

City Council of Peachtree City
Agenda
November 2, 2006
7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
Remind Attendees to Turn Off Cell Phones
- IV. Public Comment
- V. Minutes
October 19, 2006, Regular Meeting Minutes
- VI. Monthly Reports
- VII. Consent Agenda
 - 1. Alcohol License – Change in Licensee – Outback
 - 2. Alcohol License – Change in Licensee and License Representative – China Café Waikiki
 - 3. Alcohol License – Change in License Representative – Wal-Mart
- VIII. Old Agenda Items
 - 10-06-03 Consider Variance – 348 Summer Place
- IX. New Agenda Items
 - 11-06-01 Public Hearing – Consider Request from Pathway Communities to Lift the Multi-Family Housing Moratorium for a Parcel on Newgate Road
 - 11-06-02 Public Hearing – Consider Annexation and Rezoning of Property on GA 74 South
 - 11-06-03 Consider Street Resurfacing Agreement with Fayette County
 - 11-06-04 Presentation of Proposed Commercial Development on Southside of 54 West by Capital City Development and Flexxon
 - 11-06-05 Request from Dr. Lois Speaker to Present Council with Data on Phillips Services Corporation
- X. Council/Staff Topics
- XI. Executive Session

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

City Council of Peachtree City
Minutes of Meeting
October 19, 2006
7:00 p.m.

The City Council of Peachtree City met Thursday, October 19, 2006, in the City Hall Council Chambers. Mayor Logsdon called the meeting to order at 7:00 p.m. Other Council Members present were: Steve Boone, Stuart Kourajian, Cyndi Plunkett, and Judi Rutherford.

Announcements, Awards, Special Recognitions

Mayor Logsdon recognized Larissa Romanow, a student at J.C. Booth Middle School, who wrote the poem featured on the state's "River of Words" poster. Logsdon recognized Cinnamon Mack of Developmental Services as the Employee of the Month.

Public Comment

Angela Newton, Logan Austin, Beth Austin, William Drury, and Rick Morris commented on the Fayette County Board of Education's redistricting. They asked the Council to send a formal statement to the Board of Education opposing the new plan.

Minutes

Rutherford moved to approve the October 3, 2006, workshop minutes and the October 5, 2006, regular meeting minutes as written. Boone seconded. The motion carried unanimously.

New Agenda Items

10-06-03 Public Hearing – Consider Variance – 348 Summer Place

Leslie Rowell, the property owner and applicant, told Council he was seeking the variance to resolve a dispute with the Building Department. The two issues that were the foundation of the variance request were setback requirements, which were 40 feet in his neighborhood, and the cantilevering of the structure. He said the Building Department told him the setback was measured from the foundation, and he set the foundation posts at 40 feet. Rowell continued that his neighbor suggested he cantilever the structure to get a larger, more useable, front porch. He said he cantilevered the structure according to what the Building Code allowed; it was an open front porch. The Permit Department took exception to his technique. The foundation survey was approved and met the setback requirements. The Building Department issued a Stop Work Order, which said the cantilever violated the building code. Rowell showed Council photos of the structure as it existed until the Stop Work Order. He said the structure was in a framed-out condition and was cantilevered.

Kourajian asked Rowell to explain what he meant by cantilevered, so everyone would understand. Rowell said it meant it came out over the foundation. He was seeking to do the same as others in his neighborhood, and he showed photos of other homes in his neighborhood that had cantilevered porches and decks. The intent of the setback ordinance was to allow a traditional yard space without lots that were consumed by structures. The ordinance had been enforced to the foundation and had allowed the maximum three-foot cantilever allowed by the Building Code. He said he met those two standards of the code. Rowell said the porch would be open and would not be enclosed with a front wall. He gave Council letters from his neighbors in support of the project. He said if the requirements were gray in Councils' minds, then that gave additional consideration that the structure was not encroaching on the street. He said his

property line was 13 feet from the road because of the easements. His home was 53 feet from the road and 40 feet from the property line. He gave Council letters from neighbors that approved of the structure.

Rowell continued that his plan met the general intent of the law to not encroach the building into the setback area. He was consistent with the precedent set by other homes in the neighborhood, which had used the same technique. There was no discernible difference between the deck in the back of the house and the rear setback and the front porch and the front setback. Plunkett asked Rowell if his position was that he could use the entire setback with a cantilevered structure. Rowell said the Building Code only allowed a cantilever with a maximum of three feet.

Rutherford asked Rowell if he had applied for a building permit prior to starting the construction. Rowell said he had not gotten a permit when he first began construction because he was not aware he needed one. As soon as he was aware of the need, he stopped construction. At that time, it was realized that an administrative variance was needed due to the six-inch encroachment into the setback by the garage. Rowell said he adhered to the Cease and Desist Order until he received the proper administrative variance, and ultimately, the permit.

Rowell said he understood Council's concern regarding setting precedents when granting variances. He believed he had a right to do what he was doing. He said he was doing the same thing others had done, but he was not being treated equally. His sense of fairness led him to seek a resolution they could all live with, a variance to avoid the legal avenue.

Larry Forttorusco spoke in favor of the variance. He said Rowell took good care of his home, and he asked Council to grant the variance.

City Planner David Rast said the situation had been ongoing for close to a year. As the applicant indicated, construction began without a permit. On November 28, 2005, a Stop Work Order was issued. To correct that, Rowell came in for a permit and brought a site plan. At that time, the Building Official noticed that a portion of the house encroached into the setback. Rowell applied for an administrative variance and met with the Mayor and City Manager to review the request. When the administrative variance was granted, Rast said one condition was that there be no further encroachments into the setback without seeking a variance Council. It also required a foundation survey to be submitted to the Building Department once the foundation for the new addition was poured and prior to any further construction. He said there were a couple of other understandings and conditions as well. Rast continued that a building permit was issued on December 20, 2005. The foundation survey was approved on January 14, 2006, with the following wording included with the approval – "with the understanding that the portion of the deck frame that extends beyond the concrete piers and presently encroaches into the forty (40) foot front setback must be removed."

Rast continued that there had been little, if any, work done since that time. On May 9, 2006, Code Enforcement notified the applicant that the building permit expired on June 9. No action was taken. On June 14, 2006, the applicant was notified that his building permit had expired, and the property was placed under a Rehabilitation Order to Correct. A citation was issued on July 31 after a follow-up inspection revealed that nothing had been done to correct the situation.

A trial date was set for September 13. The applicant filed the variance application on September 12. The court date was continued until the variance issue was resolved.

Rast said a three-foot cantilever was allowed as long as the cantilever was within the building setback. He said he had not seen the photos shown to Council, but staff had not received any evidence regarding any other homes and building permits. He knew Code Enforcement had been in the area often looking at new construction to ensure it complied with the ordinances. Staff's position was there was no compelling reason to grant the variance. The issue was in Court because of the rehabilitative order.

Rutherford asked what the building permit was issued for. Rast said it was for the new porch. The drawing showed that the framing had encroached into the building setback. Rast said he and Building Official Tom Carty met with the applicant and made some suggestions on ways to correct the situation, such as aligning the porch with the garage. The garage side of the home did encroach six inches into the setback. The intent was to move the portion of the framing back so it did not extend into the setback. The footings did not encroach into the setback. Rutherford clarified that it would have been fine to construct the porch level with the garage. Rast said that was right. He showed the area on the diagram submitted with the variance application. Rowell said the three-foot cantilever would have to be cut off.

Kourajian asked how wide the porch would be if the cantilever were cut off. Logsdon asked Rowell how wide the floor of the porch was. Rowell said the floor came out eight feet, three feet beyond the garage. Rutherford said he would have a five-foot porch if he cut off the cantilever and made the porch even with the garage. Rowell said that was correct.

Kourajian asked what the City's ordinances said about cantilevered structures. Rast said the information was in the building code, which was referenced in the City's ordinances.

Building Official Tom Carty explained the cantilever was the structure. He said the building code allowed any floor to have a cantilever, but the cantilevered construction could not encroach into the setback. Carty said the cantilever could be built three feet over piers, but could not encroach into the setback. Kourajian asked if a cantilever could be more than three feet. Carty said an engineered cantilever could probably go to four feet, but could not go into the setback.

Rowell disagreed with Carty. He said there was nothing in the code. City Attorney Ted Meeker said that, according to the zoning ordinance, nothing could encroach into the setback, which was why there were setbacks on the front, rear, and side. Rowell said the zoning ordinance had always been applied, and therefore established as precedent, to the foundation of the structure. Meeker said it went beyond that. Rutherford said they were not discussing the law and how it was applied, but to look at a variance request. Carty said the code addressed the roof line, which could cantilever over the foundation by 12 inches, which made it a legal encroachment according to the Building Code. Plunkett clarified that the roof of the porch could encroach into the setback, but not the floor. Carty said that was correct. Rowell said that was not in the code.

Logsdon asked Meeker what he understood. Meeker said his understanding was the same as Rast's and Carty's as to what could be done in the setback. Meeker said it was not a question of the methodology of construction, but rather the setback requirements themselves. Rowell said it

was not an issue of understanding, but of the code as it was written. The Council asked Rast where they could find the referenced section of the code. Rast said the Building Code was referenced in the ordinances.

The public hearing closed.

Kourajian said it would be hard to make an informed decision without knowing what the code said. He respected both sides of the issue. Rast said Carty would go get the Building Code. Plunkett agreed and moved to table the agenda item for 10 minutes, or until Carty returned with the Building Code. Boone seconded. The motion carried unanimously.

10-06-04 Alcohol License – NEW – Mt. Fuji Japanese Steakhouse

Huang Lin, the applicant for Licensee and License Representative, addressed Council. He said the sushi bar/hibachi grill would be located in the Target center.

Rutherford moved to approve the alcohol license for Mt. Fuji Japanese Steakhouse with Mr. Huang Lin as the Licensee and License Representative. Kourajian seconded. The motion carried unanimously.

10-06-05 Consider Proposal from Train Strong, LLC, for Use of Park Facilities

Leisure Services Director Randy Gaddo asked Council to approve the proposal from Train Strong for use of a City park for a commercial exercise program and authorize the Mayor to sign the agreement. The proposed program was outside of the approved normal fee structure. He continued Train Strong offered a high-energy exercise program for all ability levels that resembled a boot camp-style physical training with a lot of calisthenics and ground exercises. There were programs running in Vinings, Georgia Tech, Decatur, Marietta, and Alpharetta. The latter three were in conjunction with the city recreation departments. The program in the City would be the suburban model. Train Strong was a fundraising partner with the LiveStrong Foundation, Lance Armstrong's organization, and was the only business of its kind the Foundation worked with.

Gaddo continued that Train Strong requested to use Riley Field Monday through Friday from 5:45-7:15 a.m. as an introductory program. The company anticipated that two more sessions would be added, one later in the morning and one possibly in the afternoon. The program could extend to other parks with approval from Leisure Services. The agreement was for \$10,000 per year per time slot. If approved, the remainder of 2006 would be prorated to \$2,000. There was an addendum to the base agreement, which was for the organization to hold one LiveStrong 5K run event per year at a date to be agreed upon later. Train Strong would pay the City \$25,000 for the event. If the event was successful, then the City would drop the agreed upon fee to \$5,000 per session. If the event was not successful, then the fee would remain at \$10,000. The City Attorney had reviewed the agreement, and the company had the required insurance capability. Gaddo said the program would have low to zero impact on the park, and there would not be anything different required for maintenance. He continued that the only concern might be noise, since there were issues with football. Gaddo said he had discussed the issue with Tim Miller, the CEO and co-founder for Train Strong, emphasized that no bullhorns or noisemakers would be allowed. Gaddo said Miller had agreed to move to another park if one complaint was received. The organization wanted to use Riley because of the track.

Kourajian asked Gaddo if there was a standard rate the City charged for use of the parks. Gaddo said there was a standard rate for facility rentals, but not for this type of activity. Kourajian said he would like to know the fee. Miller told Council the program ran 10 months of the year. Kourajian said that was approximately \$36 per hour. Gaddo said he did not have the fee schedule with him, but \$36 per hour was very close.

Boone asked if the 5K had been scheduled. Gaddo said it had not. Miller added that the 5K any money over the \$25,000 to the City would go to LiveStrong. He said that the City could handle the money and registration for the event, if the City preferred that.

Rutherford said that the use of Riley Field sent up flags due to the problems with the football program. Other than that, she had no problem with the program. Miller said there would be no problem moving to another park; they were very mobile. She asked Meeker if he had seen the agreement. Meeker said he drafted it.

Rutherford moved to approve the proposal from Train Strong, LLC, for use of park facilities and give the Mayor permission to sign the agreement. Plunkett seconded.

Kourajian said he liked the concept, but not extending it to other parks. He asked how it would be kept at a field set up for the activity. Gaddo said his department would have control and would know the schedule. Boone said the program was a great idea.

The motion carried unanimously.

10-06-06 Discuss Planned Improvements to Crosstown/Ebenezer Road

City Engineer Dave Borkowski gave an overview of the planned road improvements along the TDK/Crosstown/Ebenezer Road corridor. All of the projects in either the County's Transportation Improvement Plan (TIP) or the City's SPLOST/PIP program had been identified. Rutherford asked how far out the projects were. Borkowski said it was everything until 2025.

Borkowski went over the map, which was included in the agenda packet. The projects included right-turn lanes at all four corners at GA 74/TKD, the TKD Boulevard extension, the widening of GA 74 (six lanes north of Crosstown, four lanes south of Crosstown), intersection improvements at GA 74/ Crosstown, intersection improvements at Crosstown/Peachtree Parkway, intersection improvements at Peachtree Parkway/Robinson Road/Ebenezer Road, and the proposed widening of Crosstown from two to four lanes. There was also a proposed frontage road on GA 74, which was basically the completion of the interparcel access through to the Police Department. Logsdon asked why there was such a short access road in that area. City Manager Bernard McMullen said it would allow those businesses to get to a median cut. The access road had been part of the City's plan for a number of years.

Rutherford asked when Crosstown would be widened. Borkowski said that was a long-range plan and had not been identified for any specific year. Funding had not even been identified yet. McMullen said the TIP went to 2011 and that project was not in it. Unless something happened, it would not be accomplished any earlier than 2011.

Rutherford said that there was a speeding problem at the Crosstown/Robinson Road/Ebenezer Road intersection. She went that way during school time. She said staff should work with the Police Department and the Board of Education to do something. People were moving through at a good clip. She wanted to look at the problem now, before more traffic was added to it. More and more traffic would head out that way. It was a quick way to get to GA 54. It was not a sleepy little road anymore. Signs were needed, they should look at the speed limits, and enforcement should be stepped up in some areas. The problem would only get worse.

Plunkett asked if crossing guards had enforcement powers. Police Lt. John Jenkins answered that they did not have enforcement powers.

10-06-07 Consider Approval of Health Savings Account

Administrative Services Director/City Clerk Jane Miller started to address Council. Kourajian asked if it this cost the City anything and if it was good for the employees. Miller said it did not cost anything and was good for employees.

Kourajian moved to approve the proposal to offer the employees access to the health savings account program by ICMA and authorize the Mayor to sign the necessary enrollment forms. Boone seconded.

Rutherford asked that staff be well-informed. Miller said staff would be well-educated since there were some quirks.

The motion carried unanimously.

10-06-08 Consider Reallocation of PIP Funds for Parking Lots

Gaddo explained that the reallocation was for an upgrade to parking lots at three sports fields. The 2006 PIP included \$206,000 to pave the parking lots at Meade Memorial Fields. The money had rolled into FY 2007. The project cost and complexity to pave the parking lots at Meade had increased to an unacceptable level due to stormwater management requirements, increase in the cost of asphalt, as well as conformance to the City's parking standards. Conformance to the City's parking standards would significantly reduce the number of spaces available, and the cost would have been more than \$500,000. Staff determined that improving the existing gravel surface and adding anchored concrete wheel stops would better serve the sports associations' needs, which was an organized parking lot with coherent traffic flow and a maximum number of parking spaces. The use of gravel would also eliminate stormwater quality issues. The estimated cost to improve both the upper and lower parking lots at Meade was approximately \$80,000.

Gaddo continued that parking lot improvements were also needed at the Braelinn Recreation Center and at the Glenloch Recreation Area. The lots were not on the schedule. If it made sense at Meade, then it made sense at the other fields since they had the same problems. The combined cost of the improvements to the two fields was estimated at \$80,000. Plunkett clarified that Gaddo was asking to do three parking lots for \$40,000 less than what was budgeted for the one area. Gaddo said yes.

Rutherford moved to approve the request to reallocate the PIP funds to upgrade and improve the parking lots at Meade, Braelinn, and Glenloch. Boone seconded. The motion carried unanimously.

10-06-09 Consider Resolution Calling for Permanent Closure of Phillips Services Corporation

Miller noted the issue with Phillips Services Corporation (PSC) and residents in the County and South Fulton. She said a number of the residents had gotten together to research the issue and to complain to the appropriate agencies. They were also working to permanently close PSC. The residents felt attempts to mediate the situation would not be satisfactory. The group contacted municipal and county jurisdictions asking them to adopt a resolution calling for closure of the plant. Miller said a number of entities had already adopted the resolution, including Fayetteville, Tyrone, Fayette County, and Fulton County.

Rutherford asked if there were research to back the call to close PSC. Miller said staff did not have any research. Rutherford said, although she was not happy about the situation with PSC, she did not want to approve the resolution calling for a company to be closed when she had not seen any data.

Logsdon said the company had not produced the information people were looking for yet. The Environmental Protection Division (EPD) had not gone in to investigate yet either. Logsdon noted that about half of Congressman Lynn Westmoreland's town meeting held prior to the Council meeting had been on this issue. Rutherford said she had no problem if it was truly a health and safety issue, but she had no data to support it.

Kourajian said they were being asked to put a company out of business without knowing all the facts. The Center for Disease Control was not involved. The EPD and the Environmental Protection Agency were just now getting involved. While the stories from the people involved were heartbreaking, it was not right to call for closure based on supposition and hearsay.

Plunkett said the resolution should be for the appropriate government entities to speed up their process and do their jobs. Rutherford agreed. Logsdon said once those facts were available the government would close the plant anyway. Boone said that would be the total resolution. The government would close the business down.

Plunkett moved to table the resolution 10609 pending additional scientific evidence to support closing of the plant. Kourajian seconded. The motion carried unanimously.

Plunkett moved to draft a resolution directed to the appropriate government agencies requesting they speed up the process and do a quick and thorough analysis of what was going on at the plant. Rutherford asked Plunkett if she wanted a resolution or a letter. Meeker said either would be fine. Miller noted that a resolution would take another two weeks in order for Council to approve it, while a letter could be written immediately if Council authorized the Mayor to sign it. Plunkett amended her motion to a letter and to authorize the Mayor to sign it. Kourajian seconded. The motion carried unanimously.

10-06-03 Public Hearing – Consider Variance – 348 Summer Place

Logsdon re-opened Agenda Item #10-06-03. Meeker said he had the provisions of the zoning ordinance that dealt with setbacks. There was also a letter that Carty sent to various builders in 1995 that elaborated on Carty's interpretation of the Building Code regarding roofs coming out farther than the actual structure. Meeker said they had not been able to locate that provision. He recommended tabling the action for two weeks. He said he wanted time to find the provision and figure out what Carty's interpretation was based on.

Rutherford moved to table the variance for two weeks in order to get the information and to ensure the applicant got a copy of it. Boone seconded.

Kourajian asked Rowell if he would be able to attend on November 2. Rowell said his court hearing was in 30 days and was pending on Council's decision, so tabling the decision until the next meeting should be fine. He asked that he get copies of any information. Kourajian asked Meeker when the information should be available. Meeker said it should be a few days. He would share what he had with Rowell. He added that staff should not have a problem continuing the court hearing if necessary. Kourajian asked who would notify Rowell when the information was ready. McMullen said staff would contact Rowell.

The motion carried unanimously.

10-06-10 Consider Resolution Opposing ACCG Petition to the Georgia Public Service Commission regarding Georgia Power Company Franchise Fees

Logsdon noted the information was on the dais. McMullen asked Council to approve the resolution. The issue was that cities were allowed franchise fees, not counties. Georgia Power distributed the expense of the franchise fees to all customers. The fee paid to the cities was a percentage of the overall power used in the cities. The rationale was that it cost Georgia Power more per kilowatt hour to provide service to the less densely populated areas than to customers in cities where the population was more dense. The Association of County Commissioners of Georgia (ACCG) was asking the three percent now charged to Georgia Power for franchise fees be added to the bills of municipal customers only.

Rutherford noted that the purpose of the franchise fees was for the use of the cities' rights-of-way. The power line did not end at the City border. McMullen said the request affected municipal customers statewide. Rutherford said City residents would pay more for power than residents in the unincorporated County. McMullen said they would.

Rutherford moved to approve the attached resolution on the dais regarding Georgia Power. Kourajian seconded. The motion carried unanimously.

Council/Staff Topics

Fire Department Volunteer Stipend Test Summary

Fire Chief Stony Lohr told Council the test program was considered a great success. The intent was to encourage higher volunteer participation on calls, as well as more participation in training. During the first six months of the year (October 1, 2005-March 31, 2006), there were 301 fire calls and 122 volunteer responses, for a volunteer per call average of 0.4. Under the stipend program (April-September 2006), there were 344 fire calls with 957 volunteer responses

for an average of 2.78 volunteers per call. He pointed out that the number was an average. Sometimes no one came, while there was a great response at other times. The responses increased over two bodies per call, which was good. Council had provided \$34,000 for the test, and \$13,253.86 was spent. The cost to hire two career firefighters to do the same thing was over \$100,000. Lohr said he initially thought attendance would spike the first month or two, then it would decrease. The median expense was \$2,209 per month. The first month attendance was a little above median. The next four months attendance consistently increased, then dropped to its lowest point in September at \$1,500. Lohr said he did not have enough data to explain the drop, but that was not the way he had expected it to go. Overall, the program was a success and had done what they wanted it to do. They planned to continue program through at least the fiscal year, then look at it again.

Rutherford suggested tracking the data for training hours also. She said, following a conversation with a shift supervisor, that more volunteers were staying at the station for longer periods of time, rather than just for the call. Lohr continued that the younger volunteers were looking for training and experience so they could get a job. They gave the Department good support by staying at the station. The older volunteers came to calls, but had other jobs to get back to.

Plunkett noted there were times when there were no people, or fewer people. She asked if there were specific times people would not come to fire calls. Lohr said the volunteers would not come in early in the morning before they went to work, or if they had multiple commitments. Plunkett suggested looking at extra incentives for those times to ensure the volunteers came.

Rutherford said she was pleased there was a good return on the investment, but there was still a need for more career firefighters. A solid year would give good data on the program.

Plunkett moved to convene in executive session for threatened or pending litigation and a personnel issue. Kourajian seconded. The motion carried unanimously.

Rutherford moved to reconvene in regular session. Kourajian seconded. The motion carried unanimously.

There being no further business to discuss, Rutherford moved to adjourn. Kourajian seconded the motion. The motion carried unanimously. The meeting adjourned at 9:06 p.m.

Jane Miller, City Clerk

Harold K. Logsdon, Mayor

Pamela Dufresne, Recording Secretary

2006 City Event Calendar

	<u>November</u>	<u>December</u>
10/31 – Halloween	11/2 – City Council Meeting, 7 pm 11/4 – Cart Path Cleanup Day 11/4 – Chili Challenge – 11am, Shakerag Knoll 11/7 - City Council Workshop, 6:30 pm 11/16 – City Council Meeting, 7 pm 11/23 & 24 – Thanksgiving Holiday – City offices closed	12/2 – Hometown Holiday, 6 pm at The Fred; Christmas Tree lighting at City Hall at approximately 8 pm 12/7 – City Council Meeting, 7 pm 12/5 - City Council Workshop (Tentative), 6:30 pm 12/21 – City Council Meeting, 7 pm 12/25 & 26 – Christmas Holiday – City offices closed.

2007 City Event Calendar

<u>January</u>	<u>February</u>	<u>March</u>
1/01 – New Years, City offices closed 1/02 - City Council Workshop (Tentative), 6:30 pm 1/4 – City Council Meeting, 7 pm 1/15 – MLK Day, City offices closed 1/18 – City Council Meeting, 7 pm	2/1 – City Council Meeting, 7 pm 2/6 - City Council Workshop (Tentative), 6:30 pm 2/15 – City Council Meeting, 7 pm	3/1 – City Council Meeting, 7 pm 3/6 - City Council Workshop (Tentative), 6:30 pm 3/15 – City Council Meeting, 7 pm
<u>April</u>	<u>May</u>	<u>June</u>
4/3 – City Council Workshop (Tentative), 6:30 pm 4/5 – City Council Meeting, 7 pm 4/26 - City Council Meeting, 7 pm	5/4 - City Council Workshop (Tentative), 6:30 pm 5/6 – City Council Meeting, 7 pm 5/17 - City Council Meeting, 7 pm 5/28 – Memorial Day, City offices closed	6/5 – City Council Workshop (Tentative), 6:30 pm 6/7 - City Council Meeting, 7 pm 6/21 - City Council Meeting, 7 pm
<u>July</u>	<u>August</u>	<u>September</u>
7/3 – City Council Workshop (Tentative), 6:30 pm 7/5 – City Council Meeting, 7 pm 7/19 – City Council Meeting, 7 pm	8/2 – City Council Meeting, 7 pm 8/7 – City Council Workshop (Tentative), 6:30 pm 8/16 – City Council Meeting, 7 pm	9/4 – City Council Workshop (Tentative), 6:30 pm 9/6 – City Council Meeting, 7 pm 9/20 – City Council Meeting, 7 pm

ADMINISTRATIVE SERVICES MONTHLY REPORT

For Month of: September 2006

	<u>August-06</u>	<u>September-06</u>	<u>FY 2006YTD</u>	<u>FY 2005 YTD</u>
<u>Human Resources</u>				
Workers Compensation Claims Filed	2	2	24	28
City Vehicle / Equipment Accidents	1	2	16	23
Lawsuit Legal Fees	\$5,810.29	\$2,670.19	\$53,543.43	\$71,715.96
<u>Municipal Court</u>				
Fines Collected *	\$108,130.02	\$102,975.00	\$1,392,585.77	\$1,376,135.96
Online Transactions	145	107	1,886	1,801
Citations Closed	461	484	7,828	8,319
Jail Fund Balance **	-\$3,275.82	-\$634.52	\$80,928.73	\$70,869.17

* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies.

** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

Public Information

New Businesses Registered	38	33	364	336
Public Contacts, Questions & Complaints ***	89	83	994	907

*** This includes 8 complaints against Comcast Cable Company, 5 sanitation company complaints, and 5 Open Records/Discovery Requests.

