09-30-2022

ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-1552-xxxx		Contingency Savings	754,635	
100-1511-xxxx		Finance	20,000	
100-1540-xxxx		Human Resources		42,000
100-1565-xxxx		Building Maintenance		120,000
100-1566-xxxx		Grounds Maintenance		65,000
100-3510-xxxx		Fire		249,635
100-4100-xxxx		Public Works		110,000
100-1320-xxxx		City Manager		59,000
100-3210-xxxx		Police		40,000
100-3600-xxxx		EMS		21,000
100-1535-xxxx		Information Technology		25,000
100-1580-xxxx		City Clerk		43,000

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution reallocating department budgets in the General Fund for fiscal year end (housekeeping).

ENTERED

APPROVED

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager *JS*

FROM: Paul J. Salvatore, Financial Services Director *PS*
Kelly Bush, Assistant Finance Director *KB*

DATE: November 11, 2022

SUBJECT: Budget Amendments – Fiscal Year 2023
November 17, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendments to amend the 2023 budget resolution.

Discussion:

Attached please find budget amendments 23-06 and 23-10 for fiscal year 2023 submitted for your approval. Budget amendment 22-06 is housekeeping in nature and reflects the September 30, 2022 balance in each of the Special Revenue Funds brought forward to fiscal year 2023. This is done annually in lieu of trying to project the Special Revenue Funds budget balances during the budget process.

Budget amendment 23-10 requests the carryover of 2022 funds for omissions and projects planned and equipment ordered but not received or completed prior to 9/30/2022. This includes: 1) Mayor and Council – Professional Services 2) Non-Departmental – General Administration Contingency 3) Planning – Professional Services 4) Finance – Education & Training 5) Public Works – Contractual Services 6) Code Enforcement – Supplies 7) GIS - Education & Training 8) Police – Operating Supplies 9) Information Technology Contingency 10) Human Resources – Professional Services 11) Fire – Uniforms and Small Tools & Equipment 12) Public Information – Technical Services – Software 13) City Clerk - Technical Services – Software 14) GIS – Regular Salaries 15) Stormwater – Professional Services, Contractual Services, Machinery & Equipment, and salaries. 16) Amphitheater – Improvements Other Than Buildings. This Also included is a reallocation from Grounds – Contractual Services to Recreation – Contractual Services for Tree Removal.

Budget Impact:

The proposed budget amendments affect the General Fund, Stormwater Fund, Amphitheater Fund and several Special Revenue Fund budgets. A separate reconciliation is provided for the net effect on each fund.

If you have any questions, please do not hesitate to contact either Paul Salvatore or Kelly Bush.

Thank you for your attention to this matter.

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2023

November 17, 2022

General Fund	Increase both revenues and expenditures by \$969,929
Neighborhood Parks Fund	Increase both revenues and expenditures by \$1,126
DARE Program Fund	Increase both revenues and expenditures by \$1,138
State Seizures Fund	Increase both revenues and expenditures by \$31,507
HAZMAT Fund	Increase both revenues and expenditures by \$7,034
PD Tuition Fund	Increase both revenues and expenditures by \$4,301
Youth Council Fund	Increase both revenues and expenditures by \$503
Public Safety Grant Fund	Increase both revenues and expenditures by \$9,076
Police Donation Fund	Increase both revenues and expenditures by \$9,489
Explorer Troop Fund	Increase both revenues and expenditures by \$1,254
Federal Seizures Fund	Increase both revenues and expenditures by \$16,077
Tree Fund	Increase both revenues and expenditures by \$273,555
American Rescue Plan Fund	Increase both revenues and expenditures by \$3,643,278
Hotel/Motel TPD Fund	Increase both revenues and expenditures by \$127,931
Stormwater	Increases both revenues and expenditures by \$218,219
Amphitheater	Increases both revenues and expenditures by \$35,000

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
		NUMBER	23-06	
		DATE	10/01/2022	
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
200-6110-531175		Operating Supplies - Memorial Bench	245	
200-6510-531180		Computer supplies - Library	881	
200-0000-389025		Surplus Carryover - Neighborhood Parks	1,126	
202-3210-531175		Operating Supplies - DARE	1,138	
202-0000-389025		Surplus Carryover - DARE	1,138	
203-3210-531175		Operating Supplies - State Seizures	31,507	
203-0000-389025		Surplus Carryover - State Seizures	31,507	
204-3510-531175		Operating Supplies - HAZMAT	7,034	
204-0000-389025		Surplus Carryover - HAZMAT	7,034	
206-3210-512500		Tuition Reimbursement - PD Tuition Fund	4,301	
206-0000-389025		Surplus Carryover - PD Tuition Fund	4,301	
207-6110-531175		Operating Supplies - Youth Council	503	
207-0000-389025		Surplus Carryover - Youth Council	503	
208-3210-531175		Operating Supplies - Public Safety Grants	9,076	
208-0000-389025		Surplus Carryover - Public Safety Grants	9,076	
210-3210-531175		Operating Supplies - PD Donations	9,489	
210-0000-389025		Surplus Carryover - PD Donations	9,489	
211-3210-523700		Education & Training - Explorer Fund	1,254	
211-0000-389025		Surplus Carryover - Explorer Fund	1,254	
212-3210-531175		Operating Supplies - Federal Seizures	16,077	
212-0000-389025		Surplus Carryover - Federal Seizures	16,077	
215-4100-531178		Operating Supplies - Landscaping - Tree Fund	273,555	
215-0000-389025		Surplus Carryover - Tree Fund	273,555	
230-3510-541300		Buildings - Fire - ARP	3,057,362	
230-4250-541400		Infrastructure - SW- ARP	585,916	
230-0000-389025		Surplus Carryover- ARP Fund	3,643,278	
276-6110-522251		TC/Amph Bldg Repair & Maintenance -	127,931	
276-0000-389025		Surplus Carryover - Hotel/Motel TPD Fund	127,931	
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to establish budget for unbudgeted Special Purpose Funds based on 9/30/2022 fund balances.				

