

CITY COUNCIL MEMBERS

Vanessa Fleisch, Mayor
Kim Learnard – Mayor Pro-tem
Phil Prebor – Post 1
Mike King, Post 2
Terry Ernst – Post 4

**City Council of Peachtree City
Agenda
October 5, 2017
7:00 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
Recognize Employee of the Month – Brian Boynton, Police Department
Presentation on E-SPLOST (*Neil Sullivan*)
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
September 21, 2017, Regular Meeting Minutes
- VII. Consent Agenda
 1. Consider Official Intent Resolution for FY 2018 Equipment Purchases
 2. Consider Alcohol License – NEW – Revolution Coffee Works, 361 Hwy 74 N
 3. Consider Appointments to the Planning Commission
 4. Consider Acceptance of GMA Safety Grant & Liability Management Grant
 5. Consider Approval of CIE Update
- VIII. Old Agenda Items
 - 09-17-05 Consider FY 2018 Budget for Keep Peachtree City Beautiful & Amendment to FY 2018 General Fund Budget Resolution (*Jon Rorie*)
- IX. New Agenda Items
 - 10-17-01 Consider Contract for Amphitheater Management (*Quinn Bledsoe*)
 - 10-17-02 Public Hearing – Consider Variances for Old Golf Rider Property at Huddleston Rd/SR 54 **Withdrawn by Applicant**
 - 10-17-03 Public Hearing – Consider Variance for Rear Setback, 120 Kenton Place (*Robin Cailloux*)
 - 10-17-04 Consider Amendment to Sec. 1110(e) of Land Development Ordinance, Tree Credit (*Robin Cailloux*)
 - 10-17-05 Consider Acquisition of Path Easement from Camden Apartments (*Ted Meeker*)
- X. Council/Staff Topics
- XI. Executive Session
- XII. Adjourn

**City Council of Peachtree City
Meeting Minutes
September 21, 2017
7:00 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, September 21, 2017. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

Public Comment

There was no public comment.

Minutes

September 7, 2017, Regular Meeting Minutes

King moved to approve the September 7, 2017, regular meeting minutes as written. Learnard seconded. Motion carried unanimously.

Consent Agenda

1. Consider Elimination/Replacement of Position in Recreation & Special Events Department

2. Consider FY 2017 Budget Amendment – Police Auxiliary Donation

Ernst moved to approve Consent Agenda items 1 and 2. Learnard seconded. Motion carried unanimously.

Police Chief Janet Moon explained the circumstances of the Police Auxiliary donation, saying that in 2012 there was a home invasion in which a person was shot. Mike Medici, owner of Premier Trucking, donated \$10,000 to the Police Auxiliary to serve as a reward fund. Moon noted that an arrest was made, and the reward was not used, but Medici told the auxiliary to keep the money for a future need. Moon said the Police Department would use the \$10,000, plus some additional funds, to purchase body cameras for officers. Moon also noted that Medici loaned the City two tractor-trailers used to collect supplies for hurricane relief. She commended Medici as a community partner and said his help was truly appreciated. Mayor and Council also voiced gratitude for Medici's donation and assistance.

Old Agenda Items

**09-17-01 Consider Amendment to Sec. 908 of Zoning Ordinance, Creation of
Special Events Permit**

Senior Planner Robin Cailloux reviewed the goals of creating a special events permit, which were to codify practice, provide guidance to City staff, and ensure ordinance consistency. She noted that the amendment as originally proposed defined a special event as an event occurring outside normal daily business operations, but Council asked at its September 17 meeting for a more specific definition. Cailloux said the Planning Department and City Attorney had created a definition that stated a special event was on private property with a non-residential zoning that impacted government services along rights-of-way, or impacted the health, safety, or welfare of the general public. Cailloux explained how this definition included some bigger events and excluded smaller events that previously required permits, but could be considered normal business, such as distribution of free samples, a movie night, or Christmas tree lighting. She clarified that this amendment did not change how events on public property were reviewed, kept the maximum number of permits issued to a property per year at four, did not change signage requirements, and made no changes to alcohol license requirements. Cailloux reported that the amendment provided guidance to staff in reviewing issues including public safety, parking, amplified sound, waste, and restrooms. She said staff recommended approval.