**PEACHTREE CITY BUILDING DEPARTMENT
FY 2006**

	Aug-06	Sep-06	Fiscal Y-T-D 2006	Fiscal Y-T-D 2005
DEVELOPMENT PERMITS:	5	6	148	144
BUILDING PERMITS:				
Single Family Residential	3	6	129	115
Multi-Family Residential	0	0	0	9
Misc.-Pools/fences/additions	56	42	606	625
Commercial/Industrial	18	12	181	150
TOTAL INSPECTIONS:	685	562	7,801	6,825
CERTIFICATE OF OCCUPANCY:				
Residential	14	11	111	158
Commercial	9	10	63	45
Multi-Family Residential	0	0	0	3
CODE ENFORCEMENT:				
Sign Violations	167	118	2,334	1,046
Rehab	19	20	218	240
Notice of Violations	266	367	3,087	3,373
Citations	11	14	54	27
Stop Work Orders	21	23	164	93
Complaints From Citizens	7	2	160	235
PERMIT FEES COLLECTED:	36,517	24,551	515,997	401,709
POPULATION:	36,041	36,064	36,064	35,813
Based on 2.09 of completed occupancy				

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF SEPTEMBER 30, 2006

Fund	Cash Balance	Total Investment	Total Cash and Investments	YTD Interest
General Fund	\$ 1,277,196	\$ 7,079,406	\$ 8,356,602	\$ 510,091
Neighborhood Parks Fund	3,308	-	3,308	142
DARE Fund	1,411	-	1,411	92
Federal Seizures Fund	10,484	-	10,484	411
HAZMAT Fund	905	-	905	92
Library Sales Tax Fund	8,434	-	8,434	505
Police Tuition Fund	4,038	-	4,038	211
Youth Council Fund	1,155	-	1,155	48
Fire/EMS Grant Fund	(3,569)	-	(3,569)	-
PD Cert/GEMA Grant	453	-	453	-
Athletic Assoc. Funds	63,015	-	63,015	2,794
Special Events	1,053	-	1,053	10
Hotel/Motel Tax Fund	-	-	-	-
Library Construction Fund	-	-	-	18,051
S.P.L.O.S.T.	-	2,008,979	2,008,979	59,918
Public Improvement Funds	549,449	1,432,301	1,981,750	127,610
Debt Service Funds	116,269	-	116,269	-
Stormwater Utility Fund	383,399	-	383,399	8,105
Municipal Court Fund	54,526	-	54,526	-
Landscape Deposit Fund	114,640	-	114,640	-
Total Collateralized Funds	\$ 2,586,166	\$ 10,520,686	\$ 13,106,852	\$ 728,080
Pension Trust Fund	-	9,356,634	9,356,634	-
Grand Total	\$ 2,586,166	\$ 19,877,320	\$ 22,463,486	\$ 728,080

Collateral Analysis as of September 30, 2006		
Safe-keeping Bank	Bank	Total Held
Bank of New York	Wachovia	\$ 14,721,139

CITY OF PEACHTREE CITY
GENERAL FUND AND HOTEL/MOTEL TAX FUND BUDGET COMPARISON (UNAUDITED)
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2006

PERCENTAGE OF BUDGET YEAR COMPLETED 100.00%

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 9,119,954	\$ 9,090,200	\$ (29,754)	99.67%
Franchise Taxes	2,100,128	2,120,352	20,224	100.96%
Local Option Sales Tax	6,554,692	7,001,449	446,757	106.82%
Other Sales & Use Taxes	635,702	653,299	17,597	102.77%
Business Taxes	1,921,788	2,033,809	112,021	105.83%
Licenses & Permits	945,801	1,040,926	95,125	110.06%
Grants	310,929	58,320	(252,609)	18.76%
Charges for Services	1,197,915	957,512	(240,403)	79.93%
Fines & Forfeitures	1,174,904	969,159	(205,745)	82.49%
Investment Income	281,208	510,091	228,883	181.39%
Other Revenue	88,551	15,871	(72,680)	17.92%
Other Financing Sources	395,891	433,161	37,270	109.41%
Total General Fund Revenues	\$ 24,727,463	\$ 24,884,149	\$ 156,686	100.63%
Surplus Carryover	1,947,240	-	-	-
Total General Fund	\$ 26,674,703	\$ 24,884,149		

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Administrative Services	\$ 1,603,147	\$ 1,457,659	\$ 145,488	90.92%
Developmental Services	1,852,302	1,619,974	232,328	87.46%
Financial Services	845,258	805,601	39,657	95.31%
Leisure Services	4,821,193	4,416,684	404,509	91.61%
Public Safety	9,516,800	9,014,087	502,713	94.72%
Public Works	4,624,521	3,764,386	860,135	81.40%
Council Contingency	47,000	-	47,000	0.00%
Non-Profit Organizations	15,000	15,000	-	100.00%
Grant Incentive Program	50,000	-	50,000	0.00%
Transfer to Development Authority	35,000	35,000	-	100.00%
Transfers to Other Funds	3,520,277	3,204,115	316,162	91.02%
Liability Insurance	73,486	95,297	(21,811)	129.68%
Legal Services	155,125	127,893	27,232	82.45%
General Administration	75,000	23,650	51,350	31.53%
Other	(559,406)	-	(559,406)	0.00%
Total General Fund	\$ 26,674,703	\$ 24,579,346	\$ 2,095,357	92.14%

HOTEL/MOTEL FUND REVENUES

Description	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 999,413	\$ 1,037,197	\$ 37,784	103.78%

HOTEL/MOTEL TRANSFERS OUT

Type	2006 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 333,138	\$ 345,732	\$ (12,594)	103.78%
Transfer to Tourism Association	666,275	691,465	(25,190)	103.78%
Total Hotel/Motel Transfers Out	\$ 999,413	\$ 1,037,197	\$ (37,784)	103.78%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES MONTHLY REPORT (UNAUDITED)
AS OF SEPTEMBER 30, 2006

SUMMARY OF MAJOR EXPENDITURES BY CITY MANAGER SEPTEMBER 2006			
Description	Vendor	Award	Date
Scissor Lift	H & E Services	\$ 16,447.00	09/08/2006
Repairs/Upgrades Station 81	Lester Construction	27,845.00	09/13/2006
Top Dressing Baseball Fields	Trugreen - Chemlawn	14,144.00	09/18/2006

PURCHASING REPORT FOR MONTH ENDED SEPTEMBER 30, 2006 AND SEPTEMBER 30, 2005		
Activity	Fiscal Year 2006	Fiscal Year 2005
Purchase Orders / Requisitions Processed	115	277
City Store Requisitions Processed	10	9
Sealed Bids Requested	3	4
Requests for Proposals	2	1
Bids Awarded	4	2
Requests for Proposals Awarded	1	1
Contracts Prepared	2	5
Fixed Assets Purchased	6	4

INFORMATION TECHNOLOGY REPORT SEPTEMBER 2006 AND YEAR-TO-DATE		
Activity	Current Month	Fiscal Year 2006
Work Orders Created	88	1,406
Work Orders Closed	83	1,245
Work Orders Open	4	126
Project Work Orders	12	104
Technical Support	75	1,312
Website Visits	44,580	621,748

**PEACHTREE CITY FIRE/EMS DEPARTMENT
2006 MONTHLY REPORT**

	Aug. 06	Sept. 06	2006 Y-T-D	2005 Y-T-D
FIRE/ACCIDENT CALLS				
Actual Residential Fires	3	1	26	42
Actual Business/Industrial Fires	1	2	11	15
¹Rescue/EMS Assist	136	145	1728	1682
¹Vehicle/Golfcart Accidents	18	20	284	251
¹False Alarms	30	29	283	303
²Other	30	14	310	353
Total Engine Response	218	211	2642	2646
 Dispatched Fire Calls	 71	 51	 675	 740
 Response Time Fire	 4:43	 5:01	 4:49	 4:50
 RESCUE/EMS				
Trauma	31	43	646	847
Medical	122	134	1480	1071
Total # Patients	153	177	2126	1918
 Patients Transported	 67	 91	 1013	 907
 Dispatched EMS Calls	 148	 160	 1978	 1929
 Total Medic Response	 194	 237	 2713	 2333
 Dispatched Fire/EMS Total	 219	 211	 2653	 2669
 Response Time EMS	 4:17	 4:35	 4:16	 4:15
 EMS BILLING				
Patients Billed	53	75	887	1007
 Revenue Generated	 21,776	 28,643	 348,462	 391,197
 ³Total Revenue Received	 33,853	 23,219	 278,685	 302,057

¹Previously categorized as Other

²Other miscellaneous responses; gas and water leaks, hazmat spills, etc.

³Revenue Received on All Outstanding Accounts

LEISURE SERVICES MONTHLY REPORT

Sep-06

<u>Activity Description</u>	<u>Unit</u>	<u>Sept. 2006</u>	<u>FY 2006 YTD</u>	<u>FY 2005 YTD</u>
Library				
Books Circulated	number n/a*		241,508	200,317
Internet Usage	visits	3,347	35,137	26,060
Computer Lab Use	hours	41	553	253

***Numbers not available due to conversion to Evergreen Software**

Recreation

Class/Program Revenue	\$	\$2,078	\$53,045	\$56,589
Playing Surface Mowing	hours	528	3,967	3,999
Playing Field Preparations	hours	829	8,392	8,105
Building Maintenance	hours	430	5,164	5,059
Safety Inspections	visits	50	600	600
Litter Removal	hours	304	3,464	3,547
Complaints answered	number	2	20	14

PEACHTREE CITY POLICE DEPARTMENT

2006 MONTHLY REPORT

SEPTEMBER 06 AUGUST 06 2006 CYTD 2005 CYTD

PART I CRIMES

Criminal Homicide	0	0	1	0
Rape	1	1	2	3
Robbery	0	2	4	2
Aggravated Assault	1	2	6	5
Arson	0	0	1	6
Motor Vehicle Theft	5	5	49	50
Theft	19	14	209	187
Burglary	2	2	23	19
TOTAL PART I CRIMES	28	26	295	272

ALCOHOL/DRUG ARRESTS

DUI – TOTAL	12	20	174	180
DUI – ADULT	11	19	154	162
DUI – UNDERAGE	1	1	20	18

MINOR IN POSSESSION OF ALCOHOL	3	3	52	76
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DRUG ARRESTS:

MARIJUANA	2	9	49	61
METHAMPHEDIMINE	0	1	5	21
COCAINE	1	0	4	4
OTHER (opium, etc)	0	2	3	0

ARRESTS

PROPERTY CRIMES	12	5	112	78
PERSON CRIMES	5	8	43	58
CITY ORDINANCES	19	24	316	429
TRAFFIC OFFENSES	56	55	517	374
OTHER	41	38	381	428

AVERAGE RESPONSE TIME	5.51	5.30	5.50	5.34
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CALLS ANSWERED	5,607	6,594	53,955	57,260
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TRAFFIC

CITATIONS ISSUED	446	421	5,264	5,760
WARNINGS	484	502	4,203	4,227
ACCIDENTS	87	82	809	879

TOP 5 ACCIDENT LOCATIONS – MONTH

HWY 54 / HWY 74	8
HWY 54 / WALTBANKS RD	4
HWY 74 / CROSSTOWN RD	3
HWY 54 / PEACHTREE PARKWAY	2
HWY 74 / PEACHTREE PARKWAY	2

TOP 5 ACCIDENT LOCATIONS – Y T D

HWY 54 / HWY 74	46
HWY 54 / COMMERCE DR	40
HWY 74 / CROSSTOWN DRIVE	23
HWY 54 / PEACHTREE PARKWAY	17
HWY 54 / HUDDLESTON DR	14

PUBLIC SERVICES MONTHLY REPORT

SEPTEMBER 2006

<u>Activity Description</u>	<u>Unit</u>	<u>September- 06</u>	<u>FY 2006 YTD</u>	<u>FY 2005 YTD</u>
Street Patching	Hrs.	169	2,407	1,862
Street Crack Sealing	Hrs.	0	591	461
Drainage Maintenance	Hrs.	57	1,634	4,837
Street Sweeping	Hrs.	0	380	329
Cart Path Paving	Ft.	626	38,658	16,107
Cart Path Prepped for Paving	Ft.	286	14,829	~~~
Cart Path Litter Removal	Hrs.	104	1,306	842
Cart Path Drainage Maintenance	Hrs.	40	1,915	1,061
R.O.W. Mowing	Hrs.	721	5,107	5,211
R.O.W. Litter Removal	Hrs.	233	4,440	3,269
General Maintenance	Hrs.	272	3,326	4,126
Mowing (Subdivision Entrances)	Hrs.	969	6,228	6,916
Landscape Maintenance	Hrs.	22	806	945
Landscape Planting/Mulching	Hrs.	0	3,667	1,938
Litter Removal	Hrs.	0	0	14
Subdivision Sign Maintenance	Hrs.	18	280	365
Traffic Sign Maintenance	Hrs.	233	2,075	1,819
Vandalism Repairs	Hrs.	10	84	120
Vandalism Repairs	Dls.	225	2,416	2,247
Citizen Requests Answered	Num.	120	929	1,410
Community Service	Hrs.	8	182	139

RECYCLING SITE

Manhours	Hrs.	61	823	775
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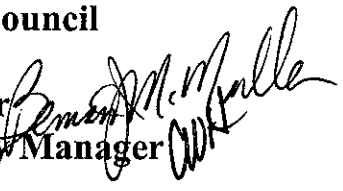
PARTICIPANTS

Recycling	Num.	237	2,764	2,954
Composting	Num.	1,027	11,603	17,363
Mulch Pick Up	Num.	46	1,114	1,129

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 
Assistant City Manager 

FROM: City Clerk 

DATE: October 24, 2006

SUBJECT: Alcohol License – Change in Licensee – Outback Steakhouse
November 2, 2006, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the licensee for Outback Steakhouse.

Discussion:

Outback Steakhouse, located at 995 Peachtree Parkway North, has submitted a request for a change in the alcohol license. Mr. Paul Edward Avery has requested he be appointed as the Licensee. David Blaine Morgan, the License Representative, will attend the meeting on Thursday, November 2nd, to answer any questions you may have.

Budgetary Impact:

The change will have no impact on the budget.

JSM:pd

Attachments



CITY HALL
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-7657
FAX: 770-631-2505
WWW.PEACHTREE-CITY.ORG

Application For Alcoholic Beverage License

Business Name: Outback Steakhouse of North Georgia-II, Limited Partnership DBA: Outback Steakhouse	Business Location: 995 N. Peachtree Parkway N ,	Peachtree City, GA 30269
Nature of Business: Full Service Restaurant	Mailing Address: 2202 N. West Shore Blvd., Tampa, FL 33607	Business Phone Number: 770-486-9292
Name of Licensee: Paul Edward Avery	Home Address: 16205 Sonsoles De Avila, Tampa, FL 33613	Home Phone Number: 813/269-9661
Name of License Representative: David B. Morgan	Home Address: 119 Long Leaf, Peachtree City 30269	Home Phone Number: 770-632-9846

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
Outback Steakhouse of Florida, Inc. See attached exhibit A & B	2202 N. West Shore Blvd., Tampa, FL 33607	813-282-1225
David B. Morgan	119 Long Leaf, Peachtree City, GA 30269	
Is any person who owns an interest in the license an employee of the City of Peachtree City? YES / NO		
If YES, Please Provide Name of Employee: N/A		

1124

EXHIBIT A

Subject Site: Outback Steakhouse 1124 Peachtree
995 N. Peachtree Parkway N , Peachtree City, GA 30269

Owner/Applicant: **Outback Steakhouse of North Georgia-II, L.P.** [REDACTED]

By its general partner: with 90 % ownership	Outback Steakhouse of Florida, Inc. 2202 N. West Shore Blvd. 5th Floor, Tampa, FL 33607 (see Exhibit B for a list of officers)	Florida corporation [REDACTED]
By its limited partner: with 10 % ownership	David B. Morgan 119 Long Leaf , Peachtree City, GA 30269	[REDACTED]

Attachment "B"

OUTBACK STEAKHOUSE OF FLORIDA, INC.

a Florida corporation

2202 North West Shore Boulevard, 5th Floor, Tampa, Florida 33607

Charter Number and Date: J89475; 8/27/87

Outback Steakhouse of Florida, Inc. is a wholly owned subsidiary of OSI Restaurant Partners, Inc., a Delaware corporation. OSI Restaurant Partners, Inc. shareholders are the public, and its stock is traded on the New York Stock Exchange under the symbol "OSI."

<u>Position</u>	<u>Name, Address, and Other Information</u>
Director and Chief Executive Officer	A William Allen, III 4303 W. Sylvan Ramble Street Tampa, FL 33609 (A William Allen, III is the same as Bill Allen)
Director and Chief Operating Officer	Paul Edward Avery 16205 Sonsoles De Avila Tampa, Florida 33613
Chief Financial Officer and Senior Vice President	Dirk Andrew Montgomery 11824 Shire Wycliffe Court Tampa, FL 33626
Senior Vice President, General Counsel and Secretary	Joseph John Kadow 850 South Newport Avenue Tampa, FL 33606
Vice President of Operations	Stephen Curtis Erickson 16102 Sonsoles De Avila Tampa, FL 33613

State of Georgia

City of Peachtree City:

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

Paul Edward Avery

Name

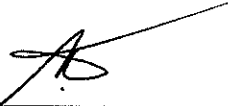
16205 Sonsoles De Avila Tampa, FL 33613

Address

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


(for Chief James V. Murray)
Signature

10/16/06
Date


Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: City Clerk

DATE: October 26, 2006

SUBJECT: Alcohol License – Change in Licensee, License Representative, and
Name of Business – China Café 9/China Café Waikiki
November 2, 2006, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the Licensee, License Representative, and name for China Café 9.

Discussion:

China Café Waikiki (formerly China Café 9), located at 1019 Peachtree Parkway North, has submitted a request for a change in the alcohol license. Mr. Thai Hoa Ngo has requested he be appointed as the Licensee and License Representative. He will attend the meeting on Thursday, November 2nd, to answer any questions you may have.

Budgetary Impact:

The change will have no impact on the budget.

JSM:pd

Attachments

Application For Alcoholic Beverage License

Business Name: China Cafe Waikiki	Business Location: 1019 Peachtree Pkwy. North Peachtree City, GA 30269	
Nature of Business: Restaurant	Mailing Address: 1019 Peachtree Pkwy. North Peachtree City, GA 30269	Business Phone Number: 770-632-1699
Name of Licensee: Thai Hoa Ngo	Home Address: 2661 Park Road, SE Smyrna, GA 30080	Home Phone Number: 678-362-9244
Name of License Representative: Thai Hoa Ngo	Home Address: 2661 Park Road, SE Smyrna, GA 30080	Home Phone Number: 678-362-9244

Please indicate type of licenses apply for:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer	
☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage
☒	Wine	☐	Wine	☐	Wine
☐	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits

Please complete information below (use separate sheet if necessary):

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
Maranatha Enterprise International	2661 Park Road, SE Smyrna, GA 30080	678-362-9244
, LLC (Thai Hoa Ngo, Sole Member/Officer)		

Is any person who owns an interest in the license an employee of the City of Peachtree City? YES ☒ NO ☐

If YES, Please Provide Name of Employee: _____

State of Georgia

City of Peachtree City:

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

Thai Hoa Ngo
Name

2661 Park Road S.E. Smyrna, GA 30080
Address

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

R.M. Dedney, Major
Witness

James V. Murray
Signature
Oct. 26, 2006
Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Deputy City Clerk

DATE: October 26, 2006

SUBJECT: Alcohol License – Change in License Representative – Wal-Mart
#3461
November 2, 2006, Regular Meeting

Recommendation:

Staff recommends Council consider the attached application for a change in the alcoholic beverage license.

Discussion:

Wal-Mart #3461, 2717 Highway 54 West, has submitted an application for a change to the alcoholic beverage license. Ms. Kay Marie Tibbets has requested she be appointed as the License Representative. Ms. Tibbets will attend the meeting on Thursday, November 2nd, to answer any questions you may have.

Budgetary Impact:

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

BT:pd

Attachments



If YES, Please Provide Name of Employee:

OFFICERS AND DIRECTORS

NAME AND TITLE	RESIDENCE ADDRESS
H. Lee Scott, Jr. President & CEO Director	702 S.W. 8 th Street Bentonville, AR 72712
Robin E. Forbis Senior Vice President Of Finance	702 S.W. 8 th Street Bentonville, AR 72712
Thomas C. Gean Assistant Secretary	702 S.W. 8 th Street Bentonville, AR 72712
Rick W. Brazile Vice President of Finance	702 S.W. 8 th Street Bentonville, AR 72712

The above officers/directors own less than 1% stock of Wal-Mart Stores, Inc., a public corporation.

The above officers/directors are those designated authority for all licensing matters and serve in the capacity as listed above for Wal-Mart Stores, Inc., Wal-Mart Stores East, Inc., Wal-Mart Stores East, LP, Wal-Mart Louisiana, LLC, Wal-Mart Stores Texas, LP, Sam's East, Inc. and Sam's West, Inc.

WSE Management, LLC and WSE Investment, LLC own the limited and general partnership interest in Wal-Mart Stores East, LP.

WSE Management, LLC - General Partner - 1%
WSE Investment, LLC - Limited Partner - 99%

State of Georgia

City of Peachtree City:

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

Kay Marie Tibbets

Name

1228 J.D. Walton Road Newnan, GA 30263

Address

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

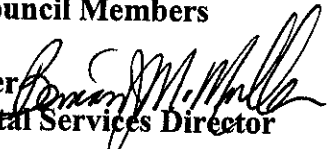
L.M. DeLoe, Major
Witness

James V. Murray
Signature
Oct 26, 2006
Date

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Developmental Services Director

FROM: City Planner/ Zoning Administrator 

DATE: October 26, 2006

SUBJECT: Variance request, Lot 75, Foreston Place
November 2, 2006 City Council Agenda

Recommendation:

After further review and research, there is only one issue pertaining to this variance request that must be resolved. As shown on the Foundation Survey, the footings for the porch addition do not encroach into the front building setback. The porch framing and associated decking extend approximately three (3) feet into the front building setback, yet they do not exceed more than thirty (30) inches in height from finish grade to the top of the decking. The porch framing and associated decking are therefore not considered a structure and can encroach into the building setback without a variance.

However, the porch roof and associated framing extend approximately three (3) feet or more into the front building setback as well. Because the roof and associated framing is more than thirty (30) inches in height from finish grade to the top of the roof, it is considered a structure and cannot extend into the front building setback without a variance. Should the Applicant desire to keep the roof as designed, a variance would be required to permit this encroachment and Staff continues to recommend that the variance be denied.

Discussion:

At the last City Council meeting, discussion on the subject variance request was continued in order to give Staff time to research city ordinances and building codes associated with the proposed variance request. The results of this research are included as Attachment "A".

The city's Zoning Ordinance (Attachment B) defines building as "*any structure having a roof and intended for shelter, housing or enclosure of persons, animals or property of any kind.*" Setbacks are defined as "*a required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances*" (Attachment C). Section 903, Location of building on zoning lot (Attachment D), states: "*in no case shall such buildings infringe beyond the building lines into the respective front, side or rear setback depths for the district in which the lot is located.*"

Variance request, Lot 75, Foreston Place

October 26, 2006

Page 2

In 1995, it was discovered there had been a number of homes constructed where front porches, stoops or balconies had been added to the home as a part of the construction and were not shown on the foundation survey. Several of these porches, stoops and balconies extended into the required building setback.

On August 4, 1995, the former Director of Developmental Services forwarded a memo (Attachment A-8) to the Building Official stating *"My interpretation with respect to a porch, stoop or deck is that if it is 30 inches or more in height and requires a handrail in accordance with the code, it is a structure and cannot encroach. Also, it must be shown on any required foundation survey."* This memo was prepared in response to questions that had arisen concerning what type of porches, stoops or decks, if any, could legally encroach into setback areas.

On August 10, 1995, the Building Official forwarded a memo (Attachment A-9) to all builders and contractors stating: *"My interpretation with respect to a porch, stoop or deck is that if it is 30 inches above the floor or grade below, it is a structure that cannot encroach. Also, it must be shown on any foundation survey."* Since that time, all new construction, including building additions to existing homes, has been reviewed in accordance with this policy in an effort to avoid such encroachments.

These interpretations were based on Section R312.1 (Attachment A-10) Guards of the International Residence Code which states *"Porches, balconies, ramps or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height."*

The porch at 348 Summer Place as designed includes a deck and a roof. The footings for the porch do not encroach into the building setback. The porch framing, decking and roof extend approximately three (3) feet or more into the front building setback. As stated, the porch framing and decking are less than thirty (30) inches in height from finish grade to the top of the decking and can therefore extend into the building setback. However, the porch roof and associated framing are more than thirty (30) inches in height from the floor of the home and the grade below to the top of the roof and cannot extend into the setback.

Budget impact:

There are no budgetary impacts associated with this request.

Attachments

INTEROFFICE MEMORANDUM

CITY OF PEACHTREE CITY

TO: City Manager

VIA: Developmental Services Director

FROM: Building Official

DATE: October 24, 2006

REF: Variance Request 348 Summer Place

The attached is a follow-up to the request from Council on October 19, 2006 for information from our codes in order to complete the variance request at 348 Summer Place for the covered front porch encroaching into the front building setback:

- 1) Appendix A – Zoning, Section 903. Location of Building on Zoning lots.
(Attachment “A” – 1)
- 2) Definition: Building, 2000 International Residential Code (I.R.C).
(Attachment “A” – 2)
- 3) Definition: Structure, Peachtree City Zoning. (Attachment “A” – 3)
- 4) Exterior Walls/Projections: 2006 International Building Code (I.B.C.)
Section 704.2 (Attachment “A” - 4)
- 5) Cantilever/Setback, 2000 I.B.C. (Attachment “A”-5)
“ “ “ “ (Attachment “A”-6)
- 6) Cantilever Construction, Department of Community Affairs (DCA),
Memorandum dated September 30, 1999. (Attachment “A” – 7)
- 7) Zoning Setbacks, Director of Developmental Services Memorandum dated
August 4, 1995 to Building Official. (Attachment “A” - 8)
- 8) Setback Areas, Building Official Memorandum dated August 10, 1995 to
Builders and Contractors. (Attachment “A” – 9)
- 9) Guards: 2006 International Building Code (I.B.C.) Section R312.1
(Attachment “A” - 10)

Sec. 804. Lot reduction.

No lot shall be reduced in size so that the requirements of this ordinance are not maintained.

Sec. 805. Setback depth limitations.

No building shall be erected, altered or moved to create narrower or smaller front setback depths, side setback depths, rear setback depths or other open spaces than required by this ordinance for the zoning district in which such building is or will be located.

Sec. 806. Use of substandard lots of record.

No permit for the use of any lot which is substandard in terms of the provisions of this ordinance shall be issued unless said lot was legally and properly recorded prior to the passage of this ordinance; provided, however, that in residential districts substandard lots shall be used only for the permitted uses. In all cases, construction on any substandard lots of record after the time of passage of this ordinance shall be required to meet all other requirements of the district within which it is located.

Sec. 807. Special exception.

These regulations notwithstanding, any single-family residence structure under construction or existing as of the date of adoption of this ordinance shall be permitted to be built or rebuilt to the previously approved exterior dimensions.

ARTICLE IX. GENERAL PROVISIONS**Sec. 901. Street access.**

Except as otherwise provided herein, no building shall be erected, constructed, moved or relocated on a lot not located on a street that is permanently open to public use.

Sec. 902. Street classification.

The classification of each road and street are shown on the official thoroughfare map for Peachtree City. (Ord. No. 286, § 1(B), 6-3-1982)

Sec. 903. Location of building on zoning lots.

Every building or structure erected or established in Peachtree City shall be located on a zoning lot. In all cases, the principal building on a zoning lot shall be located within the buildable area formed by the building lines. In no case shall such buildings infringe beyond the building lines into the respective front, side or rear setback depths required for the district in which the zoning lot is located. Lanes associated with a drive through window shall be considered part of the principal building when determining building location. For purposes of this section the lanes used for access to drive through window service to any building shall be

BACKFLOW, WATER DISTRIBUTION. The flow of water or other liquids into the potable water-supply piping from any sources other than its intended source. Backsiphonage is one type of backflow.

BACKSIPHONAGE. The flowing back of used or contaminated water from piping into a potable water-supply pipe due to a negative pressure in such pipe.

BACKWATER VALVE. A device installed in a drain or pipe to prevent backflow of sewage.

BALCONY, EXTERIOR. An exterior floor projecting from and supported by a structure without additional independent supports.

BALL COCK. A valve that is used inside a gravity-type water closet flush tank to control the supply of water into the tank. It may also be called a flush-tank fill valve or water control.

BASEMENT. That portion of a building that is partly or completely below grade (see "Story above grade").

BASEMENT WALL. The opaque portion of a wall that encloses one side of a basement and has an average below grade wall area that is 50 percent or more of the total opaque and non-opaque area of that enclosing side.

BASIC WIND SPEED. Three-second gust speed at 33 feet (10 058 mm) above the ground in Exposure C (see Section R301.2.1) as given in Figure R301.2(4).

BATHROOM GROUP. A group of fixtures, including or excluding a bidet, consisting of a water closet, lavatory, and bathtub or shower. Such fixtures are located together on the same floor level.

BEND. A drainage fitting, designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish the desired slope of the line (see "Elbow" and "Sweep").

BOILER. A self-contained appliance from which hot water is circulated for heating purposes and then returned to the boiler, and which operates at water pressures not exceeding 160 pounds per square inch gage (psig) (1102 kPa gage) and at water temperatures not exceeding 250°F (121°C).

BOND BEAM. A horizontal grouted element within masonry in which reinforcement is embedded.

BRACED WALL LINE. A series of braced wall panels constructed in accordance with Section R602.10 for wood framing or Section R603.7 or R603.8.1.2 for cold-formed steel framing to resist racking from seismic and wind forces.

BRACED WALL PANEL. A section of a braced wall line constructed in accordance with Section R602.10 for wood framing or Section R603.7 or R603.8.1.2 for cold-formed steel framing, which extend the full height of the wall.

BRANCH. Any part of the piping system other than a riser, main or stack.

BRANCH, FIXTURE. See "Fixture branch, drainage."

BRANCH, HORIZONTAL. See "Horizontal branch, drainage."

BRANCH, INTERVAL. A distance along a soil or waste stack corresponding to a story height, but not less than 8 feet (2438 mm), within which the horizontal branches from one floor or story of a building are connected to the stack.

BRANCH, MAIN. A water-distribution pipe that extends horizontally off a main or riser to convey water to branches or fixture groups.

BRANCH, VENT. A vent connecting two or more individual vents with a vent stack or stack vent.

BTU/H. The listed maximum capacity of an appliance, absorption unit or burner expressed in British thermal units input per hour.

BUILDING. Building shall mean any one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto.

BUILDING DRAIN. The lowest piping that collects the discharge from all other drainage piping inside the house and conveys it to the building sewer 30 inches (762 mm) outside the building wall.

BUILDING, EXISTING. Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING LINE. The line established by law, beyond which a building shall not extend, except as specifically provided by law.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

BUILDING SEWER. That part of the drainage system that extends from the end of the building drain and conveys its discharge to a public sewer, private sewer, individual sewage-disposal system or other point of disposal.

BUILDING THERMAL ENVELOPE. The basement walls, exterior walls, floor, roof and any other building element that enclose conditioned spaces.

BUILT-UP ROOF COVERING. Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

CEILING HEIGHT. The clear vertical distance from the finished floor to the finished ceiling.

CHIMNEY. A primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.

CHIMNEY CONNECTOR. A pipe that connects a fuel-burning appliance to a chimney.

CHIMNEY TYPES

Residential-type appliance. An approved chimney for removing the products of combustion from fuel-burning, residential-type appliances producing combustion gases not in excess of 1,000°F (538°C) under normal operating

Special exception: A use which within certain districts specified by this ordinance is not permitted as a matter of right but which may be permitted by the city council in accordance with criteria as set forth in this ordinance.

Story: That portion of a building, not including a basement, between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it.

Street: A public way for traffic which may or may not be publicly owned.

Street access: A street intended to carry traffic between commercial uses and a major thoroughfare.

Street, private: A street that is privately owned and used in accordance with the wishes of the owner.

Street, public: A street that is used for travel by the general public, whether or not it is owned by a public agency.

Structure: Anything constructed or erected which requires a fixed location on the ground or which is attached to something having a fixed location on the ground.

Uses, conditional: Those uses that are permitted in a particular zoning district but only under certain specified conditions.

Uses, principal: The main purpose for which a zoning lot is intended and for which it may be used.