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
			23-10	
			DATE	10/01/2022
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		Surplus Carryover	969,929	
100-1310-521200		Professional Services - M&C	120,000	
100-1505-579135		Contingency - general admin	370,000	
100-7410-521200		Professional Services - Planning	130,120	
100-1511-523700		Education and training- finance	5,000	
100-4100-521245		Contractual Services - PW	70,000	
100-7450-5xxxxx		Code Enforcement - various	14,100	
100-1536-523700		Education and training - GIS	5,000	
100-3210-531650		Small tools - PD	5,500	
100-3210-531175		Operating Supplies - PD	6,920	
100-1505-579142		Cont- IT	60,000	
100-1540-521200		Professional services - HR	11,400	
100-3510-531725		Uniforms - Fire	61,436	
100-3510-531650		Small tools - Fire	9,773	
100-1570-521306		Technical Services - Software - PI	2,960	
100-1580-521306		Technical Services - Software - City Clerk	2,720	
100-1536-511100		Regular salaries - GIS	95,000	
100-1566-521245		Contractual Services - Grounds		15,000
100-6110-521245		Contractual Services - Recreation	15,000	
565-6180-541260		Amphitheater - Improvements Other than Buildings	35,000	
565-0000-389025		Surplus Carryover	35,000	
521-0000-389025		Surplus Carryover	218,219	
521-4250-521200		Stormwater - Professional Services	7,216	
521-4250-521245		Stormwater - Contractual Services	116,536	
521-4250-542050		Stormwater - Machinery & Equipment	88,595	
521-4250-511100		Stormwater - salaries (2% cola at 10/1)	5,872	
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to allocate for omissions, projects, and equipment ordered but not completed or received prior to 9/30/2022.				

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager *JS*
Paul Salvatore, Finance Manager
Angela Egan, Purchasing Manager *PS*

FROM: Quinn Bledsoe, Director, Recreation & Special Events *QBS*
Jonathan Miller, Public Works Superintendent *JM*

DATE: November 8, 2022

SUBJECT: Transfer of funds from Public Works to Recreation
Consent agenda Council Meeting 11/17/22

Recommendation

Contract with Hand Services for the weekend cleaning of Kedron locker room and restroom facilities with transferred funds.

Discussion

The weekend cleaning of the Kedron facility has been done by staff from the Grounds Division on a rotating basis for several years. The recent movement of the Grounds Division to Public Works resulted in a much small number of Recreation staff members available to continue this task. Upon examination of the cost to clean on weekends, the cost to pay overtime for staff members to clean is comparable to the quote from the City's cleaning contractor to perform the same service. Funds are available to be transferred from Grounds Contractual Services to Kedron Cleaning Services to cover the contracted cost of cleaning in the amount of \$8,100 for the remainder of FY23.

Budget Impact

Increase to the 6122 Cleaning Services account of \$8,100
Decrease to the 1566 Contractual Services account of \$8,100

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Justin Strickland, Interim City Manager *JS*
Paul Salvatore, Financial Services Director *PS*
Quinn Bledsoe, Recreation & Special Events Director *QB*

FROM: Ellece Brown, Director, HR & Risk Management *EB*

DATE: November 9, 2022

SUBJECT: Reclassify Two Part-Time Recreation Assistant Positions to One Full-Time Recreation Assistant Position at Kedron & FY23 Budget Amendment
November 17, 2022, City Council Meeting

Recommendation:

Approve reclassification of two (2) part-time Recreation Assistant Positions (Salary Grade 104) to one (1) full-time Recreation Assistant position (Salary Grade 104) at the Kedron Fieldhouse & Aquatic Center effective Monday, 11/14/2022.

Discussion

In approximately 2015, in an effort to reduce costs, a full-time Recreation Assistant position at the front desk at Kedron (working 8:00 a.m. – 5:00 p.m.) was eliminated and replaced with two (2) part-time Recreation Assistant positions at Kedron. Over the past few years, staff has struggled to maintain the part-time staff because of increased turnover, to provide consistent customer service to the patrons, and to complete the administrative job responsibilities at Kedron in a quality and timely manner. Therefore, management has determined that this change to part-time staffing at the front desk at Kedron is not conducive to an efficient working environment. A full-time Recreation Assistant, however, would provide improved customer service and would allow job responsibilities to be more evenly distributed. A revised Recreation Assistant job description is attached for your review. If approved, this reclassification of two (2) part-time Recreation Assistants to one (1) full-time Recreation Assistant would **not** result in a reduction-in-force situation because we currently have one vacant part-time Recreation Assistant position.

Budget Impact:

The budget impact of this reclassification will increase revenue and expenditures in the general fund \$22,000. Funding is coming from Fund balance.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members
VIA: Justin Strickland, Interim City Manager 
 Paul Salvatore, Financial Services Director 
FROM: Ellece Brown, Director, HR & Risk Management 
DATE: November 10, 2022
SUBJECT: Request to Increase the Recruitment Sign-On Bonus Program for Public Safety New Hires
 November 17, 2022, City Council Meeting

Recommendation:

Approve increasing the Recruitment Sign-On Bonus Program for Public Safety new hires from a total of \$3500 to \$6000 for Certified Officers/Paramedics and a total of \$2000 to \$4000 for Uncertified Officers/Non-Paramedic Firefighters effective Monday, 11/14/2022.