Learnard moved to approve the amendment to Sec. 908 of the Zoning Ordinance. Ernst seconded. Motion carried unanimously.

New Agenda Items**09-17-04 Discuss Sanitation Franchise Fees**

City Manager Jon Rorie pointed out the link between discussion of the proposed changes in sanitation franchise fees and the following new agenda item, the fiscal year (FY) 2018 budget for Keep Peachtree City Beautiful (KPTCB). He said Council would discuss the proposed franchise fee changes without consideration, followed by consideration of the KPTCB budget proposal, which assumed those changes. He noted there was a preview session at the September 7 Council meeting, which allowed for feedback, and said Public Information Officer/City Clerk Betsy Tyler had revised her presentation to answer those questions. After Tyler's presentation, Rorie said, he would follow up with his recommendations to Council.

Tyler reviewed the services KPTCB provided to the City, outlining that litter removal along roadways and trash and dumped yard waste removal from the cart paths were paid for through separate contracts in the City's general fund. She said operation of the Recycling Center/ recycling stations and the providing of recycling bins at City facilities and special events were covered through franchise fees. Tyler noted that KPTCB's operations included providing personnel to supervise court-mandated community service workers. In last year's budget consideration, she said, Council discussed a \$9,360 shortfall relating to recycling operations. Tyler explained that the deficit could be traced to an increase in the use of the recycling containers, which meant having to pay more often to have them emptied, combined with a decrease in the value of recyclable materials. She said the deficit increased each year as the use of the center increased and values of recyclables remained stagnant. To cover the shortfall, Tyler said, KPTCB Executive Director Al Yougel recommended the City increase residential franchise fees and institute a commercial fee because dumpsters were often a source of roadside litter. Last year, she noted, the City made up the deficit by adding \$9,360 to the cart path litter/trash agreement.

Tyler reported that staff discussed several options prior to the September 21 meeting to make up the annual shortfall, which could vary from \$10,000 to \$40,000, depending on the use of recycling services. The options included supplementing through the General Fund, creating commercial franchise fees, creating a solid waste management fee in the occupational tax, closing recycling stations, and increasing the residential franchise fee. She said each posed its own challenges, but noted that funding through the General Fund included about \$9,000, adding a management fee to businesses could generate between \$17,000 to \$25,000, closing the recycling stations would eliminate the deficit, and increasing the quarterly residential fee to \$1.50 would garner \$20,000, while raising it to \$2 would net \$40,000. Tyler pointed out they could not estimate the impact of a commercial franchise fee because it was hard to determine the number of dumpsters in the City and the number of service providers. At the last Council meeting, she reported, staff recommended that the residential fee be raised to \$2 per quarter, with the stipulation that \$10,000 be earmarked for trash and canister replacement at City facilities. She noted that the residential franchise fee had not increased since 2009. Tyler also pointed out that residents were the primary beneficiaries of KPTCB services, and commercial fees would be passed on to residents in any case. She said the residential fee structure was already in place, so there would be no additional administrative costs. This option did not address litter from commercial dumpsters or include apartment residents or residents who did not pay directly for garbage service, Tyler added.

Tyler continued that Council had specifically asked about apartment residents, who did not pay the recycling fee and had no access to on-site recycling like residential customers did. Tyler said the City's requirement that dumpsters be enclosed meant there was no room for recycling bins. She said she worked with Planning and Code Enforcement staff to identify 23 multi-family neighborhoods that potentially had dumpsters and determined that 16 did. The 23 neighborhoods included an estimated 2,991 units, while the 16 with dumpsters were estimated to total 2,710 units,

Tyler reported. At \$4 per year, the commercial fee would total \$10,864, Tyler said, but that did not account for vacancies or the administrative challenge to identify, bill, and collect the fees.