Variance: A modification of the terms of this ordinance granted by the city council in accordance with criteria as set forth in this ordinance.

Vehicle, abandoned: A vehicle which does not bear a current license plate unless said vehicle is stored within a completely enclosed building or unless it is stored on a bona fide sales lot and is in a satisfactory operating condition. This definition does not include vehicles which are not intended to be operated on public streets or roads.

Villa, guest: A dwelling owned and operated within the city limits for the purpose of providing a temporary lodging for visiting employees or associated guests of the owner of the property. (Ord. No. 174(c), 1-25-1979)

Zoning administrator: The person who has been designated by the city council to administer the enforcement of this ordinance.

ARTICLE VII. ESTABLISHMENT OF DISTRICTS

Sec. 701. Division into districts.

For the purposes of this ordinance, the City of Peachtree City, Georgia, is hereby divided into the following zoning districts:

section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119. The required fire resistance of a building element shall be permitted to be established by any of the following methods or procedures:

1. Fire-resistance designs documented in approved sources.
2. Prescriptive designs of fire-resistance-rated building elements as prescribed in Section 720.
3. Calculations in accordance with Section 721.
4. Engineering analysis based on a comparison of building element designs having fire-resistance ratings as determined by the test procedures set forth in ASTM E 119.
5. Alternative protection methods as allowed by Section 104.11.

703.4 Noncombustibility tests. The tests indicated in Sections 703.4.1 and 703.4.2 shall serve as criteria for acceptance of building materials as set forth in Sections 602.2, 602.3 and 602.4 in Type I, II, III and IV construction. The term "noncombustible" does not apply to the flame spread characteristics of interior finish or trim materials. A material shall not be classified as a noncombustible building construction material if it is subject to an increase in combustibility or flame spread beyond the limitations herein established through the effects of age, moisture or other atmospheric conditions.

703.4.1 Elementary materials. Materials required to be noncombustible shall be tested in accordance with ASTM E 136.

703.4.2 Composite materials. Materials having a structural base of noncombustible material as determined in accordance with Section 703.4.1 with a surfacing not more than 0.125 inch (3.18 mm) thick that has a flame spread index not greater than 50 when tested in accordance with ASTM E 84 shall be acceptable as noncombustible materials.

SECTION 704 EXTERIOR WALLS

704.1 General. Exterior walls shall comply with this section.

704.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the floor area shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways shall also comply with Sections 1014.5 and 1023.1, respectively. Projections shall not extend beyond the distance determined by the following two methods, whichever results in the lesser projection:

1. A point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required in accordance with Section 704.8.
2. More than 12 inches (305 mm) into areas where openings are prohibited.

704.2.1 Type I and II construction. Projections from walls of Type I or II construction shall be of noncombustible

materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

704.2.2 Type III, IV or V construction. Projections from walls of Type III, IV or V construction shall be of any approved material.

704.2.3 Combustible projections. Combustible projections located where openings are not permitted or where protection of openings is required shall be of at least 1-hour fire-resistance-rated construction, Type IV construction, fire-retardant-treated wood or as required by Section 1406.3.

Exception: Type V construction shall be allowed for R-3 occupancies.

704.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 704.5 and 704.8.

Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

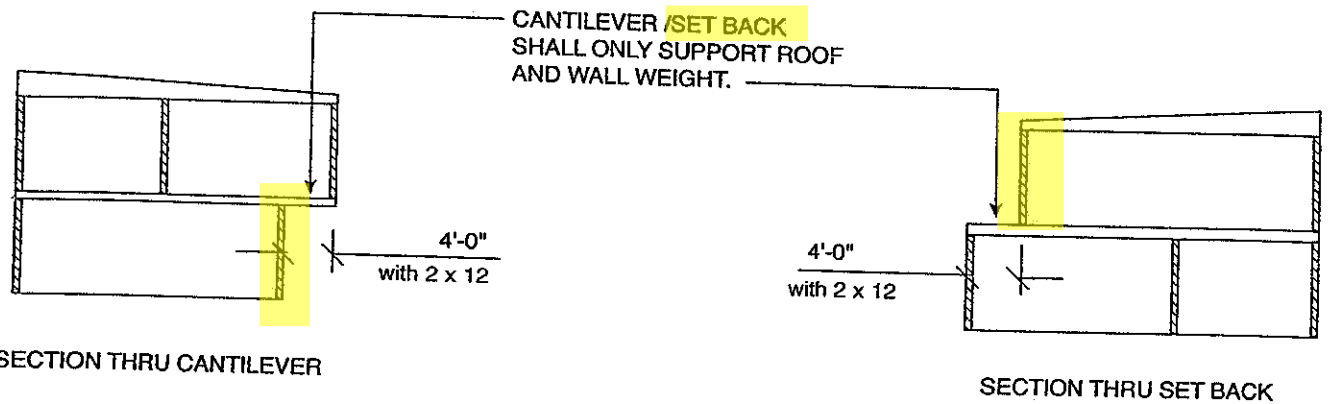
704.4 Materials. Exterior walls shall be of materials permitted by the building type of construction.

704.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602. The fire-resistance rating of exterior walls with a fire separation distance of greater than 5 feet (1524 mm) shall be rated for exposure to fire from the inside. The fire-resistance rating of exterior walls with a fire separation distance of 5 feet (1524 mm) or less shall be rated for exposure to fire from both sides.

704.6 Structural stability. The wall shall extend to the height required by Section 704.11 and shall have sufficient structural stability such that it will remain in place for the duration of time indicated by the required fire-resistance rating.

704.7 Unexposed surface temperature. Where protected openings are not limited by Section 704.8, the limitation on the rise of temperature on the unexposed surface of exterior walls as required by ASTM E 119 shall not apply. Where protected openings are limited by Section 704.8, the limitation on the rise of temperature on the unexposed surface of exterior walls as required by ASTM E 119 shall not apply provided that a correction is made for radiation from the unexposed exterior wall surface in accordance with the following formula:

$$A_e = A + (A_f \times F_{eo}) \quad (\text{Equation 7-1})$$



For SI: 1 foot = 304.8 mm.

FIGURE 2308.12.6(2)
BRACED WALL PANELS SUPPORTED BY CANTILEVER OR SET BACK

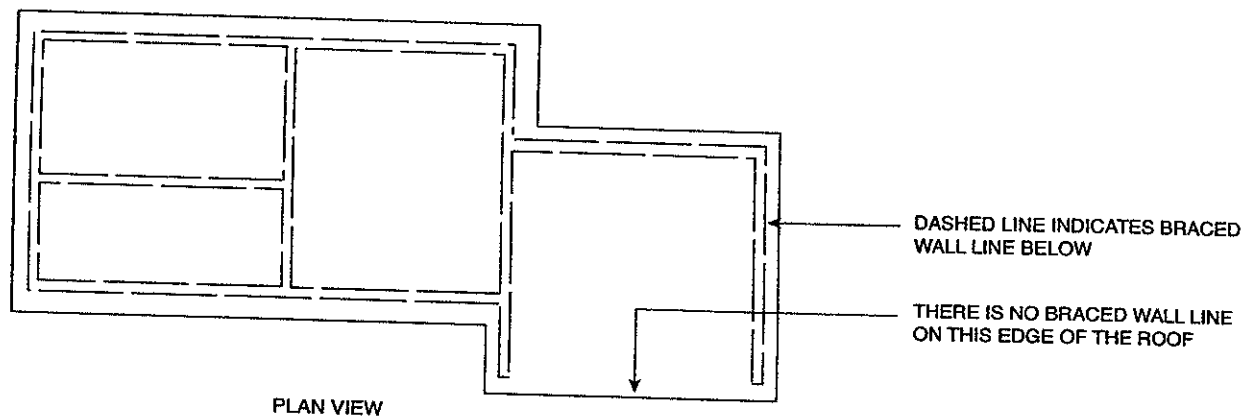


FIGURE 2308.12.6(3)
FLOOR OR ROOF NOT SUPPORTED ALL EDGES

TABLE 2308.12.4
WALL BRACING IN SEISMIC DESIGN CATEGORIES D OR E
 (Minimum Length of Wall Bracing per Each 25 Linear Feet of Braced Wall Line^a)

STORY LOCATION	SHEATHING TYPE ^b	$0.50 \leq S_{DS} < 0.75$	$0.75 \leq S_{DS} \leq 1.00$	$1.00 \leq S_{DS}$
Top or only story	G-P ^d	14 feet 8 inches ^c	18 feet 8 inches ^c	25 feet 0 inches ^c
	S-W	8 feet 0 inches ^c	9 feet 4 inches ^c	12 feet 0 inches ^c
Story below top story	G-P ^d	NP	NP	NP
	S-W	13 feet 4 inches ^c	17 feet 4 inches ^c	21 feet 4 inches ^c
Bottom story of three stories	G-P ^d	Conventional construction not permitted; conformance with Section 2301.2.1 or 2301.2.2 is required.		
	S-W			

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- Minimum length of panel bracing of one face of wall for S-W sheathing or both faces of wall for G-P sheathing; h/w ratio shall not exceed 2/1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one half the tabulated value but the h/w ratio shall not exceed 2/1 and design for uplift is required.
- G-P = gypsum board, fiberboard, particleboard, lath and plaster, or gypsum sheathing boards; S-W = wood structural panels and diagonal wood sheathing. NP = not permitted.
- Applies to one- and two-family detached dwellings only.
- Nailing as specified below shall occur at all panel edges at studs, at top and bottom plates, and, where occurring, at blocking:
 - For 1/2 inch gypsum board, 5d (0.113 inch diameter) cooler nails at 7 inches centers;
 - For 5/8 inch gypsum board, No. 11 gage (0.120 inch diameter) at 7 inches centers;
 - For gypsum sheathing board, 1 3/4 inches long by 7/16 inch head, diamond point galvanized nails at 4 inches centers;
 - For gypsum lath, No. 13 gage (0.092 inch) by 1 1/8 inches long, 19/64-inch head, plasterboard at 5 inches centers;
 - For portland cement plaster, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16 inch head at 6 inches centers;
 - For fiberboard and particleboard, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16 inch head, galvanized nails at 3 inches centers.

Cripple walls having a stud height exceeding 14 inches (356 mm) shall be considered a story for the purpose of this section and shall be braced as required for braced wall lines in accordance with Table 2308.12.4. Where interior braced wall lines occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be one and one-half times the lengths required by Table 2308.12.4. Where the cripple wall sheathing type used is Type S-W, and this additional length of bracing cannot be provided, the capacity of Type S-W sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) on center.

2308.12.5 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

2308.12.6 Irregular structures. Conventional light frame construction shall not be used in irregular portions of structures in Seismic Design Category D or E. Such irregular portions of structures shall be designed to resist the

forces specified in Chapter 16 to the extent such irregular features affect the performance of the conventional framing system. A portion of a structure shall be considered to be irregular where one or more of the conditions described in Items 1 through 6 below are present.

- Where exterior braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required, the structure shall be considered to be irregular. See Figure 2308.12.6(1).

Exception: Floors with cantilevers or setbacks not exceeding four times the nominal depth of the floor joists (see Figure 2308.12.6(2)) are permitted to support braced wall panels provided:

- Floor joists are 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.
- The ratio of the back span to the cantilever is at least 2 to 1.
- Floor joists at ends of braced wall panels are doubled.



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Jim Higdon
COMMISSIONER

Roy E. Barnes
GOVERNOR

MEMORANDUM

TO: All Interested Parties

FROM: Building Codes and Industrialized Buildings Section

DATE: September 30, 1999

RE: **Cantilever Construction**

The Georgia Department of Community Affairs (DCA) receives numerous calls each day concerning many different aspects of construction and code related questions.

One of the most common questions we receive relates to cantilevers in residential construction. More specifically, how far can you span a framing member as a cantilever? The 1995 CABO One and Two Family Dwelling Code and the 1994 Standard Building Code, the latest editions adopted by DCA, do not address this type of construction.

DCA recommends the following information as a guide for cantilever construction.

Allowable Floor Cantilever Spans Supporting a Bearing Wall and Roof Only (inches)

Joist Size	Roof Load 15 Psf
<u>2x8</u>	<u>16</u>
<u>2x10</u>	<u>32</u>
<u>2x12</u>	<u>48</u>

This table provides for joist spacing of 16 inch on center construction and a span ratio of 3:1. Materials shall comply with Section 2301.4 of the Standard Building Code and Section 502 of the CABO One and Two Family Dwelling Code.

DCA gratefully acknowledges the National Association of Home Builders for their assistance.

If you should have any questions concerning this table, please do not hesitate to call 404/679-3118.

ATTACHMENT "A" - 7



Peachtree City

Georgia

TO: Building Official

FROM: Director of Developmental Services

DATE: August 4, 1995

RE: Zoning Setbacks

Recently, questions have arisen concerning the interpretation of what type of porches, stoops or decks, if any, can legally encroach into setback areas.

My interpretation with respect to a porch, stoop or deck is that if it is 30 inches or more in height and requires a handrail in accordance with the code, it is a structure than cannot encroach. Also, it must be shown on any required foundation survey.

If you have any questions on this interpretation, please let me know.

JBW/bk

ATTACHMENT "A" - 8



Peachtree City

Georgia

August 10, 1995

Dear Builders and Contractors:

Recently, questions have arisen concerning the interpretation of what type of porches, stoops or decks, if any, can legally encroach into setback areas.

My interpretation with respect to a porch, stoop or deck is that if it is 30 inches above the floor or grade below, it is a structure that cannot encroach. Also, it must be shown on any required foundation survey.

If you have any questions on this interpretation, please let me know.

Sincerely,

Thomas J. Carty
Building Official

TC/rs

ATTACHMENT

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recess area on both sides of the profile. The finger recess shall begin within a distance of $\frac{3}{4}$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $\frac{5}{16}$ inch (8 mm) within $\frac{7}{8}$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $\frac{3}{8}$ inch (10 mm) to a level that is not less than $1\frac{3}{4}$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1\frac{1}{4}$ inches (32 mm) to a maximum of $2\frac{3}{4}$ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R311.5.7 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.5.8 Special stairways. Spiral stairways and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.5.8.1 Spiral stairways. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a $7\frac{1}{2}$ -inches (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than $9\frac{1}{2}$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

R311.5.8.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.4.3 and R311.5 where the maximum height from the basement finished floor level to grade adjacent to the stairway does not exceed 8 feet (2438 mm), and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.6 Ramps.

R311.6.1 Maximum slope. Ramps shall have a maximum slope of one unit vertical in twelve units horizontal (8.3-percent slope).

Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5 percent slope).

R311.6.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction.

R311.6.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.6.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.6.3.2 Handrail grip size. Handrails on ramps shall comply with Section R311.5.6.3.

R311.6.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrails.

SECTION R312 GUARDS

R312.1 Guards. Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
2. Openings for required guards on the sides of stair treads shall not allow a sphere $4\frac{3}{8}$ inches (107 mm) to pass through.

SECTION R313 SMOKE ALARMS

R313.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

R313.2 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.

Building: Any structure having a roof and intended for shelter, housing or enclosure of persons, animals or property of any kind.

Setback: A required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances. This area is bounded by property lines and setback lines as appropriate. (Ord. No. 366, § 7, 5-22-1985)

Sec. 903. Location of building on zoning lots.

Every building or structure erected or established in Peachtree City shall be located on a zoning lot. In all cases, the principal building on a zoning lot shall be located within the buildable area formed by the building lines. In no case shall such buildings infringe beyond the building lines into the respective front, side or rear setback depths required for the district in which the zoning lot is located. Lanes associated with a drive through window shall be considered part of the principal building when determining building location. For purposes of this section the lanes used for access to drive through window service to any building shall be considered a portion of the structure of the building and said drive-in lanes shall not infringe beyond the building lines required for the district in which the zoning lot is located. (Ord. No. 163, 3-13-1978)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager *Roman M. Muller*
Developmental Services Director

FROM: City Planner/ Zoning Administrator *David*

DATE: October 26, 2006

SUBJECT: Request by Pathway Communities to lift the moratorium on multi-family housing, Newgate Road Point tract
November 2, 2006 City Council agenda

Recommendation:

Based on the appeal procedures outlined in Section 1404 of the Multi-Family Rezoning Moratorium (Attachment "A"), Staff is not authorized to make a recommendation to Council on the request to lift the multi-family moratorium.

Discussion:

Pathway Communities submitted a letter to City Staff (dated September 28, 2006) requesting that City Council consider lifting the moratorium on multi-family housing for a 5.6-acre tract of land on Newgate Road (Attachment "B"). The Applicant has a contract from Weatherup Construction who desires to construct twenty-one (21) townhome units within six (6) buildings (Attachment "C"). The subject tract was previously pre-cleared and pre-graded and is currently zoned GC General Commercial and designated as COM Commercial on the city's Land Use Map.

Lifting the moratorium in no way obligates the city to ultimately rezone the property. What it does is provide Staff the opportunity to work with the Applicant to determine the impacts of the proposed development and to make recommendations to the Planning Commission and City Council.

Staff and the Applicant will be available at Thursday's meeting to answer questions pertaining to this request. Additionally, the prospective developer has requested that he be allowed to make a brief presentation on their proposed development.

Request to lift multi-family moratorium

October 26, 2006

Page 2

Budget impact:

Should the application move forward, budget impacts would be analyzed as a part of the rezoning process. The development is located within the Kedron Service Area and would require impact fees for each new residential unit.

Attachments

ARTICLE XIV. MULTI-FAMILY--REZONING MORATORIUM*

***Editor's note:** Ord. No. 727, adopted Nov. 4, 1999, renumbered art. XIV, §§ 1401--1404 to art. XV, §§ 1501--1504 and added a new art. XIV, §§ 1401--1404 as herein set out.

Sec. 1401. Purpose.

In order to protect the health, safety, and welfare of its citizens, the city has determined that a moratorium on the zoning or rezoning of property for development of multifamily housing needs to be adopted and enforced for all property in the City of Peachtree City not currently zoned for use as multifamily.

This moratorium is intended to promote: the orderly development of property in the city; maintain the high quality of police services now provided; maintain the high quality of emergency and fire services now provided; maintain the quality of education now provided; maintain the high quality of life now existing; help reduce traffic congestion; and ameliorate air quality standards.

(Ord. No. 727, 11-4-1999)

Sec. 1402. Findings.

The mayor and council have made the following findings of fact in consideration of this moratorium:

- (a) The development of additional multifamily housing would create a significant burden on the police department and emergency and fire departments for the city;
- (b) The development of additional multi-family housing would overburden area schools
- (c) The development of additional multi-family housing would exhaust available resources, thus reducing the quality of life now existing; and
- (d) The development of additional multi-family housing would increase traffic congestion, which also reduces air quality.

(Ord. No. 727, 11-4-1999)

Sec. 1403. Moratorium.

The Mayor and Council of the City of Peachtree City hereby directs its staff to accept no applications seeking to zone or rezone property to any designation that would allow the development of the property as multi-family.

- (a) Multi-family shall include apartments, townhouses, duplexes, condominiums and assisted living facilities.

2006-17



September 28, 2006

Mr. David Rast
City Planner
151 Willowbend Road
Peachtree City, GA 30269

Dear David:

As the owner of an approximately 5.6± acre tract on Newgate Road, Peachtree City Holdings hereby requests that the multi-family moratorium be lifted from this parcel. The owner has contracted with Weatherup Construction for the development of a proposed townhome development on this property.

Please feel free to contact us with any comments you may have.

Sincerely,

Pat Heaberg
Vice President
Pathway Communities

PH/ra

RECEIVED SEP 29 2006

P.O. Box 2007 • 200 Westpark Drive, Suite 300 • Peachtree City, Georgia 30269 • Phone: (770) 487-8585 • Fax: (770) 487-9328

Attachment "B"

Data

	Arc	Tangent
	156.59'	80.00'
	159.13'	80.00'

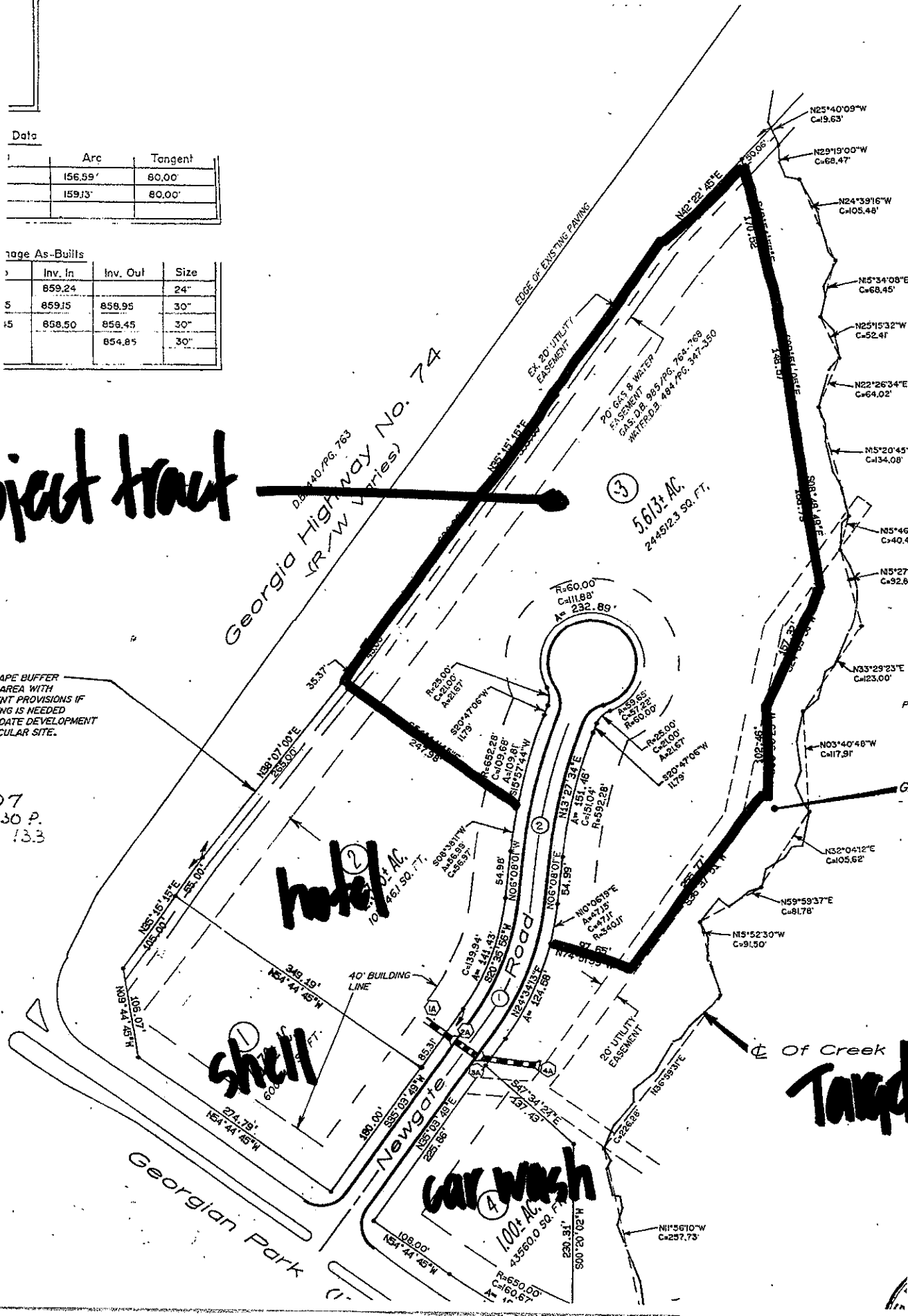
Range As-Built

	Inv. In	Inv. Out	Size
	859.24		24"
5	859.15	858.95	30"
15	858.50	858.45	30"
		854.85	30"

Subject tract

AREA BUFFER
AREA WITH
ENT PROVISIONS IF
ING IS NEEDED
DATE DEVELOPMENT
CULAR SITE.

27
30 P.
133



GIENE WEATHERUP
404-379-4546

CONCEPT PLAN

NEWGATE RESIDENTIAL

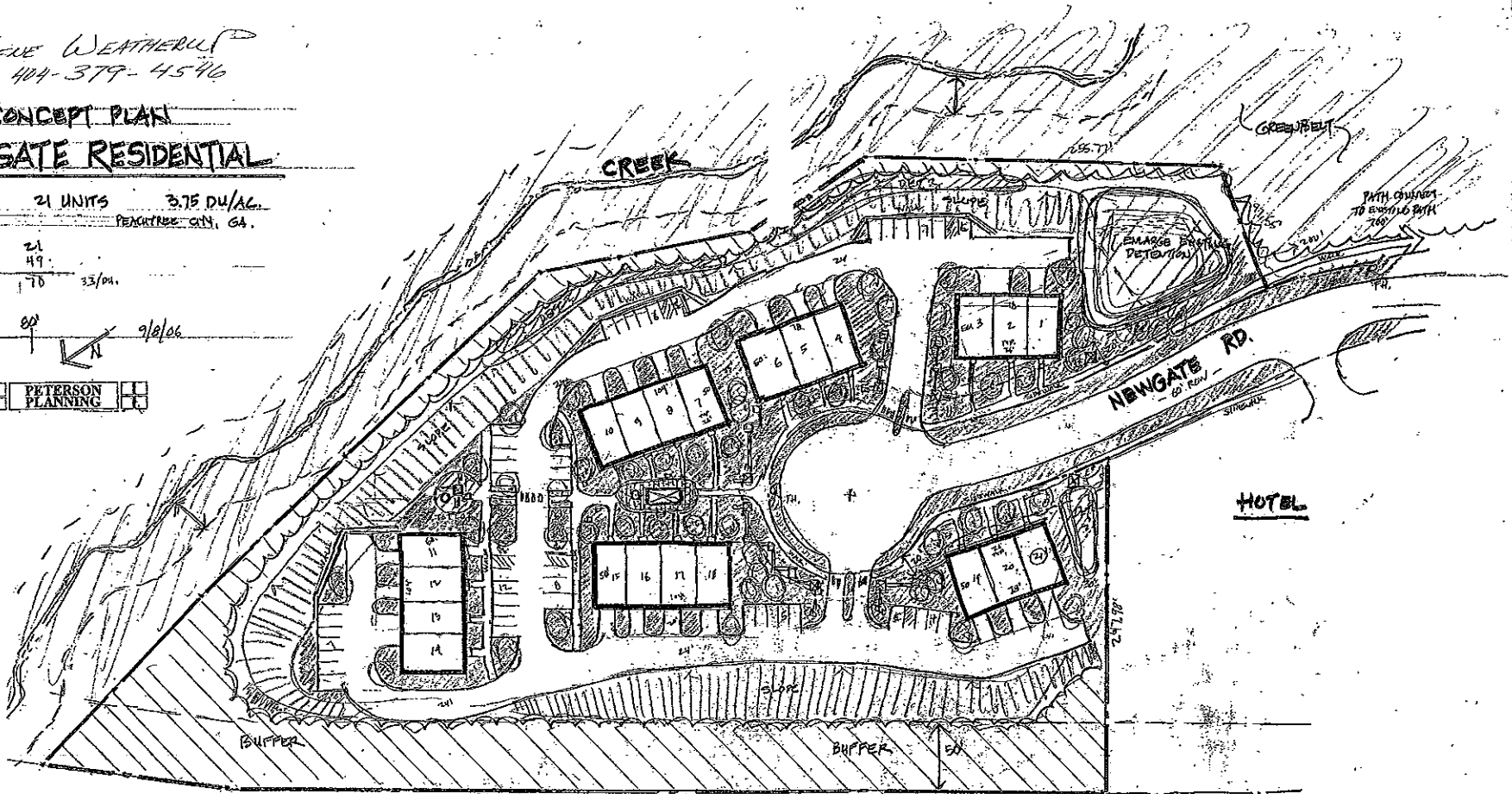
5.6 AC. 21 UNITS 3.75 DU/AC.

PARKING: GARAGE 21, OPEN 49, TOTAL 70. PERCENTAGE: 64.

9/8/06

0 40' 80' N

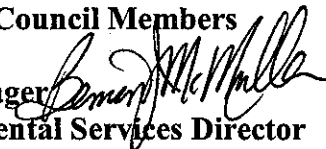
PETERSON PLANNING



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Developmental Services Director

FROM: City Planner/ Zoning Administrator 

DATE: October 26, 2006

SUBJECT: Request to annex a 13.00-acre tract from unincorporated Fayette County into Peachtree City and to rezone the property from O-I Office Institutional (Fayette County) to OI office Institutional (Peachtree City)
November 2, 2006 City Council Agenda

Recommendation:

Should City Council approve the annexation request as proposed, Staff recommends that the subject tract be rezoned to OI Office Institutional and that Staff be authorized to coordinate with Fayette County and complete the annexation process.

Discussion:

Group VI Corporation submitted their Step Two Annexation Form and a Request for Rezoning to City Staff on September 5, 2006, officially requesting that a 13.00-acre tract of land be annexed from unincorporated Fayette County into Peachtree City and that the subject tract be rezoned from O-I Office Institutional (Fayette County) to LUC Limited Use Commercial (Attachment "A"). The proposed annexation tract would extend the city's boundaries from the Fayette County Animal Shelter tract to Redwine Road.

The proposed site plan indicates the overall development would accommodate a professional and medical office complex (Attachment "B"). Four multi-story buildings would contain no more than 110,000 SF of leaseable space. Access would be provided from two curb cuts off of SR 74 South (one existing) and a new curb cut off of Redwine Road. The parking and internal drives would be designed to provide interparcel access to the adjoining tracts of land should they be redeveloped in the future.