Discussion

On 8/04/2022 City Council approved to extend the Recruitment Sign-On Bonus Program for an additional six months through February 2023 to assist with filling vacant positions throughout the City. Funds were approved to pay sign-on bonuses to newly hired employees in an effort to increase the number of qualified candidates. The following bonus structure was approved:

<u>Position</u>	<u>Bonus Upon Hire</u>	<u>Second Half of Bonus</u>
Certified Officers/Paramedics	\$2000	\$1500 (upon field training completion)
Uncertified Officers/Non-Paramedic FF's	\$1000	\$1000 (upon field training completion)
All Other Full-Time Openings	\$1000	\$1000 (upon completion of 3 months of employment)

The above bonus amounts were grossed up to ensure that the newly hired employee actually received the stated bonus amounts.

Fortunately, the Recruitment Sign-On Bonus Program has assisted us in drawing potential candidates for employment, but other cities/counties (our competitors) have recognized the importance of this program in drawing potential new hires and have, therefore, improved their Recruitment Sign-On Bonus Program to make it more enticing particularly for public safety new hires. Their actions have resulted in making our Sign-On Bonus Program for public safety new hires non-competitive.

Our current openings within Public Safety are nine (9) Police Officers in the Police Department and two (2) Paramedics/EMT's in the Fire Department. Given the current job market and the continued competition for qualified employees, staff recommends that we bump up this program for potential public safety new hires according to the following chart:

<u>Position</u>	<u>Bonus Upon Hire</u>	<u>After Training*</u>	<u>Upon Completion of First Year of Employment</u>
Certified Officers/Paramedics	\$3000	\$2000	\$1000
Uncertified Officers/Non-Paramedic FF's	\$2000	\$1000	\$1000

**Training time differs depending on experience of new hire.*

Budget Impact:

Based on current vacancies and the funds that were spent during the past year, the total budget impact for increasing the Recruitment Sign-On Bonus Program for Public Safety new hires for the next four (4) months is estimated to be \$27,500. This additional cost can be absorbed in the Police Department and Fire Department FY2023 budgets.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager 

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: November 13, 2022

SUBJECT: Public Hearing: Variance from Transitional Yard Requirement,
100 McWilliam's Drive
November 17, 2022 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the transitional yard requirement of 75 feet between non-residential and residential zoning districts [Section 916 of the Zoning Ordinance]. The Applicant proposes to construct a 7,500 square foot office building, encroaching into the transitional yard setback in order to place some of the required parking.

The property is an undeveloped and existing lot of record, located at the southeast corner of McWilliam's Drive and State Route 74 North. It is currently zoned OI Office Institutional, which permits the proposed medical office use.

The lot was subdivided in 1998, prior to the adoption of the Transitional Yard requirement in 2009. It is 275 feet deep at its widest point and 195 feet deep at its shallowest point and has a total area of a little over one (1) acre. While this would be the typical lot size for a small office building development, the additional transitional yard requirement reduces the developable area of the lot by over 30%.

As part of the application the Applicant has included a justification narrative and a site plan, which are attached to this memo.

Variance Consideration

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

- (a) Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- (b) The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or

100 McWilliams Drive Variance Request

Page 2

topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Variance Criteria

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

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

Staff Comment: The lot's location are special circumstances that deny the property owner from utilizing a majority of the property, thereby denying the property privileges enjoyed by other similarly-sized and zoned properties.

The property's location as a corner lot along a State Route directly adjacent to a residential zoning district results in the application of the strictest buffers in the city ordinance: two (2) front back setbacks and the 75-foot undisturbed transitional yard standard. Front setbacks (40 feet) are four (4) times the requirement of a side setback (10 feet). As a result, less than half of the standard-sized lot is unusable (39%). A typical lot in the same zoning district classification, with one (1) front setback, and of this size would have about 65% usability.

- (b) *The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;***

Staff Comment: The strict interpretation and application of this ordinance would result in a 30% loss of the usable lot area, which is a practical difficulty. This unnecessary hardship is inconsistent with the general intent of the zoning ordinance to, *"promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the city; ..."*

The purpose of the transitional yard requirement is to limit the negative impacts of noise and light intrusion on adjacent residential lots. However, when its strict application may not be feasible, there are other methods of reducing these negative impacts. Examples of other tools could be additional landscaping and fencing requirements, location and design of dumpster facilities, or dark-sky lighting standards.

- (c) *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude***

100 McWilliams Drive Variance Request

Page 3

the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;

Staff Comment: This lot's location as a corner lot along a State Route and adjacent to a residential zoning district is an exceptional circumstance applicable to the property that does not apply generally to other property in the same zoning district.

In fact, there are only one (1) other office-zoned lot in entire city with identical conditions, and it is located at the other end of McWilliams Drive. Both of these properties were subdivided at the same time in 1998 (see attached final plat.)

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

Staff Comment: Granting this variance would not constitute the granting of a special privilege when compared to the setback requirements on other property in the same office zoning district. As stated in (b) above, a typical office lot of the same size would have 65% usability compared to the 39% usability of this lot.

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

Staff Comment: Granting of the variance would not be detrimental to public health or safety, nor injurious to adjacent properties, particularly if the conditions provided at the end of this report were placed on the approval.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, particularly if the conditions provided at the end of this report were placed on the approval.

Staff Comments:

In addition to the review criteria for the variance, staff would like to note that this strip of undeveloped or under-developed properties 'sandwiched' between SR 74 North and the residential subdivisions is one of the areas identified as having no access to the path network. A connection of these properties to the path network could also link sections of the network within the Heritage and Beechwood subdivisions to the south.