Tyler summarized that the basic issue seemed to be the value of recycling to the residents of Peachtree City versus the cost of providing recycling services. About 75% of residents had access to curbside recycling at no extra cost, Tyler noted, while 25% lived in communities that utilized commercial dumpsters with no recycling facilities on site.

Rorie remarked that this was a public policy question that asked Council to decide how much value they and the citizens placed on recycling. He said he believed the increased cost of the bin pulls was evidence of the value of the Recycling Center. Rorie told Council they should discuss whether it would be more in line with those values to reduce services or increase funding. He clarified that he placed the item on the agenda only as a discussion topic and wanted Council to hear Yougel's budget proposal for KPTCB FY 2018 before making a decision. Rorie said he would bring back the sanitation franchise fee discussion as part of the budget consideration process.

Prebor asked to clarify the number of households that could contract for residential curbside garbage pickup in the City, and Tyler noted it was about 10,500 single-family households. Their base fee was required to include both garbage pick-up and recycling. She said this was about 75% of the total households in the City.

09-17-05 Consider FY 2018 Budget for Keep Peachtree City Beautiful

Yougel went over some statistics from KPTCB's activities over the past year. He noted KPTCB maintained 68 trash containers along the City's paths and provided trash and recycling containers for special events. Last year, KPTCB collected more than 1.2 million pounds of recyclables, excluding glass, at the station, bringing in around \$22,700. He pointed out that glass could not be recycled curbside, and the Recycling Center took in about 200,000 pounds of glass last year. He noted that some visitors recycled only glass at the center, while other residents, who might not have access to curbside recycling, visited many of the stations, to recycle cardboard, newspapers, used books, etc. Businesses bringing in cardboard made up a high percentage of users, too, Yougel reported. He said the visits to the Center were how many residents first became acquainted with KPTCB, and he felt that recycling opportunities were probably one of the top questions posed by new residents.

Volunteers spent 3,299 hours walking the streets and paths to collect trash, Yougel commented. Court-mandated community service workers put in 16,800 hours of free work for KPTCB last year, Yougel reported. He said the mulching site on Rockaway Road was open almost 600 hours annually, with about 17,800 visits; the daily high being 468 visits on the Saturday after Tropical Storm Irma. The annual Spring Clean-up had yielded 228,000 pounds of things residents wanted to get rid of. KPTCB maintained recycling programs at nine schools and had recycling bins at eight City locations and special events. Yougel also noted 85 truckloads and 27 trailer loads of plant debris were removed from cart paths. He pointed out that none of this existed eight years ago. Ongoing concerns he mentioned included the pull cost versus recycling values, the residential recycling rate at multi-family neighborhoods, and the litter generated from commercial operations.

Yougel broke down the proposed budget of \$188,400 for FY 2018, which included revenue from the waste hauler franchise fee at the proposed \$2 per customer per quarter, which accommodated the fee increase discussed earlier. That fee would be \$10,900 for the first quarter, and \$21,800 for each quarter thereafter, for a total of \$76,300. Recyclables and Earth Day fees would net \$15,992, and the litter/compost contract with the City amounted to \$50,388, while the cart path litter/trash pick-up contract was \$45,720. Yougel noted that \$60,900 would be spent on

bin pulls, while maintenance and repairs totaled \$2,800, and insurance on vehicles was \$6,000 a year. Contract labor costs were budgeted for \$81,600. The budget also included \$6,000 in capital reserves.

Learnard mentioned that eight years ago, the goal was to get to a 25% reduction in the amount of waste sent to the County landfill. She said at that time, the diversion rate was about 4%, and inquired where the City was now. Yougel said there was now a 23% or 24% reduction.