The overall tract is currently zoned O-I Office Institutional in Fayette County (Attachment "C"). The property also falls within the County's General State Highway Overlay Zone (Attachment "D"). The County's Land Use Plan designates the entire tract as OFF Office. The parcels within Peachtree City that abut the proposed annexation are zoned OS Open Space and R-12 Residential.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 
Developmental Services Director

FROM: City Planner/ Zoning Administrator *David*

DATE: October 26, 2006

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Request to annex a 13.00-acre tract

October 26, 2006

Page 2

The current city boundary separating Peachtree City from unincorporated Fayette County is the Land Lot Line separating Land Lot 29 from Land Lot 18. Where natural boundaries were not available to provide a natural separation between Peachtree City and an adjoining jurisdiction, as recommended by the city's Land Use Plan, the city boundaries were established utilizing Land Lot Lines.

The subject tract is located within the Mill Farms subdivision. The remainder of the subdivision (approximately 46.8 acres) is currently zoned for residential and/ or agricultural use (Attachment "E").

The proposed annexation and rezoning was initially presented to the Planning Commission in a workshop format on October 9 (Attachment "F"). At a Special Called meeting on October 23, the Planning Commission voted unanimously that, should the property be annexed as proposed, that the overall tract be rezoned to OI Office Institutional (Attachment "G").

Should Council decide to annex the property as proposed, a copy of the ordinance to annex the property is included as Attachment "H". Should Council approve the proposed rezoning associated with the annexation request, a copy of the ordinance to rezone the property is included as Attachment "I".

Budget impact:

Based on estimates submitted by the Applicant, annexing and rezoning the subject property would generate approximately \$40,114.00 in taxes to Peachtree City on a yearly basis. There are no impact fees assessed for retail and/ or commercial development.

Offsetting this would be the cost of providing additional fire, EMS and police protection to this site, as well as maintenance of additional state right-of-ways and multi-use paths.

Attachments

Step Two: Annexation request form

The following information is required in order to prepare a detailed analysis of the proposed annexation, a schematic master plan of the proposed development, and a more informed recommendation that will ultimately be considered by other governmental agencies, the Planning Commission and City Council.

A formal request is hereby being made to annex the following described property into the city limits of Peachtree City: SEE BOUNDARY SURVEY/LEGAL DESCRIPTION

This request for annexation is being made for the following reasons: TO ESTABLISH DESIGN, DEVELOPMENT, AND GREEN SPACE STANDARDS FOR NOT ONLY THE PROPOSED ANNEXATION, BUT FOR THE REMAINING 53 ACRES OF PROPERTY BOUNDED BY REDWINE RD AND HWY 74 SOUTH WHICH SHOULD EVENTUALLY FORM THE SOUTHERN MOST NATURAL BOUNDARY OF PTC. IN ADDITION, THE PROPOSED ANNEXATION WILL BE A DECIDED ASSET IN ENHANCING ENVIRONMENTAL PROTECTION BY CONNECTING TO CITY SEWER AND BEING A BENEFICIAL CURE OF A DIRECT BORDER PROVIDING RESIDENTS WITH HEALTHIER COMMUNITY AND QUALITY OF LIFE.

I certify that I am the owner, or duly authorized agent of the owner, of the property described above, and that I have submitted all information and documents required to properly evaluate this request:

Owner (print): STAR'S MILL PROFESSIONAL CENTER, LLC AND GROUP VI PROPERTIES I, LTD., L.P. Date: 8-24-06

Owner (signature): James J. Lee, Jr. (MANAGER)
(GEN. PARTNER)

Agent (print): CARL LANGE, GROUP VI CORP Date: 8-24-06

Agent (signature): Carl Lange

To be completed by the City of Peachtree City:

This request, along with the required supplemental information and documents, has been properly submitted, and is hereby accepted for consideration by the Planning Commission and the City Council.

Date of acceptance: 09-11-06

Request number: 2006-15

City Planner: David E. Rant Date: 09-11-06

City Clerk (Deputy): [Signature] Date: 10-16-06

Public Hearing – Planning Commission: Date: 10-09-06 / 10-23-06

Public Hearing – City Council: Date: 11-02-06

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN ON PLAT OF SURVEY DATED JUNE 9, 2006, CERT NO. 1929, CERT NO. 1929, PROJECT NO. 05078.1 AND TRACT 8 AND TRACT 9 OF THE MILL FARMS, AS PER PLAT RECORDED IN PLAT BOOK PAGE 163, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA.

This property is presently zoned: O-8 ACRE PARCEL / A-R - 5.6 ACRE PARCEL / O-I-6.6 ACRE / O-I-6.6 ACRE

The proposed zoning classification is: LIMITED USE COMMERCIAL

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

Signature: [Signature] (MARIA) James Lee, Jr. Gen. Partner

Owner: (print) STAR'S MILL PROFESSIONAL CENTER, LLC AND GROUP VI PROPERTIES, LTD.

Agent: (print) CARL LANGE, GROUP VI CORPORATION

Address: 900 WESTPARK DRIVE, SUITE 300 PFC, GA 30269

Phone: 770.389.9100 Date: 8-24-06

This request, along with the required fee (\$600 + \$25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rant
Title: City Planner / Zoning Administrator
Date: 09-11-06

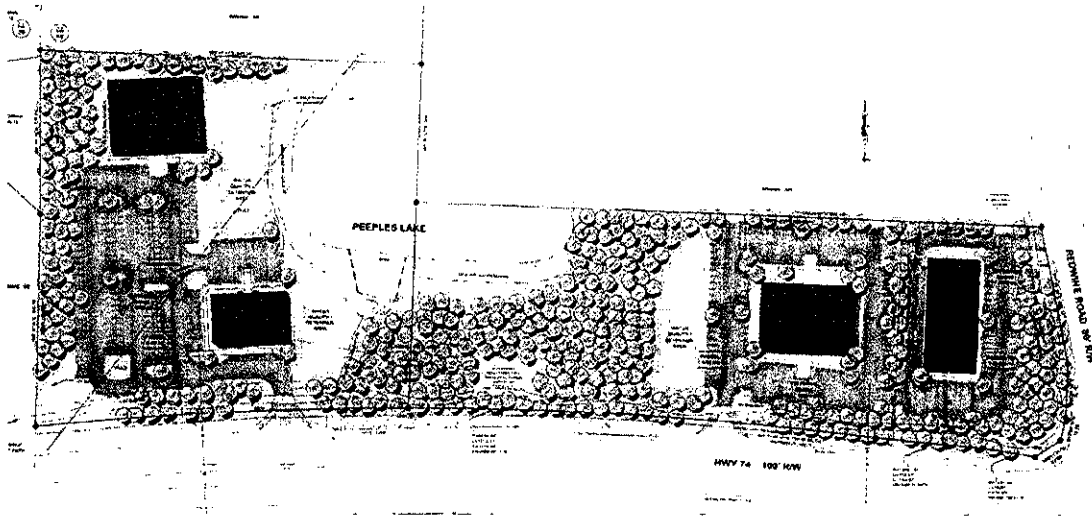
Request Number: 2006-15

Date of Planning Commission Public Hearing: 10-09-06 / 10-23-06

Date of City Council Public Hearing: 11-02-06

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07/01/06



Starr's Mill Professional Center Annexation and Rezoning Request for Peachtree City, Georgia

Presented by Starr's Mill Professional Center, LLC., Group VI
Properties I, L.P., and Group VI Corporation

Revised for October 9, 2006

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Introduction

The intent is to annex into the City a 13.0 acre tract of land with a Limited Use Commercial zoning classification. It is currently in Fayette County and has a zoning designation of O-I.

The reason for this rezoning request is to provide Peachtree City residents with a healthier community, increased quality of life, and a much needed dental /medical/professional/office complex in the southern portion of Peachtree City. This property with office and commercial facilities, would ultimately result in an enhanced and protected border for the City while defining the growth boundaries. As the population continues to grow rapidly in the area, the facilities will be a direct benefit for South PTC/Starr's Mill area, including but not limited to Southern Fayette County and Eastern Coweta County. The overall development fits and compliments The Comprehensive Plan in all divisions portraying the vision of a dynamic future for Peachtree City.

This development project is intended to be Limited Use Commercial in nature combining Class "A" medical, dental, and general office use. The office component would consist of several brick and steel buildings in a size range of 15,000 to 50,000 sq ft located in a manner to maximize the amenities of Peebles Lake and the surrounding open space and green space. Total square footage of the buildings would be capped at 110,000 sq ft with density no higher than 15,000 sq ft per acre. Employment will approximately be 2.5 employees per 1,000 sq ft of space or a total employment of approximately 275 upon completion of the development, currently projected to be approximately 2010. Our goal in development and design specifically has been to enhance the border of Peachtree City by creating an overall plan that will ultimately be accepted by the City, County, residents of Peachtree City, and our surrounding neighbors.

The request for rezoning is being made for the following reasons: To establish design, development, and green space standards for not only the proposed annexation, but for the remaining 59.6 acres of property bounded by Redwine Road and Hwy 74 South, which should eventually form the southern most natural boundaries of PTC. In addition, the proposed annexation will be a decided asset in enhancing environmental protection by connecting to city sewer and being a beneficial control of a direct border, providing residents with a healthier community and an improved quality of life.

The architecture of the project will be of an aesthetically pleasing style to compliment the existing businesses and homes.

Thank you for your time and efforts towards the completion of this project. We look forward to this positive and needed addition in the community.

REQUEST FOR REZONING

CITY OF PEACHTREE CITY, GEORGIA

A request is hereby being made to change the zoning classification of the following described property:

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH
DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING SHOWN ON PLAT OF SURVEY
DATED JUNE 9, 2006, CERT NO. 1929, CERT NO./PROJECT NO. 05078.1 AND TRACT 8
AND TRACT 9 OF THE MILL FARMS, AS PER PLAT RECORDED IN PLAT BOOK 11
PAGE 163, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA.

This property is presently zoned: 0.8 ACRE PARCEL / A-R - 5.6 ACRE PARCEL / O-I - 6.6 ACRE / O-I

The proposed zoning classification is: LIMITED USE COMMERCIAL

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

Signature: [Signature] (MARIAH) James P. J. Hen. Partner
Owner: (print) STAR'S MILL PROFESSIONAL CENTER, LLC AND GROUP VI PROPERTIES, LTD.,
Agent: (print) CARL LANGE, GROUP VI CORPORATION
Address: 900 WESTPARK DRIVE, SUITE 300 PC, GA 30269
Phone: 770.389.9100 Date: 8-24-06

This request, along with the required fee (\$600 + \$25/acre) and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: _____

Title: _____

Date: _____

Request Number: _____

Date of Planning Commission Public Hearing: _____

Date of City Council Public Hearing: _____

INSTRUCTIONS FOR SUBMITTING A REZONING APPLICATION

A proper and complete Application for Rezoning, as required in Section 1302 of the Zoning Ordinance, shall consist of the following:

- I. A completed and signed Rezoning Request Form;
- II. An application fee, as provided by City Ordinances; and
- III. The following supplemental documents and information:
 - a) Three (3) copies of a complete and certified boundary survey of the property, including the area of the property;
 - b) One (1) copy of an accurate legal description of the property;
 - c) A statement as to the reasons for the proposed rezoning;
 - d) A complete and accurate indication of all zoning classifications that presently exist on and adjacent to the property;
 - e) Name and address of all property owners within 200 feet of the boundary of the property (these property owners must be shown on an appropriate map);
 - f) A location map showing the property in relation to the rest of the City;
 - g) An accurate and detailed map which shows the proposed new City zoning districts at a scale of 1" = 800';
 - h) An identification of all major natural, geographic, and cultural features which presently exist on or near the property;
 - i) An identification and description of all public services which are presently available to the property;
 - j) An identification and description of all public facilities which are presently on or near the property, or are proposed to be built on or near the property;
 - k) Any development plans, feasibility studies, impact analyses, population projections, or other such planning documents which have been prepared relative to the property;

- l) A report analyzing how the proposed rezoning will affect the City, especially with respect to:
 - a. Tax base;
 - b. Public education;
 - c. Police and fire protection;
 - d. Emergency medical service;
 - e. Transportation facilities (a traffic study may be required);
 - f. Utilities;
 - g. Environmental protection;
 - h. Recreation program; and
 - i. Implementation of the overall development plan.
- m) An accurate topographic map of the property at a contour interval of two (2) feet or less, showing all protected or specimen trees located on the property, as well as any area within the 100-year floodplain, any wetland area, or any other area specifically affected by the City's environmental codes and ordinances;
- n) A site plan showing the proposed use of the property, including:
 - a) Buildings;
 - b) Drives and parking areas;
 - c) Landscape areas and retention areas;
 - d) Buffers, screens and open spaces;
 - e) Signs and other accessory uses.

An Application for Rezoning shall be submitted to the Zoning Administrator for review to determine whether it is proper and complete. Upon a determination by the Zoning Administrator that the Application is proper and complete, the Application shall be officially accepted and filed with the City Clerk and, thereupon, scheduled for hearings by the Planning Commission and the City Council, as provided by the Zoning Ordinance.

An applicant may request that he/she be provided with a schedule for the required hearings at the time of official acceptance and filing. Unless withdrawn by the applicant, a proper and complete Application must be acted upon by the City Council within sixty (60) days following the official acceptance and filing of the Application.

Instructions for submitting an Annexation Request Form

Whenever it is proposed that property be annexed into Peachtree City, it will be the responsibility of the applicant to furnish the City with all information and documents that will be necessary to properly evaluate the request. The required information and documents will include, but not be limited to, the following:

- I. A completed and signed "Request for Annexation" form;
- II. A complete zoning application, including the appropriate application fee;
- III. Documentation acceptable to the City Attorney that the property is eligible for annexation, along with a detailed explanation of the proposed method of annexation;
- IV. Certification that the applicant is familiar with the Peachtree City Land Use Plan; the Annexation Policy; and all relevant codes and ordinances of the City, especially those pertaining to zoning, land development, site planning, landscaping, and signs;
- V. Two copies of a complete and certified boundary survey of the property, along with an accurate legal description;
- VI. The following supplemental information and documents:
 1. A complete and accurate indication of all zoning classifications that presently exist on and adjacent to the property;
 2. Name and address of all property owners within 200 feet of the boundary of the property (these property owners must be shown on an appropriate map);
 3. A location map at a scale of 1" = 800' showing the property in relation to the City;
 4. A recent aerial photograph which also shows the property in relation to the City;
 5. An accurate and detailed map which shows the proposed new City zoning districts at a scale of 1" = 800';
 6. An identification of all major natural, geographic, and cultural features which presently exist on or near the property;
 7. An identification and description of all public services which are presently available to the property;

8. An identification and description of all public facilities which are presently on or near the property, or are proposed to be built on or near the property;
9. Any development plans, feasibility studies, impact analyses, population projections, or other such planning documents which have been prepared relative to the property;
10. A statement as to the acreage of the property, the proposed density of development, and the projected population at build-out;
11. A report demonstrating exactly how the property will be tied into the City's major thoroughfare system and cart path system;
12. A report demonstrating exactly how the property will relate to and complement the City's Land Use Plan;
13. A report demonstrating that the proposed annexation will be consistent with the City's annexation policy;
14. An analysis of how the proposed annexation will affect the City, especially with respect to:
 - a) Tax base;
 - b) Public education;
 - c) Police and fire protection;
 - d) Emergency medical service;
 - e) Transportation facilities;
 - f) Utilities;
 - g) Environmental protection;
 - h) Recreation program; and
 - i) Implementation of the overall development plan.

A request for annexation shall be submitted to the City Planner, who shall determine whether it is proper and complete. The City Planner shall then review the application with the City Clerk. The application is not considered to be accepted until it is signed by both the City Planner and the City Clerk. Upon acceptance of the application, the appropriate public hearings will be scheduled; and the applicant will be notified in writing of the dates and times.

All materials and fees submitted as a part of the application will become public property and will not be returned once the application is accepted and the public hearings are scheduled.



July 11, 2006

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

Dear Mr. Rast:

This letter is to certify the acknowledgment of the Annexation of all that tract of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being shown on plat of survey dated June 9, 2006, Certificate No. 1929, Project No. 05078.1, all that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 8 as shown on plat of survey entitled The Mill Farms, said plat being recorded in Plat Book 11, page 163, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, and all that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Fayette County, Georgia, being Tract 9 of The Mill Farms, as per plat recorded in Plat Book 11, Page 163, in the office of the Clerk of Superior Court of Fayette County, Georgia into Peachtree City, Georgia. (See Legal Descriptions and Surveys) And further acknowledge this application is being submitted by Group VI Corporation, and that we as the owners fully support the request and the execution of this said annexation.

Thank you,

A handwritten signature in cursive script, appearing to read "James I. Pace, Jr." with a stylized flourish at the end.

James I. Pace, Jr.
Group VI Properties, I, Ltd., L.P.
General Partner

A handwritten signature in cursive script, appearing to read "Melissa J. Harris" with a stylized flourish at the end.

Melissa J. Harris
Starr's Mill Professional Center, LLC.
Manager

Proposed Method of Annexation

Annexation and concurrent assignment of a single Limited Use Commercial zoning classification are proposed for acceptance by the processes described in the City codes and ordinances.

Certification of Familiarity with Codes and Ordinances

Group VI Corporation certifies that it is familiar with the Peachtree City Land Use Plan; the Annexation Policy; and all relevant codes and ordinances of the City, especially those pertaining to zoning, land development, site planning, landscaping, and signs.

Existing Conditions

Location Map



Aerial Photograph



Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1" OPEN TOPPED PIPE MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74 AND THE WESTERLY LAND LOT LINE OF LAND LOT 18 ALSO BEING THE EASTERLY PROPERTY LINE OF THE FAYETTE COUNTY ANIMAL SHELTER PROPERTY;

THENCE NORTH 00 DEGREES 32 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 308.76 FEET TO A POINT;

THENCE NORTH 00 DEGREES 26 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 238.20 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 22 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 549.08 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 36 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 200.11 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 23 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 900.43 FEET TO A POINT, ON THE WESTERLY RIGHT-OF-WAY OF REDWINE ROAD, SAID RIGHT-OF-WAY IS 80 FEET AT THIS POINT;

THENCE SOUTH 11 DEGREES 35 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 201.77 FEET TO A TRANSITIONAL RIGHT-OF-WAY BETWEEN REDWINE ROAD AND THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74;

THENCE ALONG THE TRANSITIONAL RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 01 DEGREES 34 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 78.75 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 23 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 33.26 FEET TO A POINT;

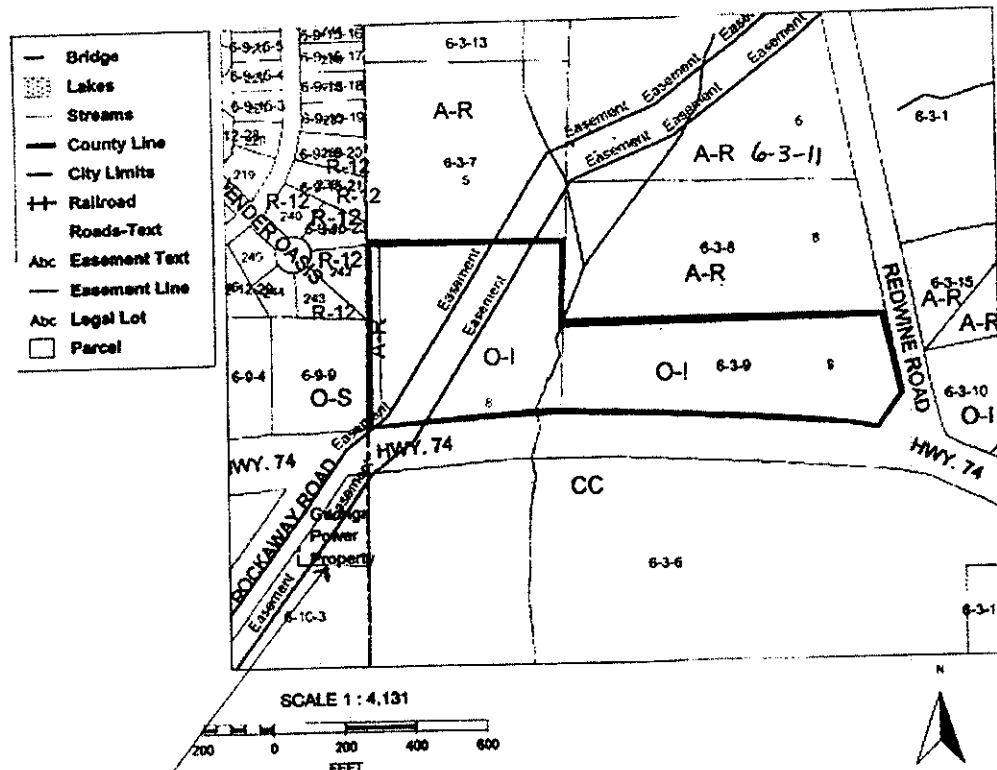
THENCE SOUTH 56 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 43.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74;

THENCE ALONG SAID RIGHT-OF-WAY OF STATE ROUTE 74 THE FOLLOWING CALLS: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1237.54 FEET AND AN ARC LENGTH OF 76.51 FEET, BEING SUBTENDED BY A CHORD OF NORTH 81 DEGREES 36 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 76.50 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12001.54 FEET AND AN ARC LENGTH OF 153.93 FEET, BEING SUBTENDED BY A CHORD OF NORTH 85 DEGREES 31 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 153.93 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5330.60 FEET AND AN ARC LENGTH OF 1213.11 FEET, BEING SUBTENDED BY A CHORD OF NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 1210.50 FEET TO THE POINT OF BEGINNING.

Existing Zoning for Property and Adjacent Properties



Properties and Zoning Classifications for properties within 200 feet of the Starr's Mill Professional Center, LLC property, proposed for annexation by the city of Peachtree City. August 24, 2006

GEORGIA POWER PROPERTY EXEMPT AND COUNTY DOES NOT PROVIDE INFORMATION. PUBLIC UTILITY ONLY SPANS.

Fayette County District Use Requirements

6-1. A-R Agricultural - Residential District.

A. Description of District. This district is composed of certain lands and structures having a very low density single-family residential and agricultural character and designed to protect against the depreciating effects of small lot, residential development and those uses which are incompatible with such a residential and agricultural environment.

B. Permitted Uses. The following Permitted Uses shall be allowed in the A-R Zoning District:

1. Single-family dwelling;
2. Recreation centers and similar institutions owned by non-profit organizations so designated by the Internal Revenue Code, as amended;
3. Accessory buildings and uses;
4. Growing of crops and the on-premise sale of produce and agriculture, provided 50% of the produce sold must be raised on-premise. (Amended 06/26/03)
5. Plant nurseries and greenhouses (no sales of related garden supplies). (Amended 06/26/03)
6. Raising of livestock and the sale thereof.

C. Conditional Uses. The following Conditional Uses shall be allowed in the A-R Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Aircraft Landing Area;
2. Animal Hospital, Kennel (Commercial or Non-commercial), or Veterinary Clinic;
3. Cemetery and Mausoleum (Human or Pet);
4. Church, Temple, or Place of Worship;
5. Church or Religious Tent Meeting;
6. Commercial Driving Range;
- 6-2
7. Colleges and Universities;
8. Day Care Facility (Nursery School or Kindergarten);
9. Developed Residential Recreational/Amenity Areas;
10. Farm Outbuilding and Greenhouses; (Amended 04/09/98)
11. Golf Course;
12. Home Occupation;
13. Hospital;
14. Kennel (See Animal Hospital, etc.);
15. Processing, packaging, or handling of perishable agricultural products (i.e. fruits and vegetables) which are grown on premises;
16. Rifle Range;
17. School (Private and Special), and Accessory Sports Arena, Stadium or Recreation Field;
18. Telephone, Electric or Gas Sub-Station or Other Public Utility Facilities; and
19. Temporary Carnival or Rodeo.

D. Dimensional Requirements. The minimum dimensional requirements in the A R Zoning District shall be as follows:

1. Lot area: 217,800 square feet (five [5] acres)
2. Lot width: 250 feet
3. Floor area: 1,200 square feet
4. Front yard setback:
 - a. Major thoroughfare:

- (1) Arterial: 100 feet
- (2) Collector: 100 feet
- b. Minor thoroughfare: seventy-five (75) feet
- 5. Rear yard setback: seventy-five (75) feet
- 6. Side yard setback: fifty (50) feet
- 7. a. Height limit: Thirty-five (35) feet as defined in Article III, Sec. 3-12. (Adopted 11/18/04)
- b. The limitation on height shall not apply to agricultural structures such as storage barns, silos, or other types of structure not normally designed for human occupation except that when an agricultural structure exceeds the maximum building height the minimum distance from property lines to any building shall be increased one (1) foot for every two (2) feet or part thereof of building height over thirty-five (35) feet. (Adopted 11/18/04)

E. Special Regulations. Prior to the issuance of development and/or building permits, a Site Plan must be submitted to the Zoning Administrator and approved by the appropriate County officials. This requirement shall apply to all Permitted Uses and Conditional Uses allowed in the A-R Zoning District except single-family dwellings; accessory buildings and uses; growing crops and the on-premise sale of produce at agricultural stands of 100 square feet or less of floor area; growing and seasonal sale of Christmas trees; plant nursery, landscape tree farm, or greenhouse operations existing prior to the effective date of June 26, 2003; and the raising and/or selling of livestock. (Amended 06/26/03)

6-17. O-I, Office-Institutional District.

A. Description of District. This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.

B. Permitted Principal Uses and Structures. The following Permitted Uses shall be allowed in the O-I Zoning District:

- 1. Office;
- 2. Art Gallery;
- 3. Clinic (Human Treatment);
- 4. College or University;
- 5. Dance Studio or School;
- 6. Financial Institution;
- 7. Health Club or Fitness Center;
- 8. Insurance Carrier, Agent or Broker;
- 9. Laboratory, Medical or Dental;
- 10. Legal Services;
- 11. Massage Therapy;
- 12. Museum;
- 13. Performing Arts Theater;
- 14. Professional Services;
- 15. Real Estate Agent or Broker; and

16. School, Private and Special.

C. Permitted Principal Uses and Structures for Office Parks with at least 100,000 square feet of floor area. In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten (10) percent of the total floor area, are located in a building in which office uses comprise at least fifty (50) percent of the floor area and have no exterior advertising display:

1. Beauty or Barber Shop;
2. Blueprinting;
3. Cafeteria;
4. Commercial Art or Drafting Service;
5. Day Care Facility;
6. Delivery or Messenger Service;
7. Drug Store;
8. Florist;
9. Gift Shop;
10. Photocopying and Reproduction;
11. Restaurant (limited to five [5] percent of total floor area of office park and included in overall ten [10] percent limitation);
12. Restaurant, Fast Food;
13. Stenographic or Typing Service;
14. Teleconferencing Center; and
15. Travel Agency or Ticket Office.

D. Conditional Uses. The following Conditional Uses shall be allowed in the O-I Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple or Other Place of Worship;
2. Church or Religious Tent Meeting; (Added 04/09/98)
3. Day Care Facility (Nursery School or Kindergarten);
4. Hospital;
5. Hotel;
6. Single-Family Residence;
7. Care Home, Convalescent Center or Nursing Home; and
8. Animal Hospital and/or Veterinary Clinic (with no animal boarding or outdoor runs) (Added 06/25/98)

(Section E. adopted in its entirety 06/24/04)

E. Auxiliary Conditional Uses for an Office Building with a minimum of 10,000 square feet of floor area. The following auxiliary permitted uses shall be allowed within the specific Office-Institutional District area on the Fayette County Land Use Plan Map defined as that area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District). Such uses will support and must be compatible with the Fayette County Community Hospital, the medical industry, and the development of the office and institutional uses planned for this area. The following Auxiliary Conditional Uses shall be allowed in the O-I Zoning District:

1. Durable Medical and Rehabilitation Equipment Sales/ Rental (i.e. wheelchairs, crutches, etc.)
2. Pharmaceutical Sales (for the purpose of filling prescriptions only)
3. Counter Service Restaurants (Including but not limited to a bakery, café, coffee shop, or deli. No drive-through or free standing facilities will be allowed)
4. Optical Care Center to include prescription eyeglass/contact lense sales
5. Gift Shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e get well cards, etc.)
6. Floral Sales

Development Standards:

Dimensional Requirements

1. These Auxiliary Conditional Uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of twenty percent (20%) of the total floor area of the building and must occupy space on the first floor of the building.
2. Multiple uses may be permitted concurrently but may not exceed the twenty percent (20%) limitation.

Architectural Requirements

1. Architecture shall conform to the existing hospital/medical office development.
2. Elevation drawings shall be submitted as part of site plan approval

F. Dimensional Requirements. The minimum dimensional requirements in the O-I Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
2. Lot width: 125 feet
3. Storage:
 - a. Inside: not to exceed fifteen (15) percent of the total gross floor area
 - b. Outside: not permitted
4. Setbacks, yards adjoining rights-of-way:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet
 - b. Minor thoroughfare: fifty-five (55) feet
5. Setbacks, yards not adjoining rights-of-way:
 - a. Side yard: fifteen (15) feet
 - b. Rear yard: fifteen (15) feet

6. Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of thirty (30) feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.

7. Height limit:

a. Forty (40) feet as defined in Article III, Sec. 3-14. (Adopted 11/18/04) (Amended 02/23/06)

b. When a structure reaches a minimum height of four (4) floors (including basements), it shall be sprinkled. (Adopted 11/18/04)

8. Use of Existing Structure: When property containing a lawfully existing building and accessory structures is rezoned to O-I for use of the existing buildings, the following shall apply:

a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, including expansion of any existing structure, shall comply with the dimensional requirements herein.

b. In the event that a structure which existed at the time of rezoning is removed, demolished or destroyed, any new structure must comply with the provisions of this district.

9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

6-18. C-C Community Commercial District.