The implementation of this network link will most likely occur incrementally with the development of these 'sandwich' lots. Therefore, staff is of the opinion that requiring this connection as a condition of approval would be appropriate. Should the City Council

100 McWilliams Drive Variance Request

Page 4

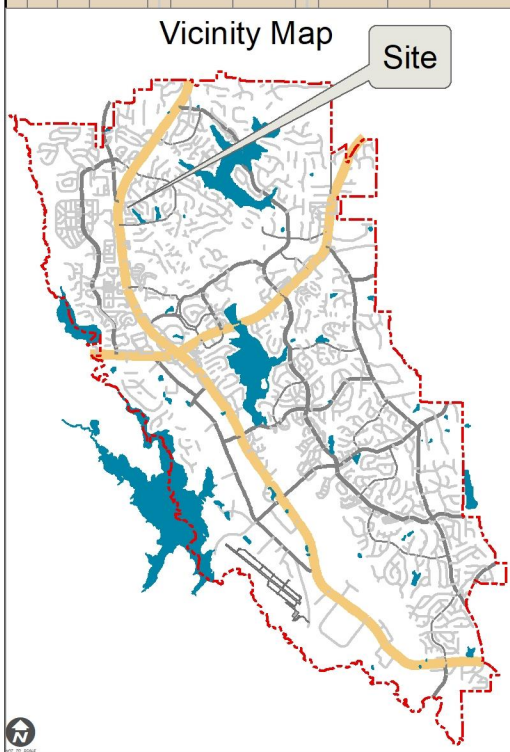
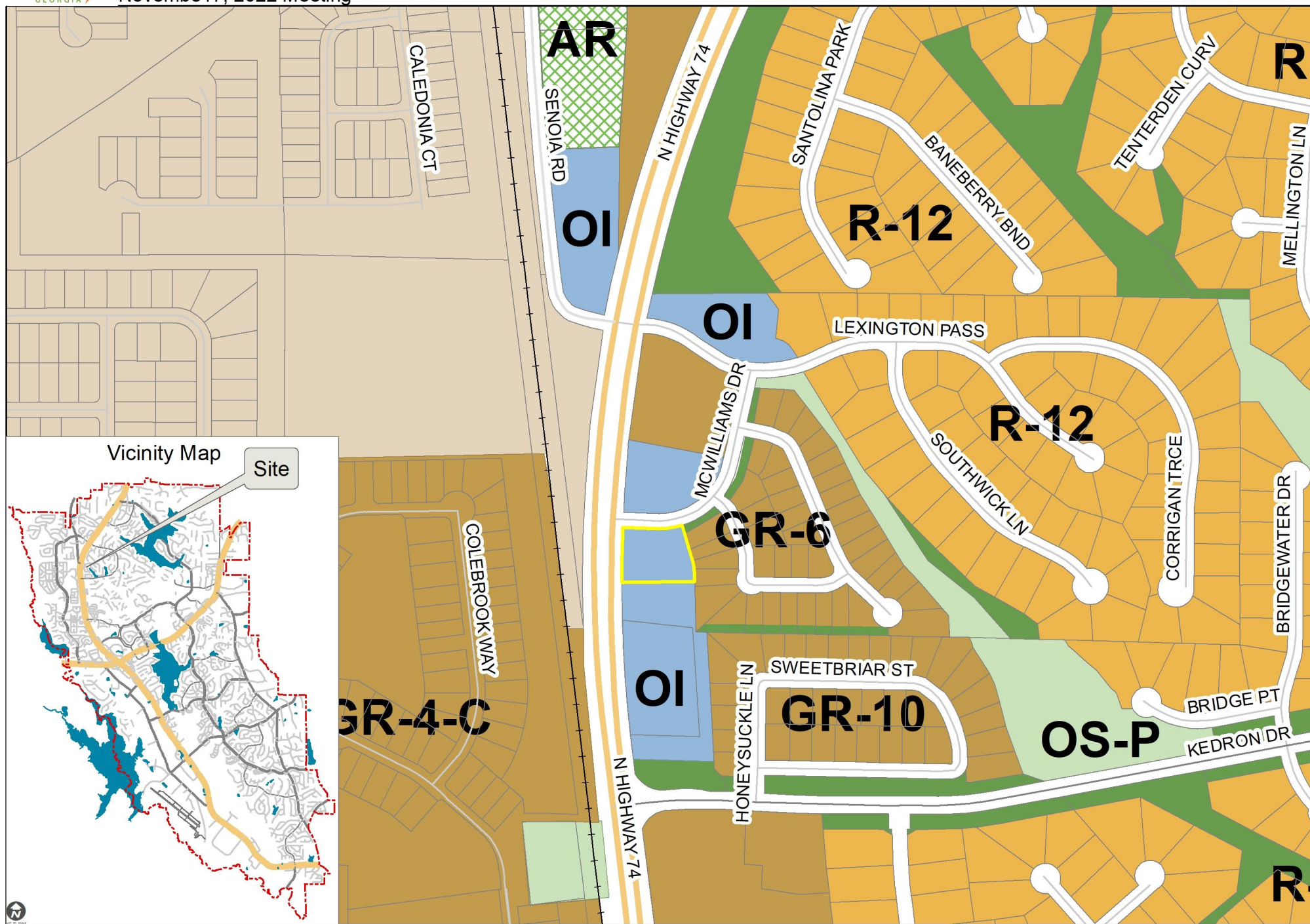
decide to approve the variance request, staff recommends approval with these conditions:

1. Additional evergreen landscaping be added between the proposed parking lot and adjacent residential lots to provide a visual buffer.
2. All site lighting fixtures shall be a maximum of 3-feet in height and shall be full cut-off. Structural lighting shall comply with existing city ordinances and shall not permit light intrusion onto the adjacent residential lots.
3. A public access and path easement shall be preserved through the rear 75-feet of the lot. The purpose of this easement shall be for future potential connection of the path network from McWilliam's Drive to Kedron Drive.
4. The parking lot shall be designed to provide future access to the adjacent undeveloped lot to the south. Inter-parcel connection between this lot and the adjacent lot shall be required when the southern lot is developed.