Ernst asked about the possibility of educating the public and then eliminating the collection of aluminum cans for recycling. Yougel said this might eliminate one pull a month and noted that aluminum cans were comingled with steel cans and plastic bottles, which were the lowest revenue producers, so eliminating their collection would save money. He explained that paper and cardboard were the most profitable recyclables because they did not have to be sorted. Plastics and cans had to be sorted by type, so the recycling companies paid less because they required more work, Yougel noted.

Fleisch noted that about 52% of the residents who paid for curbside recycling with their garbage pickup did not utilize the service. She asked Yougel how the City could help KPTCB increase this participation rate. Yougel said it was posted on their website, and there were notices at the Recycling Station. Learnard proclaimed this program the best bargain in the southeast, with its free labor and focus on keeping the City attractive. King remarked that any effort to curtail recycling in the City would cause an uproar.

Rorie, asked by Fleisch for his viewpoint, noted there had been three discussions over the past year about this topic. He said it was a public policy question, not just a budgeting issue. He called it money well spent and said the City should continue to encourage recycling. Yougel presented a budget with a roughly \$30,000 increase in franchise fees, but the debate was who would pay those fees, Rorie noted. Rorie related that because it was a public policy matter, he would have no problem adjusting the City budget to make this additional amount part of the General Fund, rather than increase the residential franchise fee. Everyone contributed to the General Fund, he noted, through property taxes and sales taxes. Rorie said it was not critical that the KPTCB budget be adopted at that evening. He noted that the total cost for the recycling bin pulls was about \$52,650, which resulted in an expense of about \$30,000 to the City after refunds for the recyclables were considered. Rorie recommended that Council continue the matter to its October 5 meeting when he would present a budget with a line item for a revenue source to KPTCB. He said the money would come from the City's General Fund. The franchise fee would remain at \$1 per quarter, Rorie noted. Rorie challenged Yougel to evaluate existing programs, such as can collection, for cost effectiveness.

Learnard asked for a year by year look at how the City was trending on percentages of waste hauled to the County landfill. Prebor expressed concern about the appearance of garbage cans around the City on paths and at facilities, and Rorie offered reassurances that some of the reserve fund would be used to replace cans in parks. Tyler said garbage cans cost between \$70 and \$94, but Rorie said KPTCB might get a discount for buying in bulk.

Rorie also brought up the issue of having a single waste hauler for the City, which had been discussed several times in the past. A survey of residents a few years ago showed that 62% of residents approved the idea of a single hauler at a lower cost and increased services, he reported. He said he asked Fayetteville, which contracted with a single hauler to provide services, what its residents were charged. It was \$10.45 per month for curbside roll carts once a week and every other week recycling. Rorie noted that in Peachtree City, he paid his company \$16 per month for the same services. In addition to cost, Rorie pointed out, another consideration was the amount

of damage caused by all the trucks from different companies on residential streets. Prebor remarked that residents were paying in two ways – once in higher fees and again for road damage. Rorie noted that he had researched the pros and cons of contracting with a waste collection company, but said that was not a discussion to be had at this time.

Rorie also asked Council to consider a related topic. He pointed out that so far in FY 2017, the City had spent roughly \$64,000 for grinding at the mulch yard on Rockaway Road. The cost for tree removal was about \$187,000 for the same period this year. Rorie reminded Council there were 3,700 acres of green space in the City, and trees were suffering from pine beetle infestation, in addition to issues with leaning trees. Tropical Storm Irma felled many limbs and trees, he noted, going back to Yougel's report that over 400 vehicles brought yard debris to the mulching facility on the Saturday following Irma. Rorie said none of the waste haulers currently serving the City provided pick up of yard debris. He noted that the City contracted with KPTCB to clean up the paths, and limbs dumped by residents who had no way to dispose of them made up much of what they collected.