A. Description of District. This district is composed of certain lands and structures providing for convenient community shopping facilities having a broad variety of sales and services.

B. Permitted Uses. The following uses shall be permitted in the C-C Zoning District as

long as the area devoted to inside storage does not exceed twenty-five (25) percent

of the gross floor area of the principal structures except as excluded herein.

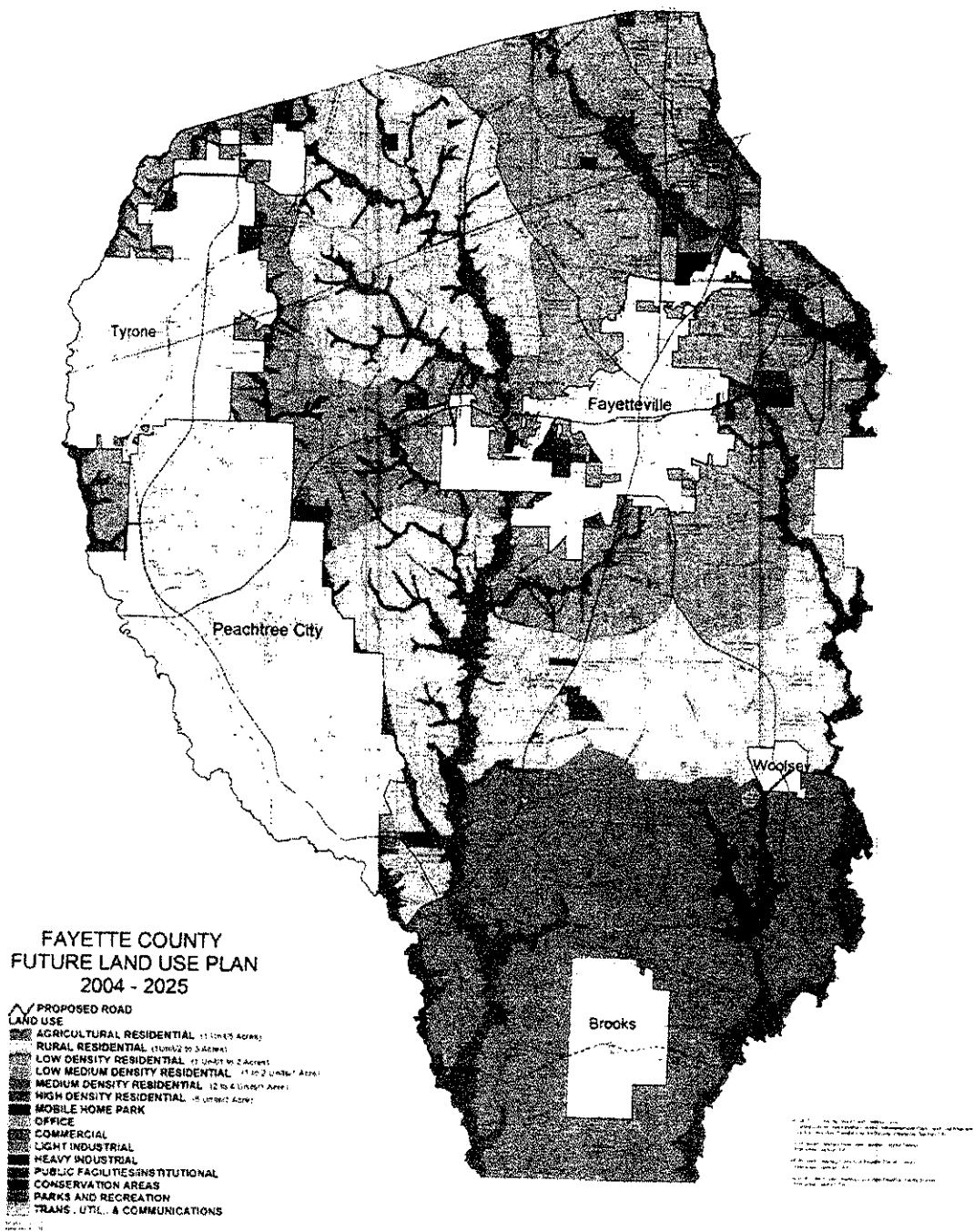
1. Amusement or Recreational facility;
2. Appliance sales and repair, etc.;
3. Art studio;
4. Auto parts and Tire store, retail;
5. Bakery;
6. Bank;
7. Barber shop;
8. Beauty shop;
9. Business school;
10. Catering service;
11. Church and customary related uses;
12. Clothing store and variety store;

13. College, University, including Dormitory and Fraternity or Sorority house
when located on main campus;
14. Cultural facility;
15. Dance school or Studio;
16. Dental office;
17. Department store;
- 6-46
18. Drug store;
19. Dry goods store;
20. Financial institution;
21. Florist;
22. Gift shop;
23. Grocery store;
24. Growing crops, garden, shrubbery, flowers, etc. and related sales;
25. Gunsmith;
26. Home occupation;
27. Jewelry shop;
28. Laboratory serving professional requirements, (e.g. medical, dental, etc.);
29. Laundry pickup station;
30. Library;
31. Locksmith;
32. Medical office;
33. Messenger service;
34. Museum;
35. Music teaching studio;
36. Novelty shop;
37. Office equipment sales and service;
38. Parking garage;
39. Photography studio;
- 6-47
40. Private clubs or Lodges;
41. Radio studio;
42. Restaurant;
43. Retail establishment;
44. School;
45. Shoe repair;
46. Taxidermist;
47. Taxi service;
48. Telegraph service;
49. Television studio; and
50. Watch repair.

C. Conditional Uses. The following Conditional Uses shall be allowed in the C-C Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;

2. Automobile Service Station, including gasoline sales in conjunction with a Convenience Store;
 3. Campground Facilities;
 4. Care Home, Convalescent Center or Nursing Home;
 5. Church or Religious Tent Meeting;
 6. Commercial Driving Range;
 7. Day Care Facility (Nursery School or Kindergarten);
 8. Dry Cleaning Plant;
 9. Fraternities and/or Sororities;
 10. Golf Course;
 11. Hospital;
 12. Kennel (See Animal Hospital, etc.);
 13. Laundromat, Self-Service or Otherwise;
 14. Single-Family Residence; and
 15. Telephone, Electric or Gas Sub-Station or other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the C-C Zoning District shall be as follows:
1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
 2. Lot width: 125 feet
 3. Front yard setback:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet
 - b. Minor thoroughfare: sixty-five (65) feet
 4. Rear yard setback: fifteen (15) feet
 5. Side yard setback: fifteen (15) feet
 6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of fifty (50) feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.



Neighboring Properties (Within 200 feet)

Parcel Number 0603 007 01
Downer, Robert E & Jennie L, c/o Dennis Parman
2459 Redwine Road, Fayetteville, Georgia 30214

Parcel Number 0603 012 01
Price, Robert F & Donna S
1280 Hwy 74 South, Senoia, Georgia 30276

Parcel Number 0603 008 01
Parkinson, Bruce
2493 Redwine Road, Fayetteville, Georgia 30214

Parcel Number 0603 011 01
Taylor, Marianne
2471 Redwine Road, Fayetteville, Georgia 30214

Parcel Number 0603 010 01
Lawson Property Investments
1330 Hwy 74 S, Fayetteville, Georgia 30215

Parcel Number 0603 015 01
Fayette County Board of Education
210 W Stonewall Avenue, Fayetteville, Georgia 30214

Parcel Number 0603 001 01
Nesmith Partnership L.P.
1124 Montvue Road, Anniston, AL 36207

Parcel Number 0603 006 01
Starr Mill LLC
6304 Peake Road, Macon, GA 31210

Parcel Number 0609 009 01
Fayette County BOC Animal Shelter
140 Stonewall Ave. W, Suite 100, Fayetteville, Georgia 30214

Parcel Number 060915020 01
Davis, Rose
118 Holly Springs Drive, Peachtree City, GA 30269
Parcel Number 060915021 01
Poppinga, Brandon & Elizabeth D
116 Holly Springs Drive, Peachtree City, Georgia 30229

Parcel Number 060915022 01

Hoti, Lulzim & Milaim
114 Holly Springs Drive, Peachtree City, Georgia 30269

Parcel Number 060915023 01
Kofler, John P
233 Lavender Oasis, Peachtree City, Georgia 30269

Parcel Number 060915024 01
Decker, Randy L & Lori A Nowakowski Decker
235 Lavender Oasis, Peachtree City, Georgia 30269

Parcel Number 060915025 01
Price, George B & Jolienne H
234 Lavender Oasis, Peachtree City, Georgia 30269

Parcel Number 060915026 01
Brilliant, Travis D & Jennifer S
232 Lavender Oasis, Peachtree City, Georgia 30269

Natural, Geographic, and Cultural Features

The property contains no existing structures. A home was removed recently from the northwesterly area. The property slopes gradually down from south to north. The central northerly portion of the property contains a portion of Peeples Lake with a dam. A creek runs from the dam to the south where a pipe runs under Highway 74. To the east of the creek are two separate wetland areas totaling 4.2 acres. These features are demarcated in the survey provided in this request.

To the east of the property, at the north east corner of Redwine Road and Highway 74 is the Historic May – Peeples House.

Public Services and Facilities

PTC Police Department – Zone 3 - 350 Hwy 74 South

PTC Fire and EMS – Primary Station 83 – 451 South Peachtree Parkway;
Secondary Station 81 – 110 Paschal Road

Electricity – Georgia Power – 855 South Hwy 85

Gas-Atlanta Gas Light – 508 Hwy 138

Telephone-BellSouth - 866.620.6000

Television/Cable-Comcast - 2100 Hwy 54 East, Suite 102

Sanitation - Fayette Municipal Service - 770.461.6029

Acreage, Proposed Density, and Projected Population

The property is 13.0 acres, consisting of parcel A (6.4 acre parcel - Starr's Mill Professional Center, LLC), and Parcel B (6.6 acre parcel - Group VI Properties I L.P.). The proposed developable area is 8.8 acres (68%). Of the total 13.0 acres, 4.4 acres (34%) is to be pervious. The total building floor area is to be up to 110,000 sq. ft. with a density no greater than 15,000 sq ft per acre. There will be no permanent residents.

Connection to Thoroughfare and Cart Path System

The property shall connect with Georgia Highway 74 with two curb cuts and to Redwine Road with one. A golf cart path is to be provided in the landscape buffer along Highway 74 and Redwine Road, as property is developed. This path is intended to connect to the future golf cart path system to the west of the property, connecting the Wilshire Subdivision with the school to the east.

LUC Development Conditions

The tract shall be established specifically for mixed use to be developed substantially in accordance with the following conditions:

1. The development shall take place in conformance with the master plan prepared by Group VI Corporation and dated September 15, 2006. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.
2. All requirements listed in Section (1006A) are requirements for any development within this zoning district except as provided for in these conditions.
3. Permitted uses for this district are all those included in Sections 1006A.2 and 1006A.3.
4. Additional uses for this district are for an art gallery, college or university, financial institution, medical or dental laboratory, museum, performing arts theater.
5. Non permitted uses for this district shall be:
 - a) Retail business involving the sale of merchandise on the premises.
 - b) Transportation facility or terminal.
 - c) Self-service storage facilities, i.e., mini-warehouses.
 - d) Adult bookstores.
 - e) Package stores.
 - f) Building, facility or land for off-street automobile parking.
 - g) Massage parlors.
 - h) Automobile service stations, grocery stores, or convenience stores with gasoline sales, or other business establishments that sell gas, tires, batteries, sell emission testing or related services.

- i) Open yard for the sale, rental, and/or storage of materials or equipment, including junk or salvage materials.
 - j) Hotel or motel
 - k) Uses permitted in Sections 1004.2.
 - l) Wholesale business involving the sale of merchandise on the premises.
 - m) Restaurant / lounge
 - n) Newspaper publishing facility
 - o) Public or private care home
 - p) Church or other legitimate place of worship
6. The overall gross building floor area for this district shall not exceed 110,000 sq. ft.
 7. Parking shall be provided as set forth in Section 909. Dumpsters, loading and service areas shall not be located within any building setbacks and shall be properly screened from view.
 8. The tract shall be limited to two curb cuts on Georgia Highway 74 and a curb cut on Redwine Road. The curb cuts on Ga. Highway 74 are to be in compliance with the requirements of the Georgia D.O.T
 9. Parking and roads to the west of the western most wetlands shall be designed in a manner such that the adjoining properties can connect as they are developed.
 10. A complete site lighting plan, including all lighting proposed on the exterior of the buildings, must be developed and approved by the Planning Commission. Wall packs or other external lighting sources will not be permitted on the sides and rear of the buildings without approval. All site lighting must be directed away from the adjoining residential subdivision and placed on a timer. The level of illumination within all parking and service areas must not exceed 3 foot-candles.
 11. Signage shall be provided as set forth within the City's Sign Ordinance.
 12. A landscape plan must be developed for each building and approved by the Planning Commission. The plan must provide for fully landscaped entrances.
 13. Setbacks, buffers and landscape strips are to be as follows:
 - a. A 30 foot buffer along GA Hwy 74 and Redwine Road is to be heavily landscaped and is to include a non-linear 10' golf cart path.
 - b. A 30 foot landscape buffer is to be provided adjacent to the R-12 district and is to be heavily landscaped.
 - c. Front building setbacks are 40 feet.
 - d. Side setbacks are 10 feet and are to be landscaped.
 - e. A 10 foot rear landscape strip and a 20 building setback is to be provided.
 14. The property must be connected to the City's sanitary sewer system. At the city's direction, a forced main pump would be constructed and dedicated to the city.

Architectural Standards

The architectural design of all buildings shall be compatible with the Starr's Mill Professional Center Building under construction and as illustrated in the rendering provided by Group VI Corporation. All sides of each building must include architectural detailing and at least 60% to match the brick used on the Starr's Mill Professional Center Building. Mansard or a combination of mansard and flat roofs are to be used. Window frames are to be dark bronze or brushed aluminum and glass is to be dark bronze. Buildings are to blend in with the scale and design of surrounding developments.



STARR'S MILL PROFESSIONAL CENTER

GROUP VI CORPORATION - 2005

Relation, Consistency, and Complementarities with the City's Land Use Plan

- Housing - Not Applicable
- Commercial - In relationship to the comprehensive plan, Starr's Mill Professional Center will provide Limited Use Commercial facilities concentrated in the four village centers already established that will serve the needs of the residents of Braelinn Village. The facilities will be a direct benefit for South PTC/Starr's Mill Area, including but not limited to Southern Fayette County and Eastern Coweta County. It will also be a direct benefit for Starr's Mill School Complex and Starr's Mill Academy for Children. Starr's Mill Professional Center will have a positive impact on the adjoining residential areas, providing state of the art, comprehensive quality dental and medical healthcare and business professionalism. Our initial stages of this project and our continued goal is to provide a Professional Center that is aesthetically pleasing, environmentally correct, and transportation friendly, which will ultimately mirror the current parameters that have already been established. Our proposed Professional Center will consist of an approximately 110,000 sf office/business park for our growing community. The Fayette County land use plan currently designates this as O-I and the property is currently zoned O-I. Additionally, our projected traffic flow has been well thought out and much work has been done to ensure our residents of Peachtree City and surrounding neighbors are safe and protected. At the completion of the DOT road expansion to four lanes, we will have a full access for ingress/egress to the Professional Center. We have coordinated with the DOT and Mulkey Design Consultants for this beneficial access. Additionally, the DOT has advised that they are lowering the hill at the Animal Shelter and raising the hill below the Animal Shelter for a clearer site path. Starr's Mill Professional Center and the DOT road design will have positive impact and increase the safety and flow of the existing and future traffic.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill Professional Center will promote the compatibility of commercial areas to the surrounding environment by advocating landscaping, signage, and design that not only buffers, but softens the effects of commercial centers and parking lots.
- Starr's Mill Professional Center will discourage any "strip-type" commercial development. The commercial areas will be located in the Professional Center on a major thoroughfare with limited curb cuts and access roads providing free-flowing circulation within a group of sites, and defined buffers to separate adjacent land uses.
- Starr's Mill Professional Center will encourage family gathering.
- The following has been assessed: marketability, infrastructure capabilities, traffic, environment, and needs of the residents.

- The Professional Center will be linked to the cart path system upon development and will cooperate as needed for best plan.
- The parking lots have been designed to insure safe passage of traffic, and screened with landscaping buffers so that the business can be seen from the street, not the cars in the parking lot.
- Alternative lighting will be designed to minimize brightness of the lights.
- Economic Development - Starr's Mill Professional Center will contribute to the maintenance of a diversified economy, encouraging high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment. Development of local jobs will be created for residents. We are working closely with The Chamber of Commerce and the citizens to promote the Professional Center as an attractive area for the local and international doctors and businesses to locate. Our plan is to work closely with the county and other local organizations, so that the entire county can be marketed in such a way as to benefit all of the residents of Fayette County.
- Transportation - Starr's Mill Professional Center has established and will maintain a comprehensive system of transportation that provides for safe and convenient circulation for all. The proposed annexation and proposed development will allow for a safer flow of traffic by employees and residents being able to access the Professional Center by the path system, State Route HWY 74 South, and Redwine Road.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will discourage the use of automobiles within the city by enhancing walking, bicycle, and golf-cart access to facilities with cart path access to the property and the incorporated sidewalks in the DOT plans for the HWY 74 road widening project.
- Starr's Mill will allow a minimal amount of curb-cuts along the HWY 74 major thoroughfare to provide for a safer commute for all residents in such a way that the existing environment is left as natural as possible.
- The Professional Center will continue the expansion of the cart-path system and access to all commercial, residential, school, and recreational facilities as it develops for the best environmental transportation.
- The intersection of HWY 74 and Redwine has been determined by the DOT as a high traffic intersection and the plans and needs for the signalization, turning lanes, and widening improvements have been implemented in the plans.
- The professional center will work closely with the transportation issues as needed and anticipate future problem areas and prepare in advance to satisfy transportation needs so there is never a deficiency.

→ Starr's Mill and DOT have coordinated a turning lane for the 5.6 acre parcel so that full ingress/egress access will be provided and make for safer transportation for our community.

- Recreation - Our relationship to recreation will be direct contributions from the individual businesses to support local charities, recreational sports, local schools, including areas of academics, sports, art, and to allow property to help educate the children on environmental concerns, etc. Additionally, the doctors of Starr's Mill have committed to promote dental hygiene and good health to the local classrooms, through various education programs, that will be taught by the trained nurses and staff members during dental and health months. Our goal is to accommodate the needs of residents of all ages including toddlers, school age children, adults, and senior citizens and to help educate the community in these areas that are of importance in our daily lives to create a healthier community.
- Land Use - The property is currently unincorporated Fayette County and in the Land Use Plan and zoned as O-I. The current land use plan for PTC reflects the continued growth in our area showing commercial expanding HWY 74 South. The annexation of the proposed property will accommodate the growth and allow for a much needed dental/medical/business center. The annexation will also allow for PTC to protect and enhance one of their direct borders and have more control of what is to come of this great area that is growing so rapidly.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will follow the village concept adopted by the city.
- The Professional Center will provide adequate buffers and screening between different land uses by utilizing natural features such as Peeples Lake and defined landscaping buffers.
- Starr's Mill Professional Center will work with the county to encourage this development on the perimeter of the city to resemble those in the interior of the city through extraterritorial jurisdiction and annexation policies.
- The center will maintain compliance with the ordinances to ensure preservation of environmentally sensitive areas.
 - Natural Resources - Our goal is to protect the natural environment by prohibiting development in identified environmentally sensitive areas and continuing to maintain open space areas.

In specific regard to the policies incorporated in the comprehensive plan:

- Starr's Mill will protect the lake, wetlands, and drainage systems by preserving these areas in permanent open spaces.
- The center will protect the quality of the water in the lakes and prevent periodic flooding by the established development of stormwater management

system which will prevent increased runoff by the established least environmentally damaging method.

- The development will enhance the natural environment by major tree planting, ensuring a close following of the landscape ordinance, encouraging median plantings, and limiting the use of preserved open spaces.
- The monitoring of site preparations and grading to ensure proper erosion control methods are in place, and limits of construction and tree clearance areas have been distinguished.
- Starr's Mill will continue to develop in a manner that will not endanger the delicate balance of the ecosystem.
- Starr's Mill will be in regulation of all State, County, and Federal laws regarding watershed protection, wetlands, and floodplain management.
- Community Service and Facilities - (Also See Recreation) Starr's Mill will continually provide adequate levels of service in all areas as needed for the residents of Peachtree City as pertained to the development.

In specific regard to the policies incorporated in the comprehensive plan:

- The Professional Center will provide availability of a full range of high quality health maintenance and dental and medical treatment services to all members of the community.
- Starr's Mill will invest in continuing education, professional training, and regionally competitive salaries/benefits for employees to retain the highest degree of doctors, quality employees, and business professionals to maintain the standard of excellence the city portrays.
- Community Aesthetics - Our initial plan for Starr's Mill was to incorporate Class A dental/medical/office residential in style buildings that would compliment the area and flow with the existing buildings and residential areas. Our goal in development and design specifically has been to enhance the border of PTC by creating an overall plan that will ultimately be accepted by the city, county, residents of PTC, and our surrounding neighbors. Included in the aesthetic plan are building design, landscape design, transportation design, and water quality protection design. The designs will preserve and enhance the visual image and appearance of the community.

In regard to the policies incorporated in the comprehensive plan:

- The Professional Center will maintain and beautify all entrances with natural landscapes, creating a visible impact for all residents and visitors.
- The center will contribute to the goal of elimination of litter keeping the construction site clean and after completion, daily maintenance to ensure a continuous beautiful environment.
- The design of the center has concentrated on visual aesthetics, air pollution, and noise elimination (Mansard Roof Design/HVAC units to roof.)

- **Planning** - Starr's Mill Professional Center will continue to work towards emulating the planning process encouraging our business owners and citizens awareness and participation in decision making processes resulting to protect and enhance the existing quality of life in Peachtree City without disturbing the natural environment.

Affects on the City

- A. **Tax Base:** The proposed annexation will increase the city's tax base due to the increased value of the proposed improvements. Based upon the maximum of 110,000 sq ft of buildings at a construction cost estimate of \$150.00 per square foot and a land cost for the entire thirteen acres of \$125,000 per acre; then the value of the entire project would be approximately be \$7,250,000.00. Using a 40% evaluation and the 2006 millage rates of 22.15 for the Fayette County Board of Education, 5.69 for Fayette County, and 5.533 for the City of Peachtree City, the total tax revenue increase would be \$242,000.00 per year with \$40,114.00 coming directly to the City of Peachtree City.
- B. **Public Education:** The proposed annexation, as LUC, will have no direct impact on public education, but will contribute via property tax on the enhanced value of the property and improvements. The additional tax revenue base on the above figures would result in additional tax revenue of approximately \$161,000.00 per year.
- C. **Police** - The proposed annexation would require basic police services. There will be no adverse effect on employment of police personnel. However, there are four additional full time police officers approved in the city budget for the upcoming fiscal year. There will be no adverse effect on law enforcement response time and that time is estimated slightly over 5 minutes. Subject property currently lies within Police Zone 3.
- D. **Fire/Emergency Medical Services:** The proposed annexation may require additional emergency medical services in the event that individuals requiring more than basic medical services need to be transported from physician's offices in the development to the hospital. However, there is one additional person per shift being added November 2, 2006 and the City has applied for state grant, which if approved, would provide funding for two additional positions per shift in 2007. Subject property currently lies within Primary Station 83 @ 451 Peachtree Parkway South and Secondary Station 81 @ 110 Paschal Road and the response time is estimated at approximately 7 minutes.
- E. **Transportation Facilities:** The proposed annexation would not require any additional transportation facilities. However, we will provide for a multi-use cart path connection.
- F. **Utilities:** The proposed annexation intends to connect to the Peachtree City Water and Sewer Authority system. However, the first building currently under construction will open for business using an underground septic system, but will be converted to sanitary sewer following completion

of this annexation. All other utilities are currently available to the development.

- G. Environmental Protection: The proposed annexation will be a decided asset in enhancing environmental protection efforts in two significant ways: connecting to city sewer, and giving the city effective and beneficial control of a direct border. It should also be noted that the Professional Center will be situated to maximize the amenities of Peebles Lake and the surrounding open space and green space. Moreover, the landscape design, in compliance with the city's ordinance, will be a definite environmental enhancement.
- H. Recreation Program: The proposed annexation is a limited use commercial development and will have no impact on the recreation programs of the city.

Implementation of the Overall Development Plan:

The request for the proposed annexation and its Starr's Mill Professional Center will be a positive factor in the city's efforts to implement its overall comprehensive plan and further establish the City's natural growth boundaries. The annexation will also help to establish design, development, and green space standards for not only the 13.0 acres, but for the remaining 59.6 acres of property bounded by Redwine Road and Hwy 74 South, which should eventually form the southern most natural growth boundaries of Peachtree City. In addition, the proposed annexation will be a decided asset in enhancing environmental protection by connecting to city sewer and being a beneficial control of a direct border, providing residents with a healthier community and an improved quality of life.

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POP-FACTS: DEMOGRAPHIC TREND REPORT
CENSUS '90, UPDATES & PROJECTIONS
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
GEORGIA POWER

HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS		
	1990 CENSUS	2000 ESTIMATE	2005 PROJECTION
POPULATION BY RACE			
	722	1,663	2,091
NON-HISPANIC WHITE	89.41%	85.22%	83.04%
NON-HISPANIC BLACK	5.59%	6.44%	7.04%
NON-HISPANIC ASIAN & P.T.	2.66%	4.45%	5.27%
NON-HISPANIC A.I. & OTHER	0.04%	0.05%	0.05%
HISPANIC ORIGIN POPULATION	2.30%	3.85%	4.61%
HOUSEHOLDS BY INCOME			
	234	545	692
\$150,000 OR MORE	1.18%	7.54%	16.33%
\$100,000 TO \$149,999	7.42%	17.11%	27.16%
\$75,000 TO \$99,999	11.50%	29.22%	26.37%
\$50,000 TO \$74,999	38.52%	29.80%	18.92%
\$35,000 TO \$49,999	25.57%	8.01%	5.81%
\$25,000 TO \$34,999	8.25%	5.67%	4.66%
\$15,000 TO \$24,999	6.78%	2.53%	0.65%
\$ 5,000 TO \$14,999	0.73%	0.09%	0.08%
UNDER \$5,000	0.06%	0.03%	0.02%
AVERAGE INCOME	\$63,878	\$91,826	\$111,739
MEDIAN INCOME	\$55,632	\$78,359	\$93,784
POPULATION BY SEX			
	722	1,663	2,091
MALE	50.35%	50.16%	49.89%
FEMALE	49.65%	49.84%	50.11%

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1990 CENSUS	1.00 MILE RADIUS	
		2000 ESTIMATE	2005 PROJECTION
POPULATION BY AGE	722	1,663	2,091
UNDER 5 YEARS	10.28%	8.74%	8.02%
5 TO 9 YEARS	11.66%	11.52%	11.43%
10 TO 14 YEARS	8.69%	9.34%	9.59%
15 TO 17 YEARS	4.20%	4.82%	4.90%
18 TO 20 YEARS	2.65%	2.65%	2.95%
21 YEARS	0.47%	0.60%	0.73%
22 TO 24 YEARS	1.59%	2.81%	2.71%
25 TO 29 YEARS	6.71%	4.88%	4.76%
30 TO 34 YEARS	13.36%	6.46%	4.84%
35 TO 39 YEARS	12.41%	9.89%	6.90%
40 TO 44 YEARS	10.79%	12.80%	13.24%
45 TO 49 YEARS	5.66%	8.76%	9.51%
50 TO 54 YEARS	3.33%	6.36%	7.04%
55 TO 59 YEARS	2.15%	3.39%	5.11%
60 TO 64 YEARS	2.29%	2.32%	2.96%
65 TO 69 YEARS	1.79%	1.60%	2.02%
70 TO 74 YEARS	0.77%	1.45%	1.26%
75 TO 84 YEARS	1.20%	1.28%	1.66%
85 + YEARS	0.00%	0.32%	0.34%
MEDIAN AGE	31.49	33.63	35.03
AVERAGE AGE	29.16	31.13	32.35

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	3.00 MILE RADIUS		
	1990 CENSUS	2000 ESTIMATE	2005 PROJECTION
POPULATION BY RACE			
NON-HISPANIC WHITE	7,460	14,526	17,807
NON-HISPANIC BLACK	90.14%	85.20%	82.94%
NON-HISPANIC ASIAN & P.T.	5.21%	6.86%	7.67%
NON-HISPANIC A.I. & OTHER	2.55%	4.54%	5.45%
HISPANIC ORIGIN POPULATION	0.08%	0.08%	0.08%
	2.02%	3.31%	3.86%
HOUSEHOLDS BY INCOME			
\$150,000 OR MORE	2,416	4,766	5,892
\$100,000 TO \$149,999	1.13%	7.22%	14.89%
\$75,000 TO \$99,999	6.49%	16.34%	24.12%
\$50,000 TO \$74,999	10.86%	25.28%	21.37%
\$35,000 TO \$49,999	34.94%	25.11%	19.77%
\$25,000 TO \$34,999	22.04%	11.53%	9.40%
\$15,000 TO \$24,999	10.66%	7.44%	5.34%
\$ 5,000 TO \$14,999	8.76%	4.40%	2.84%
UNDER \$5,000	4.02%	2.04%	1.80%
	1.11%	0.64%	0.47%
AVERAGE INCOME			
MEDIAN INCOME	\$55,740	\$83,302	\$101,266
	\$52,456	\$73,821	\$87,133
POPULATION BY SEX			
MALE	7,460	14,526	17,807
FEMALE	50.07%	49.89%	49.77%
	49.93%	50.11%	50.23%