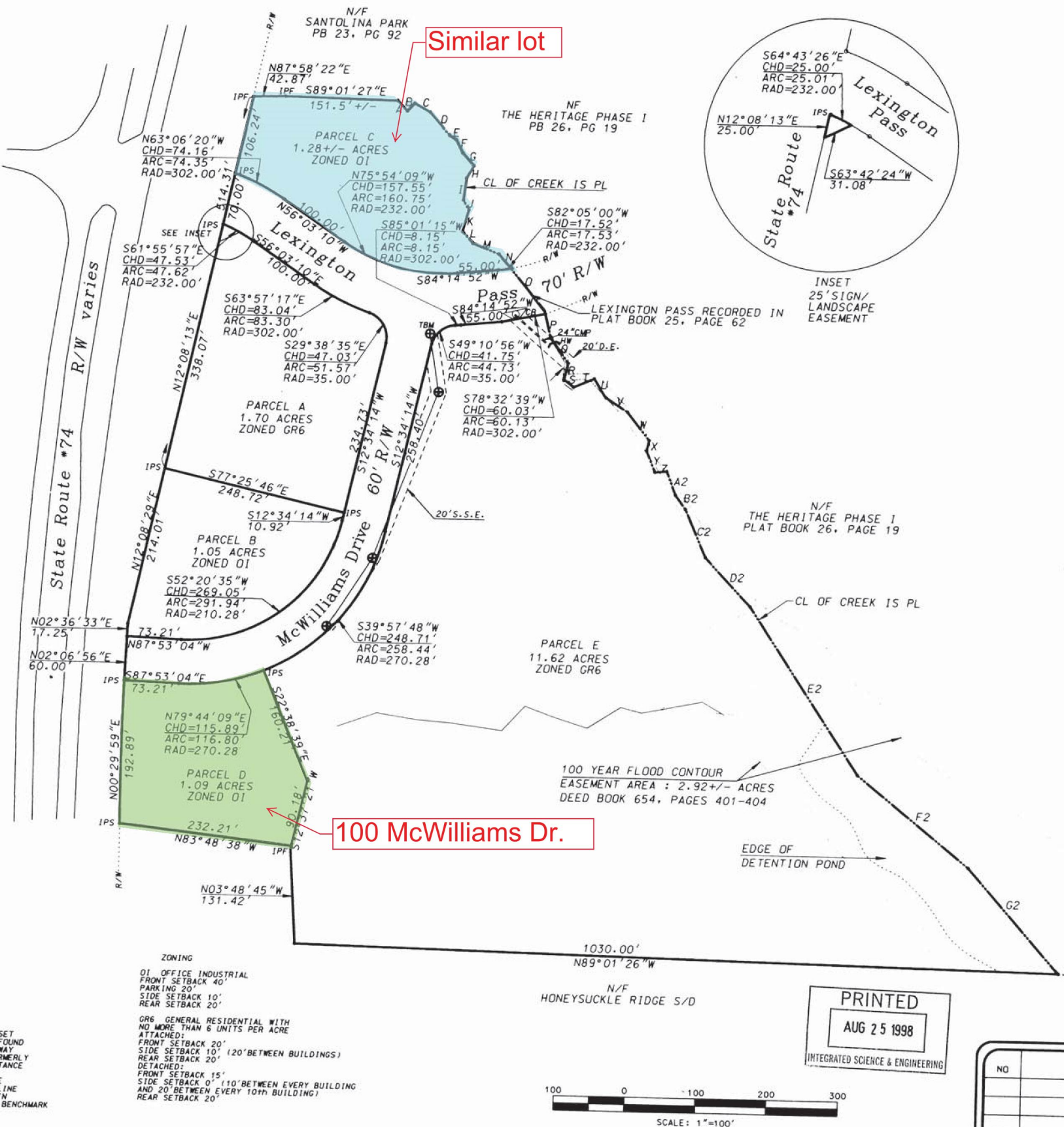
Budget Impacts:

There are no budget impacts of the request.

ATTACHMENTS



Page 28 of 33





VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
Phone: 770-487-5731
WWW.PEACHTREE-CITY.ORG