Rorie said he mentioned all these considerations to show that going to a system with a single contracted waste hauler involved many factors. He added that he would be glad to research the issue, looking at minutes of previous meetings in which it was discussed, but asked Council to postpone the topic until the FY 2019 budget. Ernst asked how citizens could be guaranteed that rates would remain stable if the City contracted with a waste collection company for residential service. Rorie explained that rates, and limits for potential increases, would be stated in the contracts. Fleisch brought up the issue of monopolies and said that had been a concern when Council discussed this topic previously. Rorie said that would certainly be a consideration. Prebor asked about a discount for seniors, and Rorie said Fayetteville's seniors paid \$8.95 per month as opposed to \$10.45. Rorie also brought up the fact that many residents, if they didn't dump their yard debris in the greenbelts, resorted to burning it, which posed a hazard. Rorie summarized the discussion by telling Council he would present a KPTCB FY 2018 budget with a General Fund subsidy for recycling programs at its October 5 meeting.

King moved to continue the FY 2018 KPTCB budget discussion to the October 5 meeting. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Preview – Landscape Ordinance (Tree Requirements)

Cailloux explained that her department was reviewing ordinances to get them in line with goals stated in the City's Comprehensive Plan. She said the landscape ordinance allowed property owners to claim credit that could be applied toward their required tree replacement. Economic goals, she explained, included maximizing the use of land, allowing the use of lots that might be considered difficult to develop, and reducing tax base dependence on residential taxes. The goals must be balanced with maintaining the City's aesthetic standards and protecting the natural environment and water quality, she noted.

Cailloux said staff conducted a peer review of Alpharetta, Dunwoody, Marietta, Milton, Newnan, Roswell, and Sandy Springs, all designated as Tree Cities by the National Arbor Day Foundation. She said these cities used a different standard of measurement than Peachtree City, but after normalizing them their average "tree replacement" equivalency factor was 21 units; Peachtree City required 46 units. All the other jurisdictions allowed undisturbed trees to count towards the tree replacement requirements, but Peachtree City only counted undisturbed trees in the developable area of the lot, Cailloux stated. For instance, she explained, trees in wetlands or in required setbacks could not be counted towards the total tree replacement requirement. She said she would present to Council at a future meeting an amendment that included trees in

those areas, except for required buffers on major thoroughfares. She said the maximum 25% cap for the credit would be maintained.

Discussion of Tropical Storm Irma Response

Rorie then asked Fire-Rescue Chief Joe O'Connor to discuss the City's recovery efforts after Tropical Storm Irma. Rorie noted that there had been about 100 tree removal orders in the storm's aftermath. Rorie said priority order for tree removal was primary roads, secondary roads, cart paths, and then parks. He said the storm cost time and energy, with additional costs to come from grinding at the mulching yard. He had authorized some changes in the fund balance to accommodate these needs, including overtime for public works crews to expedite the clean-up. He said he hoped the storm damage recovery operations could be complete in two to four weeks, but City crews had to blend this work with their normal routines because those regular tasks could not be deferred.

O'Connor said there was significant damage from Irma, but the storm was limited in duration, and there were no injuries. He said they activated the City's Emergency Operations Plan, which was updated every other year. The plan brought together the Emergency Operations Center, which allowed Public Works, Police, and Fire departments to coordinate their efforts. During an eight-hour period, O'Connor related, they responded to about 100 incidents. He called it a true cooperative effort, with Police and Fire personnel helping to clear the roads. He said the Community Emergency Response Team (CERT) volunteers, trained by the Police Department, were instrumental in keeping the roads open, as well. Another help came from the lack of traffic, due to schools and many businesses being closed, and citizens staying off the roads in general, O'Connor noted.

O'Connor explained that the City's Emergency Operations Plan defined the roles of all departments and was designed to maintain a continuity of government in the event of a man-made or natural disaster. He said this incident did not require implementing many parts of the plan, including sheltering or preparation of meals for the public. He noted that sheltering was a huge undertaking. If needed, sheltering would be coordinated on a countywide basis with support from the American Red Cross and other not-for-profit organizations. Under the emergency operations plan, O'Connor outlined, the Recreation Department would oversee sheltering, and several Recreation workers were trained in managing a shelter.