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	3.00 MILE RADIUS		
	1990 CENSUS	2000 ESTIMATE	2005 PROJECTION
POPULATION BY AGE			
UNDER 5 YEARS	7,460	14,526	17,807
5 TO 9 YEARS	9.86%	8.52%	7.95%
10 TO 14 YEARS	10.67%	10.67%	10.52%
15 TO 17 YEARS	8.76%	9.71%	9.39%
18 TO 20 YEARS	4.40%	4.90%	5.16%
21 YEARS	2.99%	2.88%	3.55%
22 TO 24 YEARS	0.70%	0.73%	0.88%
25 TO 29 YEARS	2.10%	3.00%	3.01%
30 TO 34 YEARS	6.61%	5.24%	5.10%
35 TO 39 YEARS	11.74%	5.83%	4.99%
40 TO 44 YEARS	11.56%	8.32%	5.95%
45 TO 49 YEARS	10.52%	12.06%	11.07%
50 TO 54 YEARS	5.91%	9.07%	9.64%
55 TO 59 YEARS	3.84%	6.69%	7.32%
60 TO 64 YEARS	2.69%	3.70%	5.61%
65 TO 69 YEARS	2.39%	2.65%	3.27%
70 TO 74 YEARS	2.37%	1.98%	2.33%
75 TO 84 YEARS	1.20%	1.66%	1.60%
85 + YEARS	1.51%	1.94%	2.17%
	0.16%	0.46%	0.49%
MEDIAN AGE	31.66	33.74	34.46
AVERAGE AGE	30.22	32.01	33.06

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	5.00 MILE RADIUS		
	1990 CENSUS	2000 ESTIMATE	2005 PROJECTION
POPULATION BY RACE			
NON-HISPANIC WHITE	18,914	31,487	37,628
NON-HISPANIC BLACK	91.29%	86.24%	83.94%
NON-HISPANIC ASIAN & P.T.	4.45%	6.36%	7.20%
NON-HISPANIC A.I. & OTHER	2.26%	4.10%	4.97%
HISPANIC ORIGIN POPULATION	0.12%	0.12%	0.12%
	1.89%	3.19%	3.77%
HOUSEHOLDS BY INCOME			
\$150,000 OR MORE	6,195	10,571	12,739
\$100,000 TO \$149,999	1.74%	7.21%	13.33%
\$75,000 TO \$99,999	6.02%	14.58%	20.50%
\$50,000 TO \$74,999	10.07%	21.81%	18.81%
\$35,000 TO \$49,999	30.75%	25.06%	21.25%
\$25,000 TO \$34,999	22.10%	13.00%	10.92%
\$15,000 TO \$24,999	12.47%	7.21%	6.08%
\$ 5,000 TO \$14,999	8.74%	5.84%	4.46%
UNDER \$5,000	6.15%	4.05%	3.74%
	2.00%	1.24%	0.92%
AVERAGE INCOME	\$53,568	\$78,951	\$95,010
MEDIAN INCOME	\$48,998	\$68,604	\$78,504
POPULATION BY SEX			
MALE	18,914	31,487	37,628
FEMALE	49.61%	49.57%	49.48%
	50.39%	50.43%	50.52%

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	5.00 MILE RADIUS		
	1990 CENSUS	2000 ESTIMATE	2005 PROJECTION
POPULATION BY AGE	18,914	31,487	37,628
UNDER 5 YEARS	8.15%	7.32%	6.90%
5 TO 9 YEARS	9.51%	9.02%	8.48%
10 TO 14 YEARS	9.76%	9.26%	8.81%
15 TO 17 YEARS	5.17%	5.24%	5.41%
18 TO 20 YEARS	3.68%	3.41%	3.84%
21 YEARS	0.90%	0.90%	1.07%
22 TO 24 YEARS	2.63%	3.21%	3.43%
25 TO 29 YEARS	6.26%	5.85%	5.42%
30 TO 34 YEARS	9.33%	5.80%	5.70%
35 TO 39 YEARS	10.67%	7.55%	5.88%
40 TO 44 YEARS	10.72%	10.99%	9.64%
45 TO 49 YEARS	7.35%	9.45%	9.69%
50 TO 54 YEARS	4.35%	7.02%	7.66%
55 TO 59 YEARS	3.00%	4.52%	5.98%
60 TO 64 YEARS	2.50%	3.16%	4.05%
65 TO 69 YEARS	2.66%	2.32%	2.82%
70 TO 74 YEARS	1.67%	1.84%	1.94%
75 TO 84 YEARS	1.95%	2.51%	2.55%
85 + YEARS	0.32%	0.63%	0.72%
MEDIAN AGE	32.42	34.98	35.79
AVERAGE AGE	31.67	33.59	34.72

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CUSTOM SUMMARY REPORT
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BY NATIONAL DECISION SYSTEMS 800-866-6510
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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
POPULATION			
2005 PROJECTION	2,091	17,807	37,628
2000 ESTIMATE	1,663	14,526	31,487
1990 CENSUS	722	7,460	18,914
1980 CENSUS	969	3,010	7,435
GROWTH 1980 - 1990	-25.45%	147.85%	154.38%
HOUSEHOLDS			
2005 PROJECTION	692	5,892	12,739
2000 ESTIMATE	545	4,766	10,571
1990 CENSUS	229	2,405	6,231
1980 CENSUS	305	950	2,341
GROWTH 1980 - 1990	-24.76%	153.15%	166.21%
2000 ESTIMATED POPULATION BY RACE	1,663	14,526	31,487
WHITE	87.66%	87.90%	88.79%
BLACK	6.44%	6.88%	6.42%
ASIAN & PACIFIC ISLANDER	4.45%	4.55%	4.15%
OTHER RACES	1.45%	0.67%	0.63%
2000 ESTIMATED POPULATION HISPANIC ORIGIN	1,663 3.85%	14,526 3.31%	31,487 3.19%
OCCUPIED UNITS			
OWNER OCCUPIED	229 94.37%	2,405 90.73%	6,231 86.72%
RENTER OCCUPIED	5.63%	9.27%	13.28%
1990 AVERAGE PERSONS PER HH	3.15	3.10	3.04
2000 EST. HOUSEHOLDS BY INCOME			
\$150,000 OR MORE	545 7.54%	4,766 7.22%	10,571 7.21%
\$100,000 TO \$149,999	17.11%	16.34%	14.58%
\$ 75,000 TO \$ 99,999	29.22%	25.28%	21.81%
\$ 50,000 TO \$ 74,999	29.80%	25.11%	25.06%
\$ 35,000 TO \$ 49,999	8.01%	11.53%	13.00%
\$ 25,000 TO \$ 34,999	5.67%	7.44%	7.21%
\$ 15,000 TO \$ 24,999	2.53%	4.40%	5.84%
\$ 5,000 TO \$ 15,000	0.09%	2.04%	4.05%
UNDER \$ 5,000	0.03%	0.64%	1.24%
2000 EST. AVERAGE HOUSEHOLD INCOME	\$91,826	\$83,302	\$78,951
2000 EST. MEDIAN HOUSEHOLD INCOME	\$78,359	\$73,821	\$68,604
2000 EST. PER CAPITA INCOME	\$30,066	\$27,332	\$26,507

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COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
2000 ESTIMATED POPULATION BY SEX			
MALE	1,663	14,526	31,487
FEMALE	50.16%	49.89%	49.57%
	49.84%	50.11%	50.43%
MARITAL STATUS			
SINGLE MALE	501	5,274	13,841
SINGLE FEMALE	7.99%	8.84%	9.93%
MARRIED	6.29%	6.92%	8.08%
PREVIOUSLY MARRIED MALE	79.28%	76.11%	71.72%
PREVIOUSLY MARRIED FEMALE	1.98%	2.59%	3.23%
	4.46%	5.55%	7.04%
HOUSEHOLDS WITH CHILDREN			
MARRIED COUPLE FAMILY	142	1,390	3,349
OTHER FAMILY-MALE HEAD	92.69%	91.55%	89.14%
OTHER FAMILY-FEMALE HEAD	2.23%	2.11%	2.44%
NON FAMILY	5.00%	6.06%	8.04%
	0.09%	0.29%	0.38%
2000 ESTIMATED POPULATION BY AGE			
UNDER 5 YEARS	1,663	14,526	31,487
5 TO 9 YEARS	8.74%	8.52%	7.32%
10 TO 14 YEARS	11.52%	10.67%	9.02%
15 TO 17 YEARS	9.34%	9.71%	9.26%
18 TO 20 YEARS	4.82%	4.90%	5.24%
21 TO 24 YEARS	2.65%	2.88%	3.41%
25 TO 29 YEARS	3.42%	3.73%	4.12%
30 TO 34 YEARS	4.88%	5.24%	5.85%
35 TO 39 YEARS	6.46%	5.83%	5.80%
40 TO 49 YEARS	9.89%	8.32%	7.55%
50 TO 59 YEARS	21.56%	21.13%	20.43%
60 TO 64 YEARS	9.74%	10.38%	11.53%
65 TO 69 YEARS	2.32%	2.65%	3.16%
70 TO 74 YEARS	1.60%	1.98%	2.32%
75 + YEARS	1.45%	1.66%	1.84%
	1.60%	2.40%	3.15%
MEDIAN AGE	33.63	33.74	34.98
AVERAGE AGE	31.13	32.01	33.59

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
2000 ESTIMATED FEMALE POP. BY AGE	829	7,278	15,878
UNDER 5 YEARS	8.03%	8.08%	6.95%
5 TO 9 YEARS	11.14%	10.48%	8.84%
10 TO 14 YEARS	9.37%	9.82%	9.25%
15 TO 17 YEARS	4.75%	4.89%	5.22%
18 TO 20 YEARS	2.52%	2.56%	3.07%
21 TO 24 YEARS	3.25%	3.60%	4.02%
25 TO 29 YEARS	4.88%	5.23%	5.75%
30 TO 34 YEARS	6.79%	5.93%	5.79%
35 TO 39 YEARS	11.49%	9.77%	8.64%
40 TO 49 YEARS	21.14%	20.60%	20.20%
50 TO 59 YEARS	9.09%	9.75%	11.06%
60 TO 64 YEARS	2.52%	2.69%	3.11%
65 TO 69 YEARS	1.33%	1.83%	2.25%
70 TO 74 YEARS	1.67%	1.81%	2.00%
75 + YEARS	2.01%	2.96%	3.85%
FEMALE MEDIAN AGE	34.39	34.49	35.64
FEMALE AVERAGE AGE	31.58	32.36	34.08
POPULATION BY HOUSEHOLD TYPE	722	7,460	18,914
FAMILY HOUSEHOLDS	97.12%	95.92%	94.82%
NON-FAMILY HOUSEHOLDS	2.88%	4.08%	5.18%
GROUP QUARTERS	0.00%	0.00%	0.00%
HOUSEHOLDS BY TYPE	229	2,405	6,231
SINGLE MALE	3.49%	4.47%	4.90%
SINGLE FEMALE	3.33%	4.88%	6.67%
MARRIED COUPLE	85.67%	82.01%	77.92%
OTHER FAMILY-MALE HEAD	1.79%	2.06%	2.29%
OTHER FAMILY-FEMALE HEAD	4.65%	5.08%	6.33%
NON FAMILY-MALE HEAD	0.69%	1.04%	1.32%
NON FAMILY-FEMALE HEAD	0.39%	0.46%	0.58%
POPULATION BY URBAN VS. RURAL	750	7,565	19,022
URBAN	84.12%	72.79%	65.64%
RURAL	15.88%	27.21%	34.36%

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HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0 - 17: BAS	256	2,612	6,873
WORKING WITH CHILD 0 - 5	10.07%	9.01%	6.06%
NOT WORKING WITH CHILD 0 - 5	0.01%	0.15%	0.30%
NOT IN LABOR FORCE WITH CHILD 0 -	6.17%	5.35%	4.96%
WORKING WITH CHILD 6 - 17	17.35%	17.97%	18.77%
NOT WORKING WITH CHILD 6 - 17	0.52%	0.89%	0.96%
NOT IN LAB. FORCE WITH CHILD 6 -	8.81%	7.20%	6.77%
WORKING WITH CHILD 0 - 5 & 6 - 18	2.25%	3.61%	3.96%
NOT WORKING WITH CHILD 0-5 & 6-18	0.30%	0.44%	0.36%
NOT IN LAB. FORCE W/CHILD 0-5 & 6-	8.05%	7.54%	5.44%
WORKING WITH NO CHILDREN	25.03%	25.14%	26.27%
NOT WORKING WITH NO CHILDREN	2.57%	2.08%	1.86%
NOT IN LAB. FORCE WITH NO CHILD.	18.81%	20.61%	24.30%
HH BY AGE BY POVERTY STATUS	234	2,416	6,195
ABOVE POVERTY UNDER AGE 65	92.00%	88.35%	85.10%
ABOVE POVERTY AGE 65 +	7.85%	9.19%	11.02%
BELOW POVERTY UNDER AGE 65	0.08%	1.35%	2.21%
BELOW POVERTY AGE 65 +	0.07%	1.10%	1.66%
POPULATION 16+ BY EMPLOYMENT STATUS	507	5,158	13,479
EMPLOYED IN ARMED FORCES	1.52%	1.50%	0.94%
EMPLOYED CIVILIANS	69.29%	68.06%	66.18%
UNEMPLOYED CIVILIANS	2.47%	3.01%	2.94%
NOT IN LABOR FORCE	26.72%	27.43%	29.94%
POPULATION 16+ BY OCCUPATION	351	3,511	8,920
EXECUTIVE AND MANAGERIAL	20.48%	18.50%	17.20%
PROFESSIONAL SPECIALTY	15.67%	16.33%	14.27%
TECHNICAL SUPPORT	11.60%	9.54%	8.72%
SALES	15.18%	14.29%	14.90%
ADMINISTRATIVE SUPPORT	11.51%	14.39%	15.13%
SERVICE: PRIVATE HOUSEHOLD	1.24%	0.43%	0.34%
SERVICE: PROTECTIVE	0.60%	0.96%	1.30%
SERVICE: OTHER	9.34%	7.59%	7.49%
FARMING FORESTRY & FISHING	0.30%	0.87%	0.79%
PRECISION PRODUCTION & CRAFT	10.62%	10.80%	11.96%
MACHINE OPERATOR	0.30%	1.75%	2.53%
TRANS. AND MATERIAL MOVING	2.43%	2.64%	3.03%
LABORERS	0.72%	1.89%	2.35%

Mon Feb 12, 2001

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CUSTOM SUMMARY REPORT
(POP FACTS: FULL DATA REPORT)
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
GEORGIA POWER

HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS			
NO WORKERS	215 5.81%	2,177 5.46%	5,442 6.52%
ONE WORKER	27.58%	28.17%	27.46%
TWO WORKERS	54.79%	55.56%	51.47%
THREE + WORKERS	11.82%	10.81%	14.55%
HISPANIC POPULATION BY TYPE			
NOT HISPANIC	722 97.70%	7,460 97.98%	18,914 98.11%
MEXICAN	0.83%	0.61%	0.54%
PUERTO RICAN	0.52%	0.42%	0.40%
CUBAN	0.22%	0.23%	0.20%
OTHER HISPANIC	0.73%	0.75%	0.74%
2000 HISPANICS BY RACE: BASE			
WHITE	64 63.51%	481 81.45%	1,005 80.02%
BLACK	0.00%	0.37%	2.14%
ASIAN	0.00%	0.31%	1.81%
OTHER	36.49%	17.87%	16.03%
POPULATION BY TRANSPORTATION TO WORK			
DRIVE ALONE	344 80.76%	3,475 83.92%	8,833 84.72%
CAR POOL	15.86%	11.94%	10.25%
PUBLIC TRANSPORTATION	0.00%	0.16%	0.35%
DRIVE MOTORCYCLE	0.00%	0.01%	0.03%
WALKED ONLY	0.21%	0.63%	0.50%
OTHER MEANS	1.13%	0.85%	1.17%
WORKED AT HOME	2.03%	2.49%	2.98%
POPULATION BY TRAVEL TIME TO WORK			
UNDER 10 MINUTES / WORK AT HOME	344 12.51%	3,475 13.57%	8,833 16.25%
10 TO 29 MINUTES	36.23%	34.46%	34.49%
30 TO 59 MINUTES	46.41%	45.44%	43.01%
60 TO 89 MINUTES	4.31%	5.69%	5.51%
90+ MINUTES	0.55%	0.84%	0.73%
AVERAGE TRAVEL TIME IN MINUTES	27.47	27.74	26.54
HOUSEHOLDS BY NO. OF VEHICLES			
NO VEHICLES	232 0.19%	2,428 2.19%	6,239 2.33%
1 VEHICLE	12.90%	14.09%	17.62%
2 VEHICLES	68.89%	62.42%	52.91%
3+ VEHICLES	18.02%	21.29%	27.14%
ESTIMATED TOTAL VEHICLES	484	5,028	13,120

Mon Feb 12, 2001

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CUSTOM SUMMARY REPORT
(POP FACTS: FULL DATA REPORT)
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
GEORGIA POWER

HWY 74 AT REDWINE RD

COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
POPULATION 25+ BY EDUCATION LEVEL	450	4,544	11,462
ELEMENTARY (0-8)	1.13%	3.81%	4.35%
SOME HIGH SCHOOL (9-11)	8.45%	7.03%	7.46%
HIGH SCHOOL GRADUATE (12)	16.60%	21.93%	26.59%
SOME COLLEGE (13-15)	24.32%	23.65%	25.55%
ASSOCIATES DEGREE ONLY	8.85%	8.87%	7.40%
BACHELORS DEGREE ONLY	31.26%	26.16%	21.57%
GRADUATE DEGREE	9.38%	8.54%	7.08%
POPULATION ENROLLED IN SCHOOL	231	2,291	5,692
PUBLIC PRE- PRIMARY	3.80%	4.82%	4.41%
PRIVATE PRE- PRIMARY	8.86%	7.27%	5.14%
PUBLIC ELEM/HIGH	62.38%	68.91%	72.06%
PRIVATE ELEM/HIGH	7.80%	4.01%	3.09%
ENROLLED IN COLLEGE	17.17%	15.00%	15.31%
HOUSING UNITS BY OCCUPANCY STATUS	240	2,529	6,651
OCCUPIED	95.54%	95.11%	93.69%
VACANT	4.46%	4.89%	6.31%
VACANT UNITS	11	124	420
FOR RENT	8.32%	10.41%	14.94%
FOR SALE ONLY	76.36%	58.72%	41.30%
SEASONAL	0.99%	1.55%	2.47%
OTHER	14.34%	29.31%	41.28%
OWNER OCCUPIED PROPERTY VALUES	201	1,926	4,380
UNDER \$25,000	0.08%	0.90%	0.82%
\$25,000 TO \$49,999	0.79%	2.54%	2.90%
\$50,000 TO \$74,999	4.11%	8.10%	10.42%
\$75,000 TO \$99,999	20.37%	19.48%	25.05%
\$100,000 TO \$149,999	46.44%	44.35%	40.28%
\$150,000 TO \$199,999	17.52%	16.76%	13.68%
\$200,000 TO \$299,999	8.12%	6.60%	5.39%
\$300,000 TO \$399,999	1.88%	0.88%	0.81%
\$400,000 TO \$499,999	0.48%	0.31%	0.52%
\$500,000 +	0.22%	0.08%	0.12%
MEDIAN PROPERTY VALUE	\$126,316	\$121,433	\$113,414
TOTAL RENTAL UNITS	11	191	726
MEDIAN RENT	\$670	\$510	\$489

Mon Feb 12, 2001

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CUSTOM SUMMARY REPORT
(POP FACTS: FULL DATA REPORT)
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
GEORGIA POWER

HWY 74 AT REDWINE RD

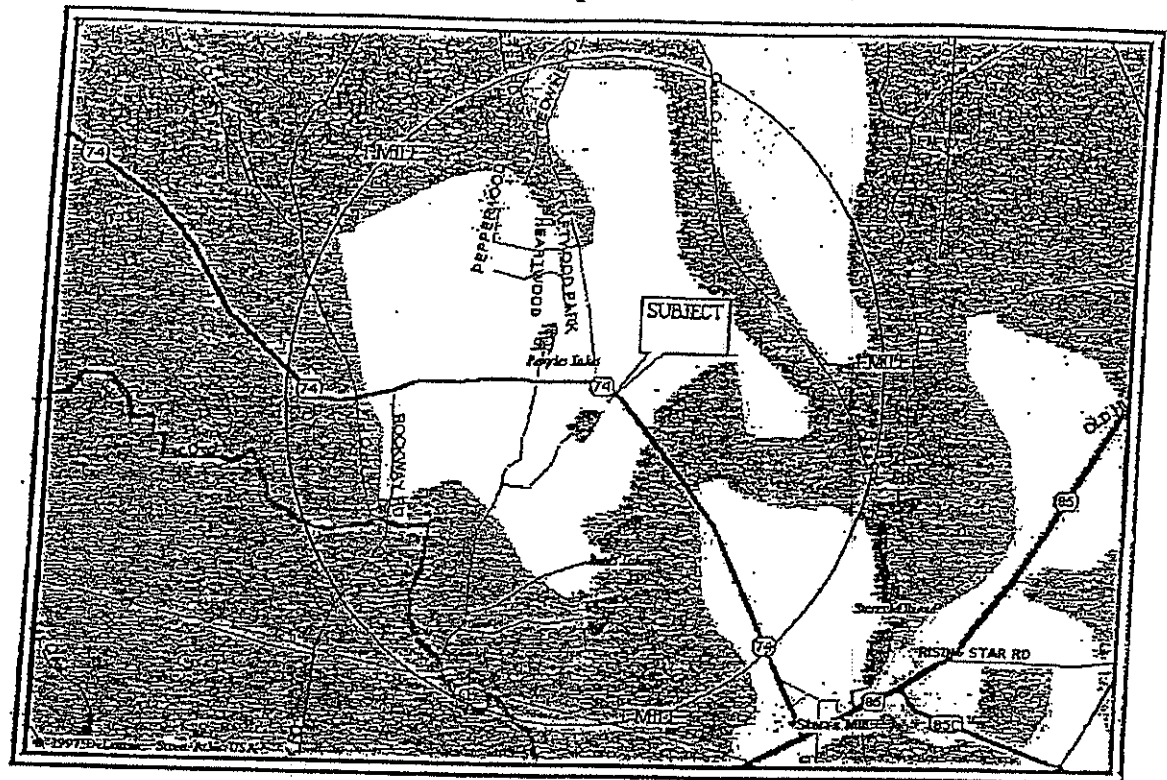
COORD: 33:20:31 84:32:05

DESCRIPTION	1.00 MILE RADIUS	3.00 MILE RADIUS	5.00 MILE RADIUS
PERSONS IN UNIT	229	2,405	6,231
1 PERSON UNITS	6.81%	9.35%	11.57%
2 PERSON UNITS	27.08%	27.48%	28.16%
3 PERSON UNITS	25.81%	23.75%	22.52%
4 PERSON UNITS	29.17%	27.30%	25.47%
5 PERSON UNITS	8.31%	8.98%	8.99%
6 PERSON UNITS	2.32%	2.36%	2.40%
7 + UNITS	0.50%	0.79%	0.88%
YEAR ROUND UNITS IN STRUCTURE	240	2,529	6,651
SINGLE UNITS DETACHED	98.69%	93.54%	81.24%
SINGLE UNITS ATTACHED	0.07%	0.49%	1.10%
DOUBLE UNITS	0.08%	0.79%	0.86%
3 TO 9 UNITS	0.05%	0.73%	2.88%
10 TO 19 UNITS	0.00%	0.31%	1.43%
20 TO 49 UNITS	0.00%	0.00%	0.00%
50 + UNITS	0.00%	0.00%	0.00%
MOBILE HOME OR TRAILER	0.56%	3.83%	9.15%
ALL OTHER	0.55%	0.31%	0.35%
SINGLE/MULTIPLE UNIT RATIO	778.59	51.49	16.52
HOUSING UNITS BY YEAR BUILT	232	2,428	6,239
BUILT 1989 TO MARCH 1990	31.32%	21.98%	10.07%
BUILT 1985 TO 1988	55.79%	50.20%	32.94%
BUILT 1980 TO 1984	8.39%	8.54%	22.90%
BUILT 1970 TO 1979	2.59%	8.05%	21.02%
BUILT 1960 TO 1969	1.38%	4.27%	6.56%
BUILT 1950 TO 1959	0.18%	2.42%	2.24%
BUILT 1940 TO 1949	0.05%	0.77%	0.71%
BUILT 1939 OR EARLIER	0.29%	3.76%	3.56%

II. THE SUBJECT PROPERTY

A. THE LOCATION & NEIGHBORHOOD DATA

The Subject Property is located at the intersection of Highway 74 and Redwine Road, in Peachtree City, Fayette County, Georgia 30269. Location of the Subject Property is at AERO Map Coordinate 462 M11.



Near Neighborhood

Distance and direction from Subject Property;

Peachtree City, Center.....	4 miles N
Fayetteville, the county seat.....	7 miles NE
I-85 access.....	15 miles NW
GA 85 access	1 mile S
Atlanta CBD	25 miles N
Hartsfield International Airport.....	20 miles E
Peachtree Falcon Field (local airport).....	3 miles NW

(All distances are approximate)

P.3

U.S. Census Bureau

American FactFinder

Geographic Comparison Table

Change Selections

Print/Download

Related Items

Current Selections

GCT-PL. Race and Hispanic or Latino: 2000

Geographic Area: Fayette County, Georgia -- Census Tract

2000 Census *

NOTE: Data not adjusted based on the Accuracy and Coverage Evaluation. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/data/notes/explan.html>.

Geographic Area	Total Population	Race								Hispanic or Latino of any race
		Origin								
		Total	White	Black or African American	Native Hawaiian and Other Pacific Islander	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races	
Fayette County	91,283	90,124	78,541	10,468	194	2,208	22	624	1,139	2,582
CENSUS TRACT										
Tract 1401.01										
Tract 1401.02	6,597	6,458	3,347	2,976	20	78				
Tract 1402.03	6,482	6,398	4,079	1,114	12	147	0	37	139	131
Tract 1402.04	3,492	3,461	3,293	118	10	34	5	38	88	118
Tract 1402.06	4,601	4,417	3,781	494	17	88	4	85	84	41
Tract 1402.08	10,173	10,038	8,721	804	12	409	2	88	137	204
Tract 1403.03	3,581	3,528	3,246	163	3	99	3	14	33	80
Tract 1403.04	6,055	4,970	4,437	278	10	182	1	41	65	229
Tract 1403.05	6,350	6,265	5,824	208	14	149	2	70	66	227
Tract 1403.06	2,189	2,178	2,000	118	8	37	0	17	13	65
Tract 1403.07	10,945	6,047	6,840	5,922	514	18	318	1	78	107
Tract 1404.03	4,048	4,005	3,732	184	13	79	1	27	43	87
Tract 1404.04	4,621	4,488	3,282	1,001	2	168	0	33	35	100
Tract 1404.05	4,547	4,495	3,822	555	7	82	1	31	49	124
Tract 1404.06	3,321	3,292	2,891	328	8	68	0	11	29	58
Tract 1404.07	3,372	3,329	2,840	288	7	75	0	21	43	105
Tract 1404.08	8,038	6,979	5,181	802	18	185	0	43	57	131
Tract 1405.01	3,368	3,370	2,780	517	4	30	0	29	28	98
Tract 1405.02	4,818	4,803	4,355	174	12	43	1	18	15	73
	3,055	3,015	2,918	58	17	12	1	9	40	40

Source: U.S. Census Bureau, Census 2000 Redistricting Data (Public Law 94-171) Summary File, Matrices PL1 and PL2.

Source: U.S. Census Bureau, Census 2000 Redistricting Data (Public Law 94-171) Summary File, Matrices PL1 and PL2.

Tract 1403.06 and 1403.07 previously were labeled 1403.02

In 1990 it was 1403.02

In 2000, 1403.02 was divided into 2 tracts (1403.06 & 1403.07)

4/3/01 PM

Showing population has doubled in last 10 years.