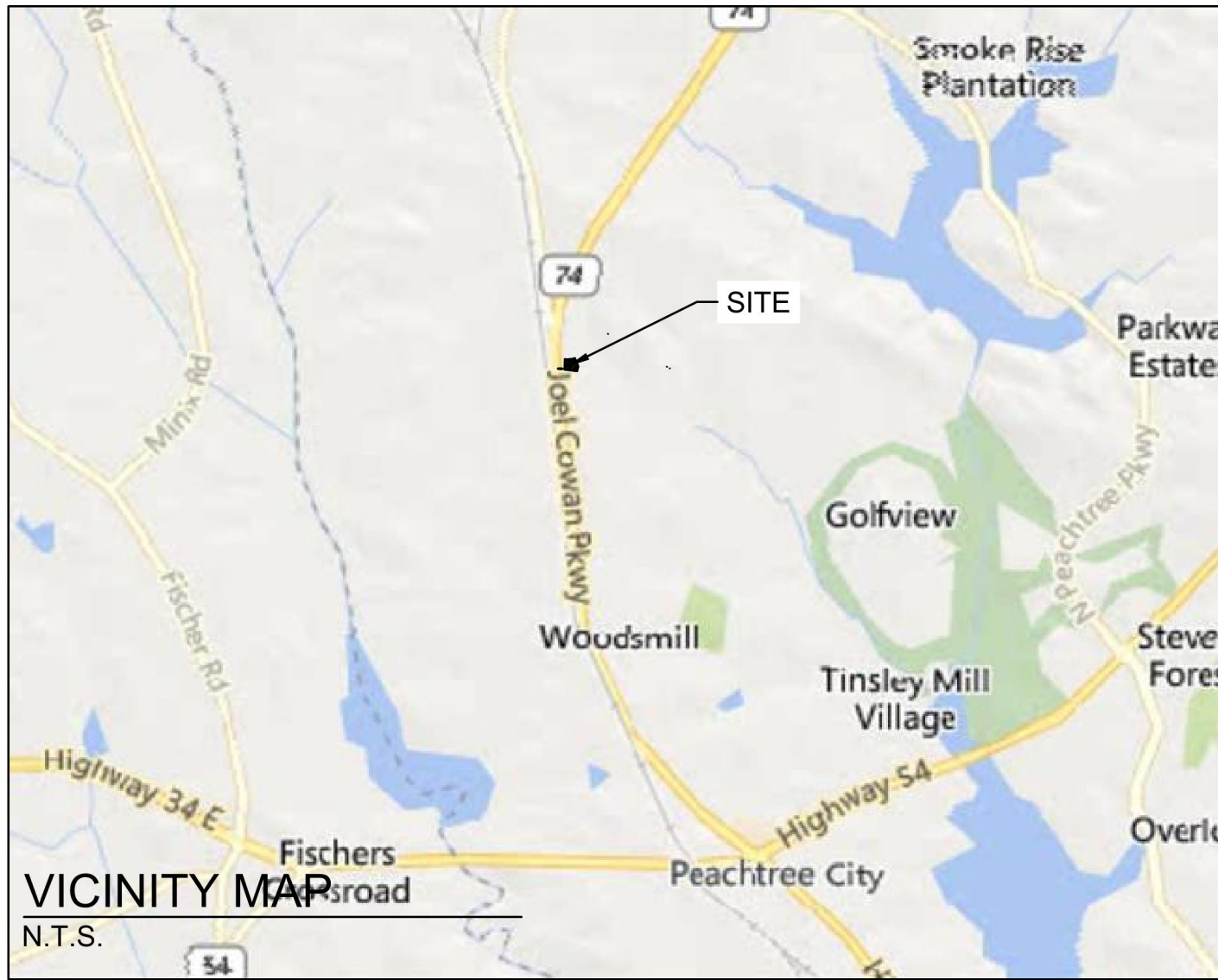
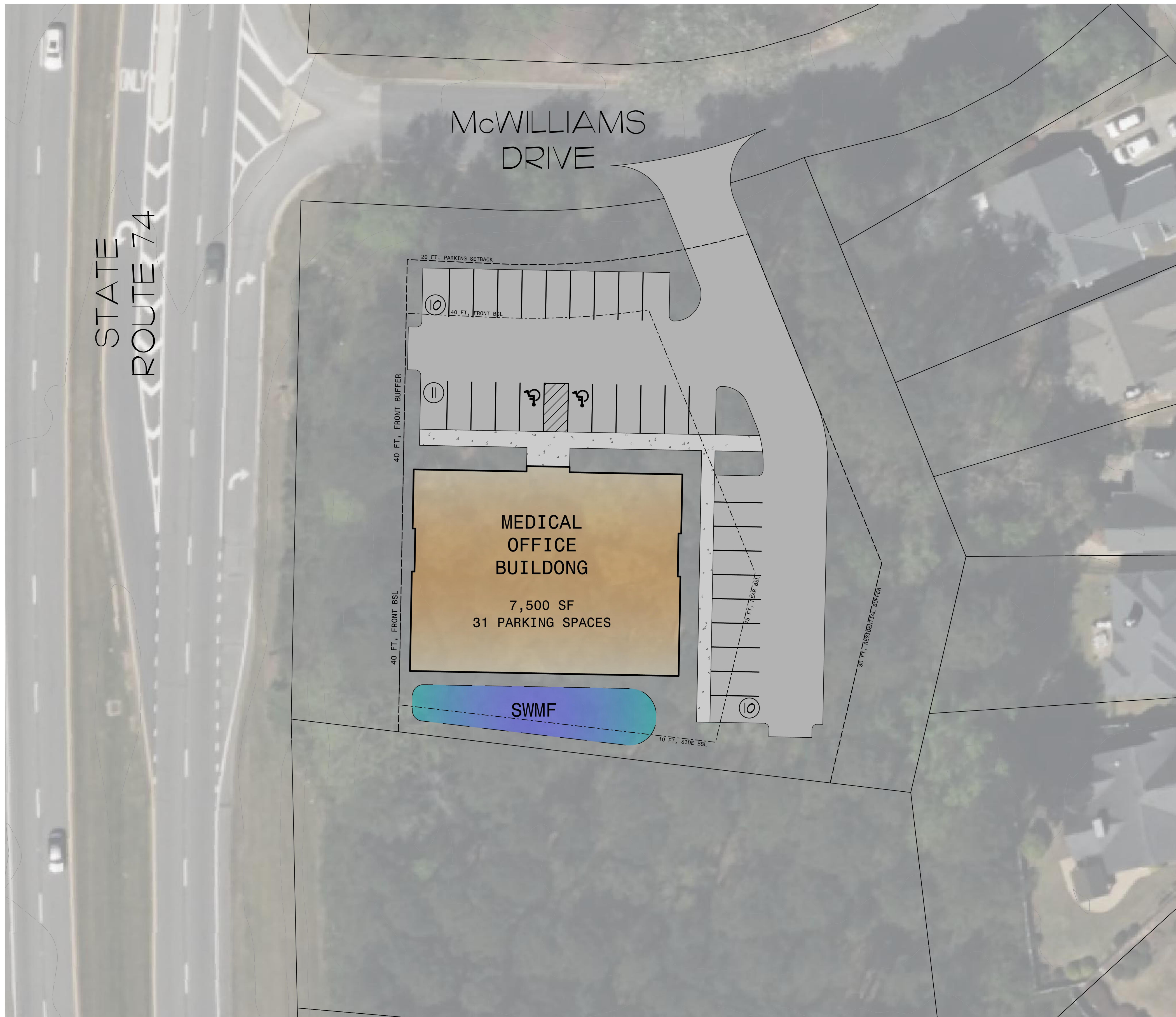
Admin. Variance Fee: \$25.00
Variance Fee: \$300.00 + \$100
for each additional request