O'Connor added that Irma gave all departments the opportunity to work together as a government. Department representatives held an after-action meeting to discuss their functioning during the storm, and O'Connor said there were ways the plan could be improved, but he felt the response was a strong example of teamwork, both volunteer and paid, to promote the restoration of normalcy as quickly as possible.

Rorie mentioned that the City had options other than opening shelters, including opening information centers or dry areas, or cooling stations in hot weather and warming stations during cold weather. The terminology was important as the word "shelter" generated specific duties and obligations. Rorie said he talked with County personnel about moving in that direction during Irma, if it was needed, but it had not been necessary. He noted there were always lessons learned after these events or through simulated events. Problems during Irma included a shortage of chain saws and spare radio batteries. Another need that became apparent, he reported, was a City-owned bucket truck. Right now, workers had to use 16-foot pole saws to cut limbs. Rorie acknowledged that a bucket truck was expensive, but said the City must consider the purchase in the future. O'Connor added that the City intended to seek Federal Emergency Management Agency (FEMA) funds to recuperate some of the clean-up costs.

There being no executive session, Learnard moved to adjourn. King seconded. Motion carried unanimously. The meeting adjourned at 8:33 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

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

DATE: September 14, 2017

SUBJECT: Official Intent Resolution (Reimbursement Resolution)
Government Finance Corporation, Inc. Lease/Purchase

October 5, 2017, City Council Consent Agenda

Recommendation:

Staff recommends that City Council adopt the attached Official Intent Resolution (Reimbursement Resolution) that will allow the City to seek reimbursement through the Government Finance Corporation financing process for budgeted expenditures made prior to the actual financing arrangements.

Discussion:

Following the approval of the fiscal year 2017 budget, this Official Intent Resolution is presented to Council for adoption in order to include in future financing any money paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under the five year lease/purchase plan. The resolution in an amount not to exceed \$892,000 is attached.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2018 budget.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed \$892,000 to finance the costs of acquiring Uninterrupted Power Supply Equipment, Switches & Wireless Access Points, Replacement Server-Domain Controller, Replacement Data Storage, Additional Backup Storage, Facility Security Video Storage, VMWare Software Upgrades, Access Control Standardization, Police Unmarked Vehicle Replacement (1), Patrol Vehicle Replacements (9), Police Motorcycle Replacement (1), 192TB Police Video Storage Expansion, Fire Staff Vehicle Replacement (1), Cardiac Monitor Lifepak Replacements (15), and Public Service equipment replacements including; Zero-turn Mowers (3), Asphalt Roller Replacement (1), and Ford F-250 Diesel Replacements (2); and

WHEREAS, the City has used or will use, before the issuance of the Obligations, money in its General Fund to pay expenditures related to the Project and reasonably expects to use proceeds of the Obligations to reimburse its General Fund for these expenditures; and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Obligations to reimburse its General Fund or money used to pay expenditures related to the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Peachtree City, and is hereby resolved by authority of the same, as follows:

1. The City declares its intent to use proceeds of the Obligations to reimburse its General Fund for money used to pay expenditures related to the Project.
2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS _____ day of _____, 2017.

PEACHTREE CITY

(SEAL)

By: _____
Vanessa Fleisch
Mayor

Attest:

Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, **ANN E. TYLER**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the _____ day of _____, 2017, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Governing Body were present at such meeting:

and that the following members were absent:

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____

WITNESS my hand and the official seal of the Peachtree City, this the _____ day of _____, 2017.

Ann E. Tyler
City Clerk

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager 

FROM: Deputy City Clerk 

DATE: September 19, 2017

SUBJECT: Alcohol License – NEW – Revolution Coffee Works
October 5, 2017, Consent Agenda

Recommendation:

Staff recommends Council consider the attached application for a new alcohol license.