770

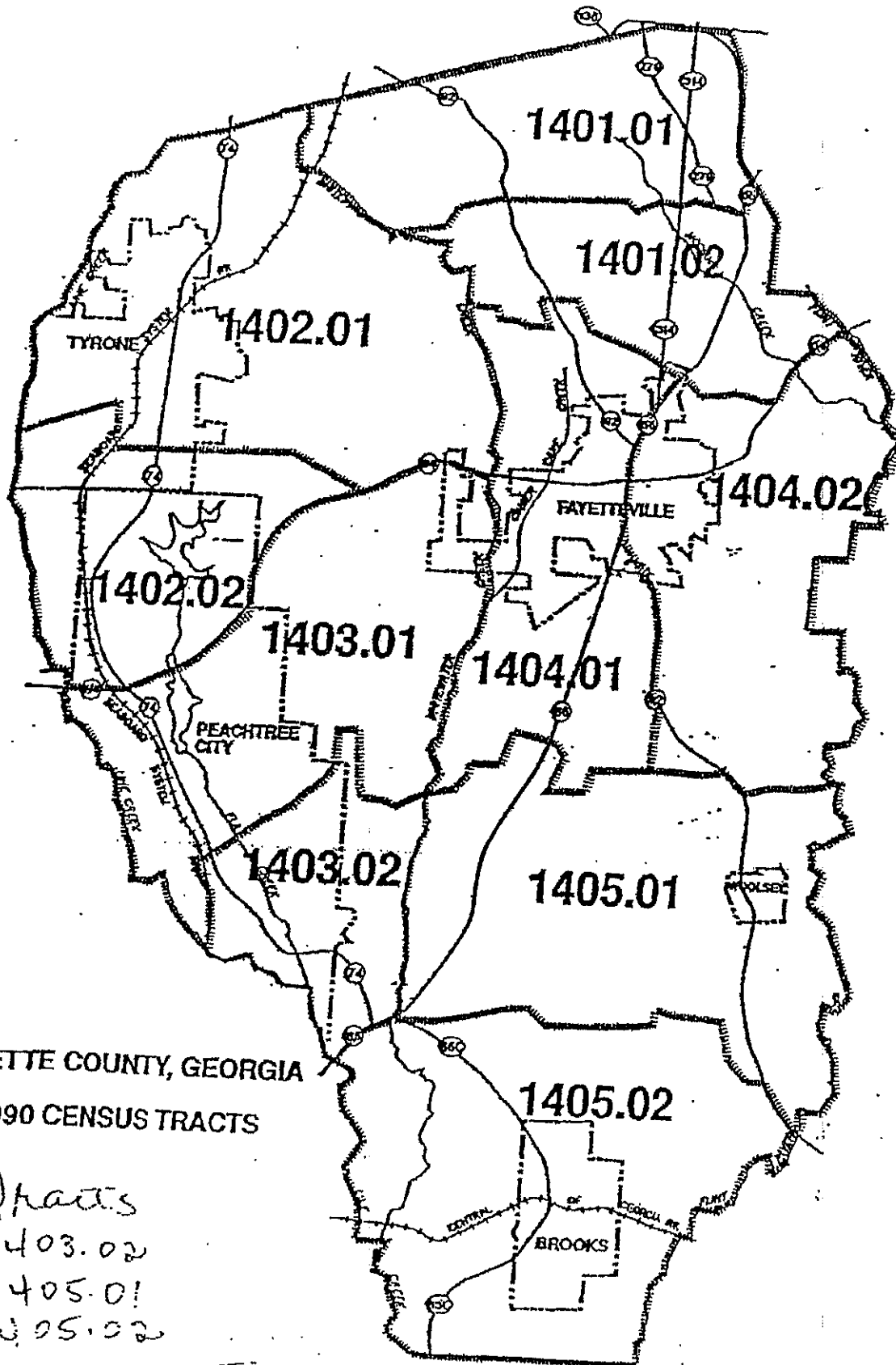
Fayette County

May 19 05 03:48P

Table 1C. General Population and Housing, April 1, 1990

	Total Population	Percent White	Percent Black	Percent Other Race	Group Quarters Population	Population In Households	Average Household Size	Housing Units	Households	Vacant Units	Percent Vacant
804.00	8,299	90.9	8.7	0.4							
805.01	10,791	95.1	4.0	0.9	0	8,299	3.05	2,860	2,724	136	4.8
805.03	7,173	94.7	3.9	1.5	261	10,530	3.15	3,454	3,345	109	3.2
805.04	6,209	94.0	4.8	1.2	0	7,173	2.91	2,853	2,469	384	13.5
806.01	6,938	93.0	5.6	1.5	47	6,162	3.11	2,102	1,981	121	5.8
806.02	2,884	91.5	7.6	0.9	9	6,929	3.04	2,487	2,280	207	8.3
					0	2,884	3.01	1,050	959	91	8.7
Fayette County	62,415	92.5	5.4	2.1	197	62,218	2.96	22,428	21,054	1,374	6.1
1401.01	5,935	81.2	16.1	2.6	17	5,918	2.96	2,111	1,997	114	5.4
1401.02	5,231	92.8	5.4	1.8	0	5,231	2.97	1,815	1,759	56	3.1
1402.01	5,372	96.3	2.8	0.9	0	5,372	2.90	2,037	1,850	187	9.2
1403.01	6,190	89.7	7.6	2.7	79	6,111	2.90	2,275	2,107	168	7.4
1403.02	11,223	94.4	2.4	3.2	0	11,223	3.01	4,021	3,726	295	7.3
1404.01	5,084	93.3	3.0	3.7	0	5,084	3.18	1,655	1,600	55	3.3
1404.02	8,517	94.6	2.8	1.5	18	8,499	2.94	3,002	2,886	116	3.9
1405.01	9,595	92.5	6.3	1.3	83	9,512	2.83	3,627	3,364	263	7.3
1405.02	2,954	96.3	2.9	0.8	0	2,954	2.96	1,055	998	57	5.4
	2,314	95.7	3.6	0.7	0	2,314	3.02	830	767	63	7.6

The Atlanta Regional Commission compiled this table from 1990 Census Summary Tape File 1A. Please read the notes at the end of the table.



FAYETTE COUNTY, GEORGIA

1990 CENSUS TRACTS

2 tracts

1403.02

1405.01

1405.02

enclosed The area you are interested in.

6-17. O-I, Office-Institutional District.

- A. Description of District. This district is composed of certain lands and structures having office and institutional uses which are compatible with or provide a transition into low-intensity land uses.
- B. Permitted Principal Uses and Structures. The following Permitted Uses shall be allowed in the O-I Zoning District:
 - 1. Office;
 - 2. Art Gallery;
 - 3. Clinic (Human Treatment);
 - 4. College or University;
 - 5. Dance Studio or School;
 - 6. Financial Institution;
 - 7. Health Club or Fitness Center;
 - 8. Insurance Carrier, Agent or Broker;
 - 9. Laboratory, Medical or Dental;
 - 10. Legal Services;
 - 11. Massage Therapy;
 - 12. Museum;
 - 13. Performing Arts Theater;
 - 14. Professional Services;
 - 15. Real Estate Agent or Broker; and
 - 16. School, Private and Special.
- C. Permitted Principal Uses and Structures for Office Parks with at least 100,000 square

feet of floor area. In an office park having at least 100,000 square feet of floor area, the following retail and service uses shall be permitted as long as collectively such uses comprise no more than ten (10) percent of the total floor area, are located in a building in which office uses comprise at least fifty (50) percent of the floor area and have no exterior advertising display:

1. Beauty or Barber Shop;
2. Blueprinting;
3. Cafeteria;
4. Commercial Art or Drafting Service;
5. Day Care Facility;
6. Delivery or Messenger Service;
7. Drug Store;
8. Florist;
9. Gift Shop;
10. Photocopying and Reproduction;
11. Restaurant (limited to five [5] percent of total floor area of office park and included in overall ten [10] percent limitation);
12. Restaurant, Fast Food;
13. Stenographic or Typing Service;
14. Teleconferencing Center; and
15. Travel Agency or Ticket Office.

D. Conditional Uses. The following Conditional Uses shall be allowed in the O-I Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Church, Temple or Other Place of Worship;
2. Church or Religious Tent Meeting; (Added 04/09/98)

3. Day Care Facility (Nursery School or Kindergarten);
4. Hospital;
5. Hotel;
6. Single-Family Residence;
7. Care Home, Convalescent Center or Nursing Home; and
8. Animal Hospital and/or Veterinary Clinic (with no animal boarding or outdoor runs) (Added 06/25/98)

(Section E. adopted in its entirety 06/24/04)

- E. Auxiliary Conditional Uses for an Office Building with a minimum of 10,000 square feet of floor area. The following auxiliary permitted uses shall be allowed within the specific Office-Institutional District area on the Fayette County Land Use Plan Map defined as that area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District). Such uses will support and must be compatible with the Fayette County Community Hospital, the medical industry, and the development of the office and institutional uses planned for this area.

The following Auxiliary Conditional Uses shall be allowed in the O-I Zoning District:

1. Durable Medical and Rehabilitation Equipment Sales/ Rental (i.e. wheelchairs, crutches, etc.)
2. Pharmaceutical Sales (for the purpose of filling prescriptions only)
3. Counter Service Restaurants (Including but not limited to a bakery, café, coffee shop, or deli. No drive-through or free standing facilities will be allowed)
4. Optical Care Center to include prescription eyeglass/contact lense sales
5. Gift Shop for the sale of items usually associated with a medical condition and/or hospital stay (i.e get well cards, etc.)
6. Floral Sales

Development Standards:

Dimensional Requirements

1. These Auxiliary Conditional Uses shall be allowed in an office building with a minimum of 10,000 square feet and such uses shall comprise no more than a total of twenty percent (20%) of the total floor area of the building and must occupy space on the first floor of the building.
2. Multiple uses may be permitted concurrently but may not exceed the twenty percent (20%) limitation.

Architectural Requirements

1. Architecture shall conform to the existing hospital/medical office development.
2. Elevation drawings shall be submitted as part of site plan approval

F. Dimensional Requirements. The minimum dimensional requirements in the O-I Zoning District shall be as follows:

1. Lot area:
 - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
 - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
2. Lot width: 125 feet
3. Storage:
 - a. Inside: not to exceed fifteen (15) percent of the total gross floor area
 - b. Outside: not permitted
4. Setbacks, yards adjoining rights-of-way:
 - a. Major thoroughfare:
 - (1) Arterial: seventy-five (75) feet
 - (2) Collector: seventy (70) feet

- b. Minor thoroughfare: fifty-five (55) feet
- 5. Setbacks, yards not adjoining rights-of-way:
 - a. Side yard: fifteen (15) feet
 - b. Rear yard: fifteen (15) feet
- 6. Buffer: If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of thirty (30) feet adjacent to such lot line shall be provided in addition to the required setback, and the setback shall be measured from the buffer. Additional buffer and setback requirements may be established as a condition of zoning approval.
- 7. Height limit:
 - a. Forty (40) feet as defined in Article III, Sec. 3-14. (Adopted 11/18/04) (Amended 02/23/06)
 - b. When a structure reaches a minimum height of four (4) floors (including basements), it shall be sprinkled. (Adopted 11/18/04)
- 8. Use of Existing Structure: When property containing a lawfully existing building and accessory structures is rezoned to O-I for use of the existing buildings, the following shall apply:
 - a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, including expansion of any existing structure, shall comply with the dimensional requirements herein.
 - b. In the event that a structure which existed at the time of rezoning is removed, demolished or destroyed, any new structure must comply with the provisions of this district.
- 9. Lot coverage limit, including structure and parking area: sixty percent (60%) of total lot area (Adopted 06/28/01)

is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.

8. Lighting. Lighting shall be designed in such a way as to meet the following requirements
 - a. Consistency: Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.
9. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any other requirement, the most restrictive shall apply.
 - a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.
 - b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per parcel.
 - c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
 - d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 85.

C. General State Route Overlay Zone.

1. Applicability. All properties which have road frontage on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This Overlay Zone specifically excludes SR 54 West and SR 85 North for which other Overlay Zones have been established herein. The Architectural Standards of

this Overlay Zone Specifically excludes the L-C zoning district, for which other architectural standards have been established. (Amended 06/07/06)

2. Purpose and Intent. The purpose and intent of the General State Route Overlay Zone is to achieve the following:
 - a. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 - b. To protect existing and future residential areas near highway corridors; and
 - c. To improve the overall aesthetics of highway corridors by establishing and maintaining a scenic gateway into Fayette County, which projects an image of our quality lifestyle to visitors and residents alike.
3. Access. The following requirements shall apply to all nonresidential development within the corridor:
 - a. Access to each nonresidential development shall be from a State Route or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations.
4. Dimensional Requirements. Unless otherwise specified, these standards shall apply to all non-residential zoning districts within the areas described above.
 - a. Minimum lot area: per zoning district
 - b. Lot width: per zoning district
 - c. All impervious surfaces, other than approved access drives, shall be located at least fifty (50) feet from the State Route right-of-way.
 - d. Setbacks will be as follows:
 - (1) Front yard: State Routes: 100 feet
Arterial Street: per zoning district
Collector Street: per zoning district
Local Street: per zoning district
 - (2) Side yard: 25 feet
 - (3) Rear yard: 25 feet

- e. Height limit: thirty-five (35) feet
 - f. Buffer: per zoning district
 - g. Impervious surface: per district
 - h. Berms for nonresidential zoning districts: Berms will be required as a condition of zoning, where applicable. Berms shall be a minimum of four (4) feet in height. The berm shall be placed to the inside of the applicable buffer.
5. Architectural Standards. These standards shall apply to all nonresidential development within this Overlay Zone. These structures shall maintain a residential character. Elevation drawings denoting compliance with the following must be submitted as part of the Site Plan.
- a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade must be of a residential character with the appearance of shingles, slate or terra cotta. (Amended 06/07/06)
 - b. All buildings shall maintain a facade/siding of a residential character of Hardiplank, wood/wood textured vinyl siding, brick, stone, or stucco on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.
 - c. Framed doors and windows of a residential character. To maintain a residential character, large display windows must be visually broken up by smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows.
 - d. The design of accessory/outparcel buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
6. Signage. Per Ordinance
7. Landscape Requirements. In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:

- a. **Street Frontage.** Landscape area: fifty (50) feet in depth along State Route frontage. The first 25 feet as measured from the right-of-way are for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the County Engineer. (Amended 02/23/06)
 - b. **Side Yard Landscape Area:** ten (10) feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
8. **Use of Existing Structure** When property containing a lawfully existing building and accessory structures is rezoned to O-I or Commercial, to use the existing buildings, the following requirements shall apply:
 - a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, shall comply with the dimensional requirements herein.
 - b. All additions to existing structures shall not encroach the setback any closer than the existing building line.
 - c. In the event that a structure, which is existing at the time of rezoning is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.
9. **Lighting.** Lighting shall be designed in such a way as to meet the following requirements:
 - a. **Consistency:** Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.
10. **Special Locational and Spatial Requirements.** The following special requirements shall be in addition to all district requirements. Where this section contradicts any

other requirement, the most restrictive shall apply.

- a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.
- b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per parcel.
- c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
- d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing a State Route.

Section 7-7. Commercial Development Standards. (Added in its entirety 08/26/04)

- A. Architectural and site design standards and guidelines for structures 5,000 sq ft or greater (this applies to a single structure) that are located in the area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. This area shall also be known as the Fayette County Community Hospital District (Hospital District).
 - 1. Lighting:
 - a. Consistency. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.
 - b. Shielding standards. Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways or nearby residential areas.
 - c. Fixture height standards. Lighting fixtures shall be a maximum of thirty-five (35) feet in height within the parking lot and shall be a maximum of ten (10) feet in height within non-vehicular pedestrian areas.
 - d. Design standards. Lighting shall be used to provide safety while accenting key architectural elements and/or to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This can be accomplished through style, material or

**UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
October 9, 2006**

PH-06-07 Proposed annexation and rezoning, Starr's Mill Professional Center, SR 74 South.

This item was advertised for a public hearing but was moved to the workshop agenda to allow the two new Planning Commission members the opportunity to become more familiar with the proposal prior to voting on its approval or denial.

Mr. Mike Amos, Mr. Carl Lange, and Ms. Melissa Harris of Group VI Corporation were in attendance to present their proposed plan for annexation and rezoning of a 13-acre tract of land at the intersection of Highway 74 South and Redwine Road.

Mr. Amos explained that a medical/dental office building of almost 15,000 SF was under construction and had been approved under Fayette County's Land Use Plan and O-I zoning. He noted that they were requesting LUC Limited Use Commercial zoning for an annexation into the City. He said they had met with the Planning Commission on one occasion, Mr. Rast five or six times, and had a workshop with City Council a couple of times. Most all of these comments and conditions had been incorporated into the plans in an effort to be environmentally friendly. They also were master planning the project so that it would create a gateway to this portion of Peachtree City.

Mr. Amos noted that there were 59 additional acres immediately north of this property. He suspected that there would be future annexation requests for portions of this property. He stated that they did not own this property and did not have any plans for it. They felt that, in order to protect themselves and the City, they should establish standards of development for anyone coming into the area after them.

Mr. Mullin stated that he liked what they were proposing, especially the way they defined this as another "gateway project" to the City. He thought this was a very important intersection and was disappointed that the retail component was not going to be a part of it. Although he was not opposed to its being all office space, he felt there was a certain degree of synergy that happened when office and retail were together.

Mr. Amos appreciated and agreed with Mr. Mullin's comments, but they had withdrawn that portion of the plan because the County would not negotiate or compromise on this aspect of their plan. Had they not agreed to remove the retail aspect of the plan, they would have had to go to litigation and this would have been a major delay for them. The building intended for retail use would remain as office space. He noted that the LUC

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ordinance allowed for some commercial businesses such as financial institutions but not a retail cash register system.

Mr. Amos stated that there had been comments from Staff relative to the appearance of the building. He noted that they were trying to establish a standard where their brick and colors would be similar to both Wilshire Estates subdivision and the Wilshire Pavilion retail center. Brick would be at the lower half of the building (on the first floor) and EFIS on the upper half (second floor). They would also be using a mansard roof which would give the building a residential appearance as well as architectural asphalt shingles. This would be the standard for all of the buildings in their master plan.

Mr. Amos noted that there were a couple more details to work out with Staff. They hoped to be back before the Commission within the next couple of weeks so they could remain on the agenda for City Council's November 2 meeting.

Mr. Amos also said that there would be cart path access throughout the property, along the front and then turning to go up Redwine Road. They wanted to provide access to the Starr's Mill school complex as well as a means for the homeowners in The Chimneys and North Millpond Manor to get to their medical offices. He added that the path would be extended to the border of the property where the Animal Shelter currently was located.

Mr. Amos further stated that they were designing a sewer lift station that would go through the middle of the wooded area in front of the lake. The sewer pipe would be along the DOT right-of-way to the manhole between Eckerd's and Chick-fil-A. He said it would cost them a little more money to run the pipes this way and meet the DOT standards, but it would keep them from going through their own property or Wilshire Estates subdivision. They did not want to interrupt the service to the subdivision.

Mr. Staples said it would be very helpful to him if Mr. Amos could articulate why annexing this property, instead of developing it to County standards, would be a benefit to Peachtree City.

Mr. Amos stated that their research had shown that this area was under-served by professionals, i.e., doctors, dentists, CPA's, etc. He added that the population growth in that area was also a factor they had considered. He noted that, if annexed into the City under the LUC zoning, it would allow them to establish standards for not only their 13 acres but also the entire 59 acres behind them. He thought this would make the process easier for additional annexation requests that could come down the road in the future.

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Mr. Amos also said they wanted this property to be as user friendly as possible with cart paths, landscaping, etc. In addition, they preferred the City services which included the following:

1. 10 minutes from two fire stations,
2. 4 to 5-minute police response time,
3. 4 additional officers to be hired next year, and
4. City sewer would be available which would hopefully provide a much cleaner environment for all of the businesses.

If they remained in the County, septic service would be required and the County required a large septic field as well as a back-up field which would necessitate a lot of disturbance to the site. They felt sewer was a better situation, and Mr. Larry Turner of the Peachtree City Water and Sewerage Authority had assured Mr. Amos that he had ample capacity. If they were approved through the annexation process, Mr. Amos stated that everything associated with the lift station would be installed per City specifications so they could dedicate the lift station to the City so they would be able to maintain it. He noted that it would be sized not only for their 13 acres but also for the other acreage if they came in sometime in the future.

Mr. Staples noted that there were costs incurred by the City to provide these services, and he was trying to figure out what gains there were to the City by approving this request. Mr. Amos pointed out that the tax analysis that was included with their application showed several hundred thousand tax dollars that would come to the City. He noted that those numbers were based on cost of construction and not appreciation of these buildings or any of the taxes the businesses would pay to the City. They were all based on the raw cost of the land and the building. He said his figures (roughly \$260,000 per year) were very conservative estimates of what the City, the Water and Sewerage Authority, and the school system would receive.

In response to a question from Mr. Scott, Mr. Amos stated that their ultimate goal was to provide golf cart access to the homeowners and the school.

Mr. Mullin asked Mr. Amos about the dam that was located on the property. He wondered whether it could be used for pedestrian walking or hiking. Mr. Amos stated that it was a flat earthen dam, not a road although there had been some vehicular traffic

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on it. He said they did not intend to use it as a road because they did not want to adversely affect the dam.

Mr. Mullin wondered if it would be possible to angle the cart path around the detention pond near the existing building instead of putting it along Highway 74. He thought this would be more in keeping with the way the cart paths meander in other parts of the City. Mr. Amos said they had not looked at this possibility, but he was not sure there was enough space because of water quality and the topography. He said they would look at the possibility. Mr. Mullin pointed out how much Huddleston Pond was used during lunch and at other times. He thought it was possible to make this usable space as well. Mr. Amos said they would take a look at this possibility to see whether it would encroach on the detention.

Mr. Rast stated that after Group VI went to City Council, a change had been made to the site plan; and he wanted the Planning Commission to be able to look at the change. He had met with Mr. Lange to compare the County's O-I zoning and the City's LUC zoning. Mr. Rast did not think there was anything pending that could not be worked out as the review process moved along.

Mr. Rast noted that the reason this item was being discussed in a workshop format was to familiarize the Planning Commission a little more with the proposal. He also did not want to bring it to a vote with this being the first meeting for two of the Commissioners. He expressed his appreciation to Group VI for allowing us to postpone the public hearing a couple of weeks. He thought it would help everyone to get a better understanding. Mr. Mullin agreed.

In response to a question from Mr. Mullin, Mr. Amos stated that the May Peeples house was zoned O-I in the County. Mr. Rast stated that this primarily permitted Office Institutional and service-related commercial uses. Mr. Amos stated that this property was in the County's 74/54 Overlay zoning, and it was much more restrictive than the County's normal O-I zoning. He noted that Group VI had this property rezoned from AR to O-I in the County approximately 18 months ago.

The public hearing was continued to a Special Called Planning Commission meeting scheduled for October 23, 2006. Mr. Amos said they would continue to work with Staff during this time.

The workshops ended at 9:00 p.m.

UNAPPROVED

PEACHTREE CITY PLANNING COMMISSION MINUTES OF MEETING October 23, 2006

The special called meeting of the Planning Commission was called to order in the City Hall Council Chambers at 7:15 p.m. on October 23, 2006. Those members present were the Chairman, Mr. Marty Mullin, the Vice Chairman, Mr. Theo Scott, and Commissioners John McCann and Patrick Staples. Also present were the City Planner, Mr. David Rast; the Developmental Services Director, Mr. Colin Halterman; the Building Official, Mr. Tom Carty; and the Recording Secretary, Ms. Jennis Rice. Commissioner Larry Roach was absent due to a prior business commitment out of the country.

APPROVAL OF MINUTES

A motion was made by Mr. Scott and seconded by Mr. McCann to approve the minutes of the regular Planning Commission meeting of September 11, 2006. The motion passed by a vote of 3 to 0 to 1 with Mr. Staples abstaining from the vote because at the time of the meeting, he had not yet taken his position on the Commission.

PUBLIC HEARING

The City Planner called the public hearing to order. He explained the rules for conducting a public hearing and informed the people in the audience that printed copies of the rules were available at the entrance.

PH-06-07 Proposed annexation and rezoning, Starr's Mill Professional Center, SR 74 South.

Mr. Mullin opened the public input portion of the public hearing at 7:16 p.m. Mr. Mike Amos of Group VI Corporation was in attendance to represent the Applicant. He thanked Mr. Rast for being so diligent and working so hard with them and preparing the ordinance for the subject property. The Ordinance had been revised to an OI Office Institutional zoning rather than the LUC Limited Use Commercial zoning that had originally been proposed. Although Mr. Amos stated that they were in agreement with the change, since they had just received the ordinance, he wanted to reserve the right to work with Staff regarding any typos, etc., that might be in the document.

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Mr. Amos noted that this was the third time this item had been discussed with the Planning Commission but he and the others in attendance would be glad to answer any additional questions. They were requesting approval of their proposal so it could be brought before the City Council at their November 2, 2006, meeting.

No one else spoke in favor of or in opposition to the proposed annexation and rezoning.

The Chairman closed the public input portion of the public hearing at 7:18 p.m.

Mr. Staples had some questions relative to how this project, although it would generate tax revenue, would be beneficial to Peachtree City. He wondered whether the numbers that Group VI provided had been validated in terms of the tax benefit. He asked if there was any way for them to find out the incremental costs both up front and on an ongoing basis.

Mr. Rast stated that Staff had not done an evaluation of the numbers that had been provided by Group VI nor had the additional costs of fire and police services been evaluated. However, those numbers would be part of Staff's recommendation to City Council.

Mr. Staples wanted to confirm that it was understood that the Planning Commission's recommendation was provided in a financial vacuum. Mr. Rast said that it was.

Mr. Staples also wanted to know whether the City's action on this application would set a precedent toward future annexations.

Mr. Rast explained that a jurisdiction is not obligated to annex property into its boundaries. For the past eight or nine years, there had been a moratorium on annexations because the former Council felt that the boundaries as they currently existed were adequate. All of the cost projections for personnel and equipment had been based on the current boundaries and the projected population within those boundaries.

Mr. Rast noted that with an annexation, the population and service area for fire, rescue, EMS, and police would increase; and this could be a factor in the long run. He added that variances, annexations, and rezonings should all be evaluated on an individual basis. Just because something was done in one area would not necessitate that it be done in another.

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Mr. Rast stated that one of the goals and objectives of the Comprehensive Plan and the Land Use Plan was to use natural boundaries to form the City limits and for years that had been the case -- the west side boundary was Line Creek; east side, Flat Creek; and the north and south boundaries were set on land lot lines. He noted that over the years, there had been some annexations and de-annexations that were done as housekeeping measures to clean up the boundaries and ensure that Peachtree City residents were being served by the City's fire, police, EMS, etc., and that mail carriers were coming to a Peachtree City address.

Mr. Rast noted that in reviewing the Comprehensive Plan, the Advisory Board had discussed the City's boundaries and whether they should remain as they currently were or whether growth boundaries should be established to indicate the ultimate size and shape of the community. Preparations could then be made in terms of budgeting, personnel, etc. If the County knew the City's intentions relative to annexations, they could also better plan for their future budgetary and personnel needs. Mr. Rast thought it was important that it be planned growth and that the parties work with adjoining property owners.

Mr. Staples' final question was relative to whether this annexation would create any risk of future obligations or further extension of services over which the City might have less control. Mr. Rast stated that this would not obligate the City to annex anything else or to extend services to any property other than this 13-acre tract. There had been some discussion about the property to the west, a 20 or 30-acre tract across Highway 74 which the County had rezoned for commercial use.

Mr. Staples wondered whether the City would be obligated to provide sewer to that tract if it was extended to the Starr's Mill tract. Mr. Rast stated that at this point, Staff was not sure whether the City would be so obligated as there were different interpretations of the statute that addressed these situations. However, in this case, the sewer would be located on private property owned by Group VI; and it was not known whether another property owner that abutted the Group VI property would be obligated to tie into that sewer because the abutting property was on the other side of the highway and would have to cross private property to get to the City's right-of-way where the sewer system was located. At this point, there was no clear answer on this.

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Mr. Halterman pointed out that the sewer would be public because there was more than one lot involved. If there was only one lot, it could be private.

Mr. McCann asked about the reason the ordinance was changed from LUC to OI. Mr. Rast explained that originally a retail component was proposed at the corner of Redwine and Highway 74. The retail component had since been eliminated in order to avoid litigation with Fayette County, and the entire parcel was now office and medical use. When the City Attorney looked at the proposed ordinance, he thought that, because the uses were all office in nature, the OI zoning was more appropriate. In addition, Mr. Rast stated that the City's ordinance allowed property to be added to property zoned OI and allowed the City to write zoning specific to that tract of land. This was almost identical to LUC and had been done for other developments that had been rezoned to OI. He noted that all of the verbiage that was in the LUC ordinance had been included in the OI ordinance. In this way, the zoning was consistent with the uses proposed for the property.

In response to a question from Mr. Scott, Mr. Amos stated that the height of the building was 36 feet, 14 feet from floor to floor and 8 feet for the mansard roof.

Mr. Scott also asked about the location of the golf cart path. Mr. Amos stated that Mr. Mullin had mentioned routing the golf cart path by Peeples Lake. However, when Mr. Amos and Mr. Scott walked the site, they found there was not sufficient room to install a cart to City standards. In addition, they did not want to do anything to damage the earthen dam across the lake.

Mr. Amos also stated that if the City Attorney thought the OI zoning was the way they should go, they were fine with that.

Mr. Mullin asked if Mr. Rast was aware of any upgrades that would be required for the site to meet landscaping, setbacks, etc. Mr. Rast said there were some very minor site-related issues. He had been working with Ms. Harris and the landscape architect to ensure their landscape plan met the City's guidelines.

Mr. Mullin stated that there would be a lot of tree replacement required in the area of the golf cart path. He also confirmed that this was only a concept and each building would come back individually to the Commission for approval. Mr. Rast noted that if the annexation was approved, the landscape plan for the existing building would come back

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to the Planning Commission for approval. He added that the other buildings would be phased in over the next several years.

Mr. Staples wanted to know how they could get more clarity on the issue of a potential obligation to the City to provide a sewer connection on the west side of this property. Mr. Rast stated that the Board of Health required that if a new development was within 200 feet of an existing manhole, the new development tie into the sewer system. In this case, the sewer would be within Peachtree City and the development across the street would be in the County. City Council would ultimately have the final say as to whether sewer could be extended. The position of the Board of Health was that it was required. However, because it was within the city limits, it would be the City's decision; and the County would have to agree to their decision.

After discussion, a motion was made by Mr. Scott, seconded by Mr. McCann, and unanimously adopted to forward to City Council the request for proposed annexation and rezoning to OI Office Institutional of the Starr's Mill Professional Center with a recommendation for approval.

Mr. Rast noted that this item would be heard by City Council at their meeting on November 2, 2006. He said they were welcome to attend but were not required to.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:44 p.m.