VARIANCE LOCATION	Street Address _____		PROPERTY OWNER	Name _____	
	Zoning District: _____			Phone _____	
APPLICANT	Name _____		SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details. ☐ Site plan (with property lines and proposed work) ☐ A detailed report responding to the criteria listed on the back of this form ☐ Letters of support from adjacent property owners and/or HOA ☐ Other items demonstrating need	
	Address _____				
VARIANCE CATEGORY	City, State, Zip _____		SUMMARY	Briefly describe why this variance is being requested: _____	
	Phone # _____			_____	
VARIANCE CATEGORY	Email _____		SUMMARY	_____	
	☐ Administrative : ☐ Existing ☐ Setback ☐ Parking ☐ Fence ☐ Zoning Section: _____ ☐ Sign Sec.: _____ ☐ Land Development Sec.: _____			_____	

ADMINISTRATIVE VARIANCE	The Administrative Variance requirements depend on the type being requested. Please respond to the questions below that pertain to your type of request.	
	☐ Existing Violation:	1.) Were you the property owner when the existing violation occurred? ☐ Yes ☐ No
	☐ Setback Encroachment:	1.) Which property line setback? ☐ Front ☐ Rear ☐ Side 2.) How much encroachment requested? (feet) _____ 3.) Is the proposed structure using the same building materials as on the main home? ☐ Yes ☐ No ☐ Other _____ 4.) Have you submitted the required letters of support from: ☐ HOA letter OR ☐ No active HOA ☐ ALL adjacent property owners (not including city-owned)
	☐ Parking:	1.) Amount of Parking required _____ Amount of parking requested _____
	☐ Fence:	1.) Is the fence a required pool barrier? ☐ Yes ☐ No 2.) If not a pool fence, is the request more than a 25% height increase? ☐ Yes ☐ No

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent: _____ Date _____



SITE PLAN NOTES:

- OWNER:
PEACHTREE CARDIOLGY, P.C.
190 GREENCASTLE ROAD
TYRONE, GEORGIA 30290
CONTACT: DR. ASLAM KHAN, MD
EMAIL: AK2202@MAC.COM
PHONE: (770) 702-1864
2. DEVELOPER:
SOUTHTREE COMMERCIAL
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: TOMMY WEBB
EMAIL: TWEBB@STCOM.US
PHONE: (770) 631-0499
2. ARCHITECT:
JEFFERSON ARCHITECTURE
150 HUDDLESTON ROAD, SUITE 1000
PEACHTREE CITY, GA 30067
CONTACT: JEFFERSON BROWN, AIA
EMAIL: JEFFERSON@JBGA.US
PHONE: (770) 632-9545
3. ENGINEER/SURVEYOR:
INTEGRATED SCIENCE & ENGINEERING, INC.
1039 SULLIVAN ROAD, SUITE 200
NEWNAN, GA 30265
CONTACT: JASON L. WALLS, P.E.
EMAIL: JWALLS@INTSE.COM
PHONE: (678) 552-2106
4. SITE AREA: 1.09 ACRES
SITE ADDRESS: NE CORNER OF S.R. 74 AND McWILLIAMS DRIVE
TAX PARCEL ID NUMBER: 0735 040
ZONING: OI (OFFICE INSTITUTIONAL)
USE: MEDICAL OFFICE
5. SETBACKS:
FRONT, AT S.R. 74 - 60 FEET (BUILDING AND PARKING) **
FRONT, AT McWILLIAMS - 40 FEET (BUILDING SETBACK), 20 FEET (PARKING SETBACK)
SIDE - 10 FEET (BUILDING SETBACK)
REAR - 75 FEET (BUILDING SETBACK)
** VARIANCE TO REDUCE FRONT AT S.R. 74 FROM 60 FEET TO 40 FEET
6. BUFFERS:
FOUNDATION - 8 FEET (AROUND BUILDING)
RESIDENTIAL - 30 FEET (ADJACENT TO RESIDENTIALLY ZONED PROPERTY)
LANDSCAPE STRIP - 10 FEET (ADJACENT AT NON-RESIDENTIAL PROPERTY)
7. BUILDING AREA:
7,500 SF, SINGLE-STORY
8. IMPERVIOUS SURFACE CALCULATIONS:
IMPERVIOUS SURFACE AREA = NA (ALLOWABLE)
21,350 SF OF IMPERVIOUS SURFACES (PROPOSED)
TOTAL IMPERVIOUS SURFACE CALCULATION = +/- 45% (LESS THAN ALLOWABLE)
9. PARKING SUMMARY:
REQUIRED SPACES - MEDICAL. 1 SPACE FOR EVERY 250 SF OF GROSS FLOOR AREA = 31 SPACES REQUIRED
PROVIDED SPACES: 31 SPACES, WITH 2 HANDICAPPED SPACES (100% PARKING)
10. **PROJECT NARRATIVE:** THE PROPERTY CURRENTLY IS AN UNDEVELOPED WOODED LOT WITH FRONTAGE ALONG S.R. 74 AND McWILLIAMS DRIVE. THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW 7,500 SF MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING, DRIVE LANES, UTILITY CONNECTIONS, LANDSCAPING AND STORMWATER MANAGEMENT. ACCESS IS PROPOSED OFF McWILLIAMS DRIVE.
11. **FLOODPLAIN:** NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0086E DATED SEPTEMBER 26, 2008.
12. **ECOLOGY:** WETLANDS AND STATE WATERS ARE NOT PRESENT ON OR WITHIN 200 FEET OF THE PROPERTY.
13. **UTILITIES:** WATER AND SEWER SERVICE PROVIDED BY THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT. BUILDING UTILITIES SUCH AS HVAC UNITS TO BE GROUND MOUNTED AND SCREENED FROM VIEW.
14. **STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT TO BE PROVIDED BY A SINGLE DRY EXTENDED DETENTION FACILITY WITH WATER QUALITY TREATMENT THROUGH RUNOFF REDUCTION.
15. **FIRE PROTECTION PLAN:** THIS DEVELOPMENT DOES NOT REQUIRE A BUILDING SPRINKLER SYSTEM. SITE LAYOUT WILL INCLUDE WATER SERVICE CONNECTION WITH ACCESS TO EXISTING OR NEW FIRE HYDRANTS MEETING HOSE LAY REQUIREMENTS.