Discussion:

Revolution Coffee Works, 361 SR 74 North (Spectrum Eyecare building), has submitted a request for a new alcohol license. Ms. Beverly Boone has requested she be appointed as the Licensee and as the License Representative.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for the sale of distilled spirits, beer, and wine, which is \$5,000.

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: Revolution Coffee Works	Business Location: 361 Highway 74 North Peachtree City, GA 30269	
Nature of Business: Restaurant	Mailing Address: 361 Highway 74 North Peachtree City, GA 30269	Business Phone Number: 323.420.3275
Name of Licensee: Beverly Boone	Home Address: 190 Carl Williams Rd. Senoia, GA 30276	Home Phone Number: 678.878.5174
Name of License Representative: Beverly Boone	Home Address: 190 Carl Williams Rd. Senoia, GA 30276	Home Phone Number: 678.878.5174

Please indicate type of licenses applying for:

Retail Consumption Dealer	Retail Package Dealer	Wholesale Dealer
X	Malt Beverage	Malt Beverage
X	Wine	Wine
X	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:
Beverly Boone	190 Carl Williams Rd. Senoia, GA 30276	678.878.5174
Matt McKinney	120 Azalea Dr. Peachtree City, GA 30269	323.420.3275

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: _____

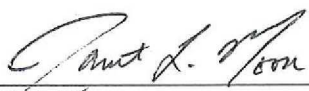
State of Georgia

City of Peachtree City

I, Janet Moon, Chief of Police for the City of Peachtree City, do hereby certify that:

Beverly B. Boone
190 Carl Williams Rd.
Senoia, GA 30276

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.



Janet L. Moon
Chief of Police

9/18/19

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager 

DATE: 9/29/2017

SUBJECT: Consider Appointment of Planning Commission Members
Consent Agenda, October 5, 2017

Recommendation:

Appoint Paul Gresham to the Planning Commission Board for the term 10/1/17 – 9/30/20. In addition, appoint Michael Link as an alternate member, in the event a vacancy occurs.

Discussion:

The Selection Committee - composed of Council Member Mike King and Kim Learnard, Planning Commission Chairman Frank Destadio, and myself considered three (3) applicants for the vacancies on the Planning Commission.

The Committee met with the applicants and learned of their experience and qualifications for serving on the Planning Commission. This particular group of applicants was extremely qualified, and made our decision very difficult. Our recommendation, as stated above, is to appoint Paul Gresham as a board member and Michael Link as an alternate to the Planning Commission.

Copies of all of the applicants interviewed for these positions are attached for your review.

Budget Impact:

This item should have no budgetary impact.



**PLANNING COMMISSION
APPLICATION FOR APPOINTMENT**

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

* out of town
9/17-20th

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings paid for by the City as part of their service on the Commission. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Debbie Lemay, City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, September 8, 2017.** Interviews will be held the week of September 18th. Debbie will contact you with meeting times.

If you have any questions, please call (770) 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Michael D. Link

ADDRESS 137 Chadwick Drive
PTC, GA 30269

TELEPHONE (Cell Phone) (404) 852-7625

(Alt Phone) (404) 353-6342

(Email) brecky@comcast.net

Michael D. Link
Signature

9/6/17
Date

How long have you been a resident of Peachtree City?

six (6) years

Why are you interested in serving on the Planning Commission?

Volunteerism is critical to building a strong community.

What qualifications and experience do you possess that would benefit the Planning Commission?
(Licensed/Registered Architect, Landscape Architect)

I was the chairperson for a community planning (area) commission for several years in Columbus, Ohio.

List major jobs you have held during your working career to include name of company and position. Director of Community Relations and Director of Regional Operations for the State Dept. of Behavioral Health and Developmental Disabilities
Please see attached resume for other previously held positions.

Do you have any past experience relating to City planning? If so, describe.