Marty Mullin, Chairman

Attest: _____
Jennis Rice, Recording Secretary

**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF A 13.00-ACRE TRACT OF LAND
ON SR 74 SOUTH BETWEEN THE FAYETTE COUNTY ANIMAL SHELTER
AND REDWINE ROAD,
AND FOR OTHER PURPOSES**

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 104 be added to the Peachtree City Code of Ordinances to read as follows:

Sec. 104. Annexation of Starr's Mill Professional Center tract.

Pursuant to O.C.G.A. § 36-36-22 and a vote of our City Council, all of the following described property, known to us as the Starr's Mill Professional Center tract and owned by Starr's Mill Professional Center, LLC and Group VI Properties, shall be de-annexed from unincorporated Fayette County and annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being in Land Lot 18 of the 6th Land District of Fayette County, Georgia, and being more particularly described as follows:

Begin at a 1" open topped pipe marking the intersection of the northerly right-of-way of State Route 74 and the westerly Land Lot Line of Land Lot 18 also being the easterly property line of The Fayette County Animal Shelter Property; Thence North 00°32'24" East for a distance of 309.94 feet to a 1" open topped pipe; Thence North 00°26'34" West for a distance of 238.06 feet to a point; Thence South 88°22'43" East for a distance of 549.08 feet to a point; Thence South 01°36'53" West for a distance of 200.11 feet to a point; Thence South 88°23'06" East for a distance of 900.43 feet to a point; on the westerly right-of-way of Redwine Road, said right-of-way is 80 feet at this point; Thence South 11°35'40" East for a distance of 201.77 feet to a transitional right-of-way between Redwine Road and the northerly right-of-way of State Route 74; Thence along the transitional right-of-way the following bearing and distances, South 01°34'50" West for a distance of 78.75 feet to a point; Thence South 12°23'16" West for a distance of 33.26 feet to a point; Thence South 56°11'01" West for a distance of 43.29 feet to a point on the northerly right-of-way of State Route 74; THENCE along said right-of-way of State Route 74 the following calls: along a curve to the left having a radius of 1237.54 feet and an arc length of 76.51 feet, being subtended by a chord of North 81°36'51" West, for a distance of 76.50 feet to a point; THENCE along a curve to the left having a radius of 12001.54 feet and an arc length of 153.93 feet, being subtended by a chord of North 85°31'56" West, for a distance of 153.93 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 676.05 feet, being subtended by a chord of North 86°56'01" West, for a distance of 675.60 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 477.00 feet, being subtended by a chord of South 86°53'14" West, for a distance of 476.84 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 60.20 feet, being subtended by a chord of South 82°52'03" West, for a distance of 60.20 feet to the Point of Beginning; Together with and subject to covenants, easements, and restrictions of record.

Said property contains 13.0 acres.

The above tract is depicted on the attached Exhibit "A".

The effective date of said annexation shall be as set forth in O.C.G.A. §§ 36-36-2 and 36-36-22.

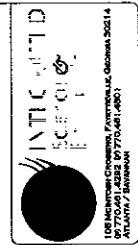
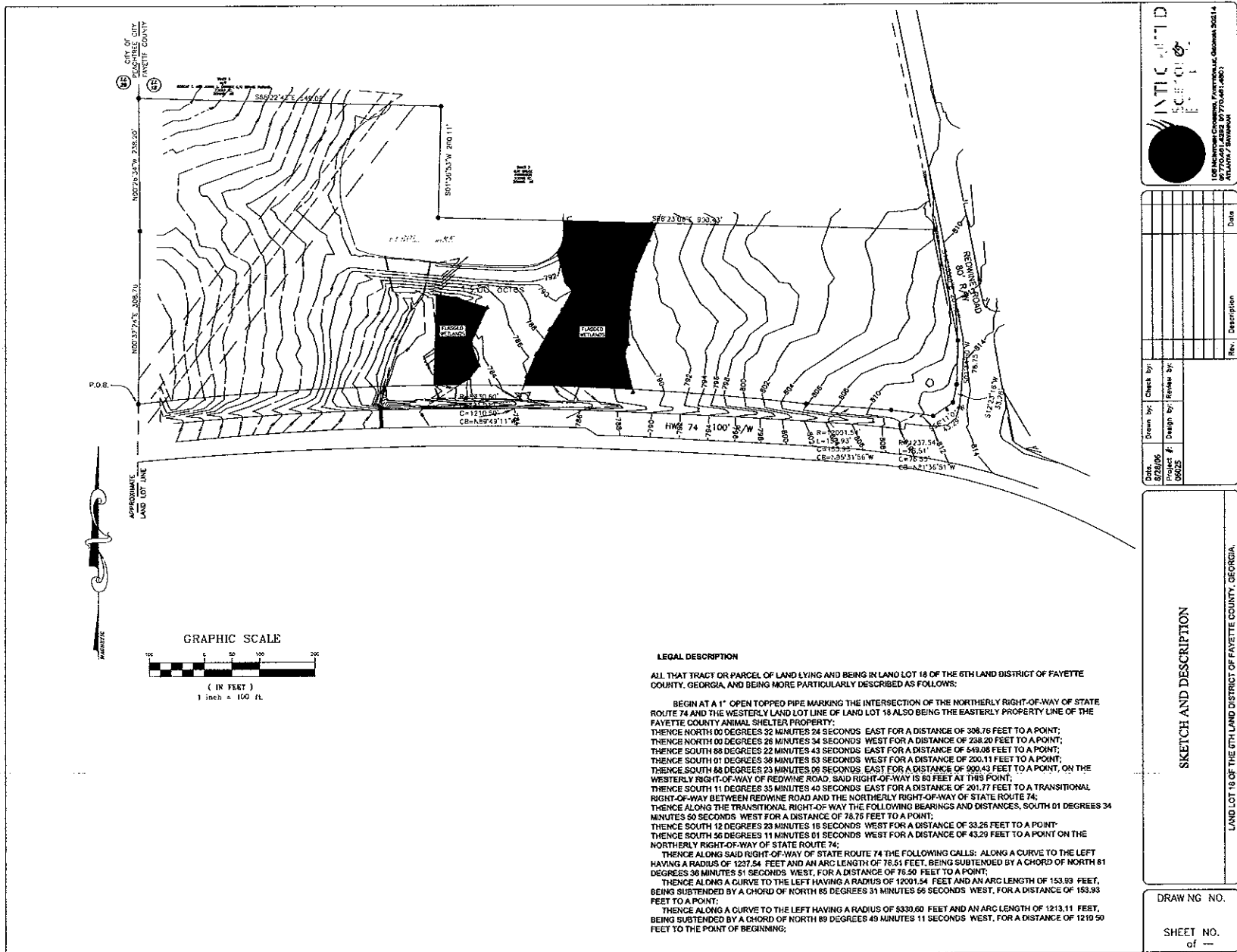
All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed in their entirety.

Done, Ratified, and Passed this _____ day of _____ 2006.

Harold K. Logsdon, Mayor

Attest:

City Clerk



Date	Drawn by	Check by	Rev.	Description	Date
8/28/06					
Project #:	Design by:	Review by:			
06225					

SKETCH AND DESCRIPTION

LAND LOT 16 OF THE 6TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA.

DRAW NO. NO.

SHEET NO. of --

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 13.00 ACRE TRACT OF LAND AT THE INTERSECTION OF
SR 74 SOUTH AND REDWINE ROAD
FOR A MEDICAL AND PROFESSIONAL OFFICE COMPLEX,
AND FOR OTHER PURPOSES**

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 a 13.00-acre parcel at the corner of the SR 74 South and Redwine Road be rezoned from its current designation of O-I Office Institutional (Fayette County) to OI Office Institutional (Peachtree City) by amending Section 1005B Property rezoned to OI and adding Section 1005B.3 as follows:

(Section 1005B.3) *Peeples Lake tract.*

- (a) A single tract of land described below shall be rezoned from its present zoning classification of O-I Office Institutional (Fayette County) to OI Office Institutional (Peachtree City). Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 18 of the 6th Land District of Fayette County, Georgia, and being more particularly described as follows:

Begin at a 1" open topped pipe marking the intersection of the northerly right-of-way of State Route 74 and the westerly Land Lot Line of Land Lot 18 also being the easterly property line of The Fayette County Animal Shelter Property; Thence North 00°32'24" East for a distance of 309.94 feet to a 1" open topped pipe; Thence North 00°26'34" West for a distance of 238.06 feet to a point; Thence South 88°22'43" East for a distance of 549.08 feet to a point; Thence South 01°36'53" West for a distance of 200.11 feet to a point; Thence South 88°23'06" East for a distance of 900.43 feet to a point; on the westerly right-of-way of Redwine Road, said right-of-way is 80 feet at this point; Thence South 11°35'40" East for a distance of 201.77 feet to a transitional right-of-way between Redwine Road and the northerly right-of-way of State Route 74; Thence along the transitional right-of-way the following bearing and distances, South 01°34'50" West for a distance of 78.75 feet to a point; Thence South 12°23'16" West for a distance of 33.26 feet to a point; Thence South 56°11'01" West for a distance of 43.29 feet to a point on the northerly right-of-way of State Route 74; THENCE along said right-of-way of State Route 74 the following calls: along a curve to the left having a radius of 1237.54 feet and an arc length of 76.51 feet, being subtended by a chord of North 81°36'51" West, for a distance of 76.50 feet to a point; THENCE along a curve to the left having a radius of 12001.54 feet and an arc length of 153.93 feet, being subtended by a chord of North 85°31'56" West, for a distance of 153.93 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 676.05 feet, being subtended by a chord of North 86°56'01" West, for a distance of 675.60 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 477.00 feet, being subtended by a chord of South 86°53'14" West, for a distance of 476.84 feet to a point; THENCE along a curve to the left having a radius of 5330.60 feet and an arc length of 60.20 feet, being subtended by a chord of South 82°52'03" West, for a distance of 60.20 feet to the Point of Beginning; Together with and subject to covenants, easements, and restrictions of record.

Said property contains 13.0 acres.

- (b) This tract is illustrated on the Boundary and Topography Survey prepared by Integrated Science and Engineering (dated August 8, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the OI zoning district be established specifically for a medical and professional office complex to be developed substantially in accordance with the following express conditions:

(1005B.2.1) Conformance with master plan.

Development shall take place in conformance with the master plan prepared by Group VI Corporation (last revised October 18, 2006), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(1005B.2.2) Permitted uses.

- (a) Business, professional, and government office facilities.
- (b) Business involving the rendering of a personal service on the premises in establishments having a size of 6,000 square feet or less.
- (c) Indoor commercial recreation facility.
- (d) Social, civic or professional club.
- (e) School, college or university.

(1005B.2.3) Uses not permitted.

- (a) Transportation facility or terminal.
- (b) Self-service storage facilities, i.e., mini-warehouses.
- (c) Adult bookstores.
- (d) Package stores.
- (e) Gas stations.
- (f) Off-street auto parking facility.
- (g) Massage parlors.

- (h) Open yard for the sale, rental, and/or storage of materials or equipment, including junk or salvage materials.
- (i) Convenience-type stores.
- (j) Restaurants or food service establishments.
- (k) Bars.

(1005B.2.4) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(1005B.2.5) *Other requirements.*

- (a) Maximum building size.

The gross square footage of all buildings shall not exceed 110,000 SF.

- (b) Setbacks.

All impervious surfaces shall be located no less than forty (40) feet from SR 74 and no less than thirty (30) feet from Redwine Road.

The minimum front building setbacks adjacent to SR 74 and Redwine Road shall be no less than forty (40) feet.

The minimum side setback shall be no less than ten (10) feet. Where the subject tract adjoins a residentially-zoned property, the minimum building setback shall be no less than seventy-five (75) feet.

The minimum rear setback shall be no less than 25'. Where the subject tract adjoins a residentially-zoned property, the minimum building setback shall be no less than seventy-five (75) feet, except on Parcel "A", where the minimum building setback shall be no less than thirty (30) feet.

- (c) Building height.

The maximum building height shall not exceed sixty (60) feet in height from finish grade to the top of the building.

- (d) Parking

Parking shall be provided as set forth in Section 909. Dumpsters, loading and service areas shall not be located within any building setbacks and shall be properly screened from view in accordance with current ordinances.

Parking and/ or access drives shall be located no closer than thirty (30) feet from any residentially-zoned property.

(d) Landscape buffer.

Landscaped buffers shall be provided between the development on this site and the adjoining residentially-zoned property and along SR 74 and Redwine Road. Within these buffers, a combination of meandering berms and evergreen plant material must be installed to provide a permanent vegetative buffer. The berms must be a minimum of four (4) feet in height with 4:1 slopes.

The landscape buffer adjacent to SR 74 shall be no less than forty (40) feet in width, as measured from the right-of-way.

The landscape buffer adjacent to Redwine Road shall be no less than thirty (30) feet in width, as measured from the right-of-way.

The landscape buffer adjacent to residentially-zoned property shall be no less than thirty (30) feet in width, as measured from the property line.

(e) Curb cuts.

The overall development shall be limited to one existing full-turning and one future right-in/ right-out curb cut on SR 74 as well as one future full-turning curb cut on Redwine Road. All future curb cuts shall consist of stamped and stained concrete, brick or concrete pavers as opposed to plain concrete.

(g) Architectural concept.

A unified architectural concept for the overall tract must be developed and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and structures on the site must be substantially the same or similar to the rendering of the Starr's Mill Professional Center building as provided by Group VI Corporation (dated October 9, 2008), a copy of which is attached hereto as Exhibit "C" and incorporated herein by express reference.

All sides of each building and structure on the site must include similar architectural detailing, building materials and color selections. Standard wall pack or other security lighting on the exterior of the buildings shall be limited to full cutoff fixtures.

(g) Site lighting.

A complete site lighting plan, including all lighting proposed on the exterior of the buildings, must be developed and approved by the Planning Commission. All site

lighting must include high-pressure sodium fixtures. A lighting plan must be submitted which indicates that light from the parking lots and drive aisles does not leave the property boundaries. The average level of illumination within all parking and service areas must not exceed 3 foot-candles. Flood and/ or spot lights attached to the light poles used to illuminate the site or the buildings shall not be permitted.

The level of illumination at all property boundaries must not exceed 0.5 footcandles.

(h) Signage program.

Signage shall be provided as set forth within the City's Sign Ordinance and in accordance with an overall sign program for the tract that shall be approved by the Planning Commission.

(i) Outdoor speakers.

Outdoor speakers shall not be permitted.

(j) Landscape concept.

A complete landscape plan must be developed and approved by the Planning Commission. The plan must provide for fully landscaped entrances off of GA 74 and Redwine Road, including meandering berms and substantial landscaping within the tree save and landscape buffers adjacent to both roads.

All required landscaping shall be maintained in a horticulturally healthy an 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 no more than one hundred (100) 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.

(k) Utility connections.

The property must be connected to the City's sanitary sewer system, and the existing septic systems must be removed upon development of that portion of the overall site.

To the greatest extent practicable, all overhead utility lines that traverse the site, except for high voltage transmission lines, shall be relocated underground or removed from the site.

(m) Multi-use path connection.

A multi-use path connection must be provided to this development and shall be located within the GDOT right-of-way and/ or on city-owned property on the north side of SR 74. The multi-use path shall be constructed as each portion of the site is developed and shall be incorporated into the berming and landscaping adjacent to SR 74 and Redwine Road.

(n) Change in use of adjoining property.

All buffers and setbacks adjoining existing residentially-zoned property that require additional depth or width because of the adjoining zoning designation, shall be automatically reduced to standard widths, as described within this ordinance, upon the changing of zoning designations of those residential properties.

(o) Application of requirements and conditions.

The requirements and conditions specified in this section shall remain in effect unless specifically amended or revoked by subsequent action of City Council in accordance with the established procedure for zoning amendments.

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

Done, Ratified, and Passed this _____ day of _____ 2006.

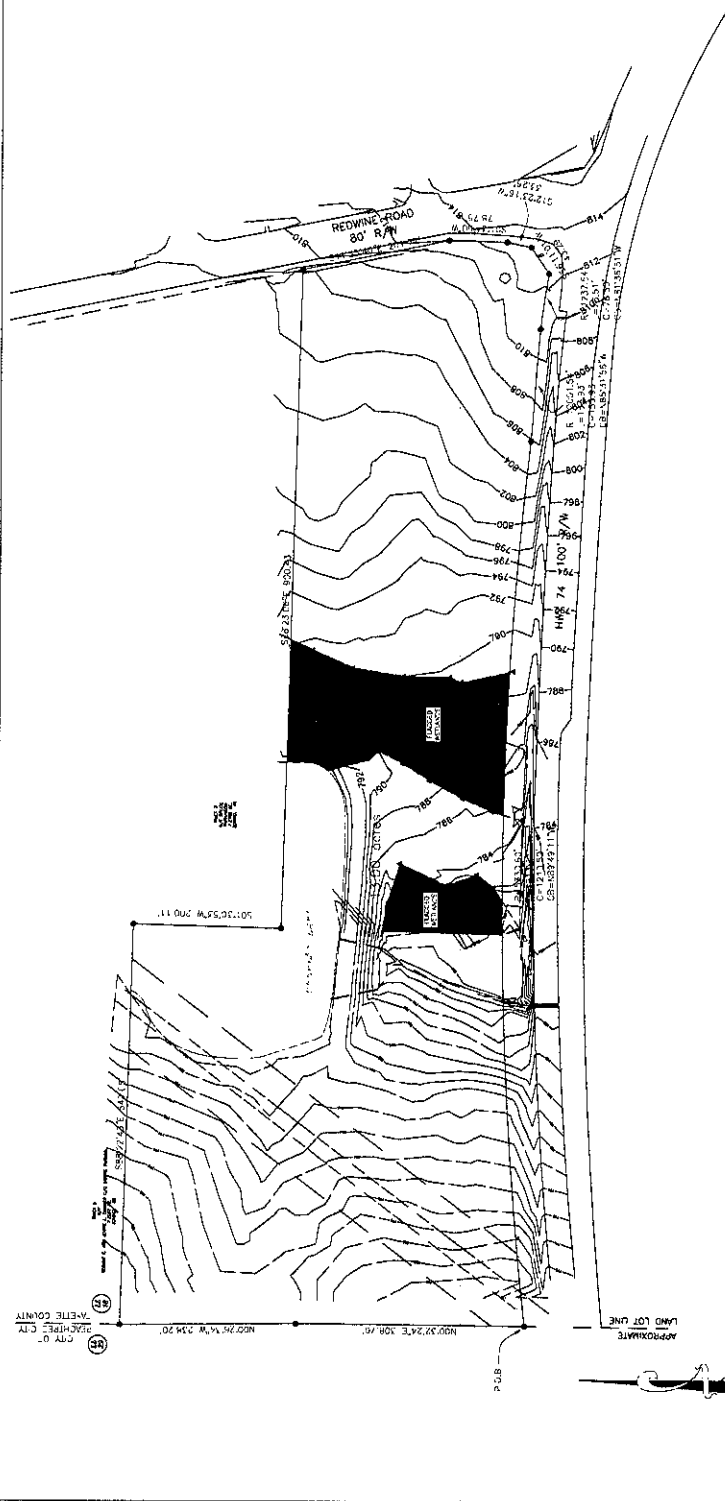
Harold K. Logsdon, Mayor

Attest: _____
City Clerk

Rev.	Description	Drawn by	Check by	Date
00025		9/28/06		

LAND LOT 18 OF THE 6TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA.
 SKETCH AND DESCRIPTION

DRAWING NO.
 SHEET NO. of 1



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT A 1" OPEN TOPPED PIPE MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74 AND THE WESTERLY LAND LOT LINE OF LAND LOT 18 ALSO BEING THE EASTERLY PROPERTY LINE OF THE FAYETTE COUNTY ANIMAL SHELTER PROPERTY;
 THENCE SOUTH 85 DEGREES 32 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 308.86 FEET TO A POINT;
 THENCE NORTH 85 DEGREES 32 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 308.86 FEET TO A POINT;
 THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 549.08 FEET TO A POINT;
 THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 549.08 FEET TO A POINT;
 THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 549.08 FEET TO A POINT;
 THENCE SOUTH 88 DEGREES 22 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 549.08 FEET TO A POINT;
 THENCE SOUTH 11 DEGREES 35 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 201.77 FEET TO A TRANSITIONAL RIGHT-OF-WAY BETWEEN REDWINE ROAD AND THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74;
 THENCE ALONG THE TRANSITIONAL RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 01 DEGREES 34 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 74.78 FEET TO A POINT;
 THENCE SOUTH 10 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 33.26 FEET TO A POINT;
 THENCE SOUTH 58 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 43.26 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 74;
 THENCE ALONG SAID RIGHT-OF-WAY OF STATE ROUTE 74 THE FOLLOWING CALLS: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CHORD OF 100.00 FEET AND AN ARC LENGTH OF 153.93 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CHORD OF 100.00 FEET AND AN ARC LENGTH OF 153.93 FEET TO A POINT;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CHORD OF 100.00 FEET AND AN ARC LENGTH OF 153.93 FEET TO A POINT;
 BEING SUTTERED BY A CHORD OF NORTH 85 DEGREES 31 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 153.93 FEET TO THE POINT OF BEGINNING.



GROUP VI CORPORATION





STARR'S MILL PROFESSIONAL CENTER

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council Members

VIA: City Manager 
Assistant City Manager 
Financial Services Director 
Assistant Finance Director 

FROM: Public Services Director 

DATE: October 20, 2006

SUBJECT: Street Resurfacing Agreement with Fayette County
November 2, 2006 City Council Agenda

Recommendation:

Staff recommends that the City execute the 2007 Street Resurfacing Agreement between Fayette County and the City of Peachtree City.

Discussion:

The Fayette County Public Works Department agrees to provide the labor and equipment to resurface the attached list of City streets (page 6 of the Agreement). The County will invoice the City for the cost of the actual materials (asphalt and tack) used for resurfacing City streets. Also, the City will be invoiced for any truck rental if required by the County to accomplish this project.

The Peachtree City Public Works Department will be responsible for street patching, crack sealing, traffic control, clean up, and contracting for any asphalt milling and traffic striping.

Budget Impact:

There are adequate funds available in the 2007 Public Works Department budget line item, **Street Resurface Program Supplies** (100-4100-53-1110) for this resurfacing contract.

Attachments

STATE OF GEORGIA

COUNTY OF FAYETTE

STREET RESURFACING AGREEMENT

AN AGREEMENT entered into this ____ day of _____, 2006, by and between FAYETTE COUNTY, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners, hereinafter referred to as the "County", and the CITY OF PEACHTREE CITY, a political subdivision and municipality of the State of Georgia, acting by and through its Mayor and Council, hereinafter referred to as the "City", to provide for certain street work within the corporate limits of the City.

WITNESSETH:

WHEREAS, the County and the City desire the proper resurfacing of certain streets within the corporate limits of the City to promote adequate and safe means of transportation; and

WHEREAS, the County and the City desire to coordinate their efforts and work together in the resurfacing of certain streets within the corporate limits of the City, pursuant to their respective Resolutions.

NOW, THEREFORE, in and for the consideration of the premises and conditions as hereinafter provided, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1.

The County and the City hereby agree to coordinate their efforts, as hereinafter provided, in the resurfacing of the streets that are listed on the attachment to this Agreement known as

Special Stipulations. Said Special Stipulations are hereby adopted into this Agreement by this reference hereto.

2.

COUNTY RESPONSIBILITIES

The County agrees to provide the labor and equipment, which it has available, for the resurfacing of the streets which have been identified on the Special Stipulations attachment. Any additional County Responsibilities not listed in this paragraph may be contained on the Special Stipulations attachment.

3.

CITY RESPONSIBILITIES

The City shall perform all patching and milling, and shall notify the County when all patching and milling has been completed. The City shall reimburse the County for all materials (i.e., asphalt and tack, including over-run quantities for leveling and topping) and shall pay the County for the costs of material within 30 days of invoice. All inadvertent overspray of tack (on curb and gutter, driveways, lawn sections, etc.) shall be cleaned up by the City. The City agrees to handle any prior local resident work notification within the work area, in conjunction with the County's paving schedule. The City is responsible for striping on the streets that require striping. The City shall furnish staging/clean-out areas each day for paving machine/material cleaning and storage.

4.

INDEMNIFICATION

To the fullest extent permitted by law, the City agrees to and hereby does defend, hold harmless and indemnify the County and its officers, directors, employees, agents and representatives from and against any and all claims, damages, demands, actions, judgments, losses, costs, penalties, liabilities, assessments and expenses including, but not limited to attorney's fees, incurred or suffered by the County that arise out of, or result from, the performance of the Work, which are not incurred or suffered due to the negligence of the County.

5.

CITY STREETS

The County and the City agree that streets listed on the Special Stipulations attachment are in the city limits of the City, are part of the street system of the City and as such shall be completely and solely within the City's jurisdiction and control. The resurfacing of the streets listed on the Special Stipulations attachment is at the direction of the City and the County assumes no interest in the title of said street. In no manner shall the streets listed on the Special Stipulations attachment be deemed a County street. Unless otherwise agreed, the maintenance and repair of said streets shall be the sole responsibility of the City.

6.

SECURING WORK SITE

The City agrees to assist the County where possible to secure the work site and prevent the tampering, vandalism or theft of equipment, tools or materials left at the site by the County, its agents or employees, at the close of each working day. The City also agrees to provide

certified flaggers and pilot car, if necessary, to alert motorists and ensure caution when work is underway in the work area.

7.

RIGHTS OF THE PROPERTY

The City warrants that it owns or has rights to resurface the aforementioned streets listed on the Special Stipulations attachment and further warrants that said work will not violate any restrictions, covenants, local or state law.

8.

STARTING AND COMPLETION DATES

The County agrees to begin work on the project as soon as scheduled work permits, and to complete said project in a timely manner subject to inclement weather, existing obligations, and circumstances beyond control of the County, in which event the County shall commence or complete the project as soon as it may practicably do so.

9.

ADDITIONAL TERMS AND CONDITIONS

Any additional terms and conditions which may exist between the parties may be found on the Special Stipulations attachment. To the extent that there may exist a conflict between the terms and conditions in this Agreement and the terms and conditions in the Special Stipulations attachment, the parties agree that any terms and conditions which may appear in the Special Stipulations attachment supersede any terms and conditions within this Agreement.

IN WITNESS WHEREOF, parties have hereunto set their hands and affixed their seals
the day and year as first above written.

FAYETTE COUNTY, GEORGIA

(SEAL) By: _____
Gregory M. Dunn, Chairman

Attest:

Deputy Clerk

CITY OF PEACHTREE CITY

(SEAL) By: _____
Harold Logsdon, Mayor

Attest:

SPECIAL STIPULATIONS

Project Number LAU 06-S009-00 (005)

Name of streets to be resurfaced:

- (1) Commerce Drive - SR 54 to Westpark Drive
- (2) Fortress Drive
- (3) Kelly Drive - SR 74 to Flat Creek Bridge
- (4) Kings Court
- (5) Kings Ridge
- (6) Paschall Road - Dividend Drive to SR 74
- (7) TDK Boulevard - Dividend Drive to SR 74
- (8) Wynnmeade Parkway - SR 54 to Kings Ridge Drive (North)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: City Manager

DATE: October 27, 2006

SUBJECT: Presentation of Proposed Commercial Development on Southside of GA 54
West by Capital City Development and Flexxon
November 2, 2006, City Council Meeting

Flexxon and Capital City Development will have a presentation on their proposed commercial development, McIntosh Village South, for the southside of GA 54. The purpose of the presentation is to obtain feedback from Council. More information will be provided on Monday.

BJM:pd



October 27, 2006

Bernie McMullen
Nikki Vrana
Peachtree City City Council
1127 Highway 74 South
Peachtree City, GA 30269

Subject: McIntosh Village South

Dear Peachtree City City Council:

Please place this project on the City Council agenda for the November 2, 2006 meeting. The plan is submitted for presentation to Council to obtain feedback and comments. We also ask for the Council's consideration regarding a land swap.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Doug McMurrin'. The signature is stylized with a large 'R' and a long horizontal stroke.

R. Doug McMurrin
Capital City Development

Cc: David Rast

LAI Engineering

Parkway Center • 1800 Parkway Place • Suite 720 • Marietta, GA 30067 • Phone: 770.423.0807 • Fax: 770.423.1262

WAL-MART
HOME DEPOT
DRIVE

**EXISTING
TRAFFIC
LIGHT**

GA HWY 54
RIGHT-OF-WAY VARIES**PETAR**

LA 350Y

KOHL'S
88,000 SQ. FT.

WHOLESALE CLUB
135,000 sq.ft.

TRACT 1
1A 652 AG

MF
PELWIRE CITY

McINTOSH VILLAGE SOUTH

10 | 27 | 06

H
W
A
D
D



James A. Lowe, P.E.
President
jlowe@lziengineering.com

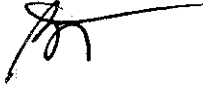
LAI Engineering
Parkway Center
1800 Parkway Place
Suite 720
Marietta, GA 30067
Phone: 770.423.0807
Cell: 770.335.9401
Fax: 770.423.1262

CIVIL, SURVEY & TRANSPORTATION

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

FROM: Deputy City Clerk 

DATE: October 27, 2006

SUBJECT: Request from Dr. Lois Speaker to Present Council with Data on Phillips Services Corporation Issue
November 2, 2006, City Council Meeting

Per Section 2-33(c) Agenda Item Request, Dr. Lois Speaker has asked to address Council and present a slide show regarding the situation with Phillips Services Corporation. Dr. Speaker's written request is attached.

Dear Council,

May I have a spot on the agenda
for Nov 2, 2006? I and other members
of the South Lutton / Langthorpe Community Task
Force would like to show slides entitled
"PSC, Pesticide and People"
~~and then~~ answer questions and discuss
the issues.

Sincerely,

Don R. Spinks