[illegible]



October 28, 2022

Ms. Lora Hooks, Senior Planner
Planning and Development
151 Willowbend Road
Peachtree City, Georgia 30269

Re: **DETAILED REPORT**
Variance Application for
Peachtree Cardiology, P.C.
100 McWilliams Road
Peachtree City, Georgia 30269

Dear Ms. Hooks:

The purpose of this Letter of Intent is to provide the City of Peachtree City with a Detailed Report of the proposed Variance Request for the development of a new medical office building for Peachtree Cardiology at 100 McWilliams Drive in Peachtree City. The Variance Request is for relief from Article IX General Provisions, Sec. 916. - Transition yard standards between dissimilar zoning districts, Subsection (916.2) which states the following:

Property abutting residentially-zoned property. Notwithstanding any provision of this ordinance to the contrary, all property zoned GC, LUC, OI, LI or GI that adjoins a residentially zoned tract of land shall have increased setback and buffer requirements along any rear and/or side property lines abutting the residential property. At a minimum, the setback and buffer requirements shall be no less than 75 feet in width as measured from the property boundary.

The request is to apply the 75-foot setback with a 30-foot buffer in lieu of the transitional yard requirement.

PROEPRTY LOCATION AND CONDITIONS

The Property is southeast of the intersection of State Route 74 and McWilliams Drive in Peachtree City, and includes approximately 1.1 total acre. The property has a highpoint at the intersection of 892, with a low point directly to the east of 872 at the property line. This 20 feet of vertical relief provides a drainage pattern from west to east towards an existing residential subdivision. The property has limited access at SR 74, and thus requires a driveway on McWilliams Drive a reasonable distance from the intersection.

ZONING CLASSIFICATION

The property is currently zoned OI (Office Institutional), which is the primary use for the proposed medical office building. The property was rezoned to OI in 1994 prior to development of the adjacent residential subdivision.

PROJECT DESCRIPTION

The proposed development includes construction of an approximate 7,500 SF Medical Office Building with associated drives, parking spaces, utilities, stormwater management, and other associated features to fully develop the site in accordance with Peachtree City ordinances. Stormwater management will be provided to attenuate potential runoff from various storm events as well as to provide water quality treatment. Landscaping will be provided meeting City ordinances, including specific placement of screening materials along the eastern buffer. Water and sewer services are provided to the property.

DETAILED REPORT (providing support for this request)

When applying for a variance from the Zoning Ordinance, the following report provides statements of how this request meets the following criteria:

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

Yes. The proposed property is a corner lot southeast of the intersection of S.R. 74 and McWilliams Drive, with associated buffers and setbacks. The property slopes from west to east with about 20 vertical feet of relief. The property as zoned includes a 60-foot highway buffer and setback on its west side and a 75-foot buffer and setback on the east side. A driveway is not allowed on S.R. 74 and must be positioned on McWilliams Drive as far from the intersection as possible. With these conditions, the strict application of this zoning ordinance renders the site undevelopable.

(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;

Application of these regulations would create a practical difficulty and unnecessary hardship for a medical office facility, specifically considering driveway, stormwater, and grading applications/requirements. Additional developable lot width allows modifications to the site plan for access, stormwater management, and elevations that will allow a medical office facility to be developed successfully. The hardships are created by the size and shape of the property, specific to the referenced zoning section for variance.

(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;

The two buffers with setbacks opposing each other severely restrict the width of the lot as it faces McWilliams, which is the driveway access location for the property. The transitional yard buffer application is an exceptional and extraordinary circumstance and condition that will preclude the applicant the ability to develop this land.

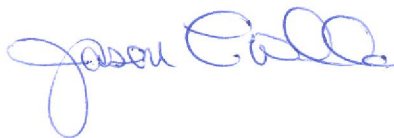
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
The intent of the transitional yard can still be satisfied through application of the standard OI buffer and setback requirements, and include specifically placed landscaping and potential barriers to provide a similar buffer result from the current requirement of 75 feet. As such, the granting of this variance request will not result in special privileges or r limitations of other similarly zoned properties.
- (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.
Correct. Granting this variance is not detrimental to public health, safety, and welfare to the property, public, nor neighboring properties, as a standard buffer and setback will still be applied.
- (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.
The granting of this variance is consistent with the objective of the comprehensive plan, specifically it allows the property to be developed as currently zoned.

CLOSURE

Integrated Science & Engineering, Inc., including the property owner and developer, appreciates your consideration of this Variance Request. Please feel free to contact the undersigned with any additional questions, comments, or if we can provide any additional information.

Sincerely,

INTEGRATED SCIENCE & ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Jason Walls", with a stylized, cursive script.

Jason L. Walls, P.E.
Principal