As the chair of the Near East area commission, I worked closely with city planners (Columbus, OH) for my area.

Have you attended any Planning Commission meetings in the past year and, if so, how many?

one (1).

Are you willing to take continuing Planning Commission education classes, paid by the City?

YES.

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission?

NO.

Describe your current community involvement.

My wife and I head up our neighborhood association Waterford Green.

MICHAEL D. LINK, MS

137 Chadwick Drive, Peachtree City, GA 30269

Tel: 404-852-7625 Fax: 770-487-9077

Email: beeky@comcast.net

Knowledge:

Quality Assurance-Regulatory Compliance-Financial Management and Reporting-Budgetary Preparation-Policy and Procedure-Programmatic Development-Referral Relations-Licensure and Certification-Project Management

Qualifications:

- Thirty years' experience working in Behavioral Healthcare industry
- Experience in all areas of delivery from direct service to executive management
- Thorough understanding of treatment core functions from screening to discharge planning
- Proven success in facility design and implementation
- Proven success in negotiating and establishing new contracts

Summary of Expertise:

- Day-to-day oversight and management of a regional network of over four hundred (400) behavioral health and developmental disabilities providers.
- Supervision of 66 office staff including mid-level managers.
- Skill set includes day-to-day management of multiple facilities in behavioral healthcare with a developed sense of organizational needs. More than 25 years of proven leadership in the areas of developing staff, implementing programs, managing teams and projects and initiating improvements.
- Worked directly with CEO/President in creating and maintaining programs from research and development through implementation. Earned accreditation for programs for CARF (Commission of Accreditation of Rehabilitation Facilities), ACA (American Correctional Association) plus state and local accreditation bodies.
- Drafted, revised and distributed Policy and Procedure Manuals for 20 programs. Assisted in the creation, revision, and implementation of operating instructions, policies, and job descriptions to maintain consistent quality.
- Managed nineteen to twenty million dollars' annual budget for programs while reporting and providing financial and programmatic analysis to the Board of Directors.
- Earned full state licensure for all programs including special populations
- Developed a highly trained and motivated staff to serve clients with behavioral healthcare needs.

Summary of Professional Experience:

2016-Present

Director of Community Relations

- Central Office liaison with Community Boards and Associations.
- Represent the Department and its Commissioner at various community events and meetings.
- Central Office liaison with the Statewide Leadership Council.
- Member of the Office of Public Affairs team at DBHDD.

2013-2016 DBHDD Central Office

Atlanta, GA

Director of Regional Operations

- Oversaw and managed the Department's six (6) regional offices to ensure consistency and compliance with departmental policy.
- Supervised six (6) Regional Coordinators who had day-to-day responsibility for the network of providers within their respective regions.
- Served as a member of the Department's Executive Management Team that provided support and assistance to the Commissioner of the Department.

2011 –2013 DBHDD Region III.

Tucker, GA

Regional Coordinator

- Oversaw and managed an integrated system of care for individuals needing public mental health, developmental disabilities and addictive diseases in Region 3 of DBHDD.
- Closely follows and ensures implementation of all Department regulations, directives and policies.
- Responsible for supervising the regional office staff members' performance of various duties including assisting hospitals and consumers in implementation of person-centered transition plans and resolving consumer and other constituent complaints.
- Ensures that the regional staff members deliver excellent customer service to consumers, family members, providers, elected officials, agencies, stakeholders, and other community members with an interest in DBHDD services.
- Provides support and assistance to the regional planning board and develops an annual plan that identifies and prioritizes service needs in the region.
- Utilize data to monitor and evaluate DBHDD services provided in the region working closely with MH, DD, AD Executive Directors and other state office staff to ensure continuity of information and message to local providers and communities.
- Ensures that services purchased by DBHDD are implemented and provided according to design.
- Oversees contract negotiation with regional behavioral health treatment providers.

2002 – 2011 Gaudenzia, Inc.

Philadelphia, PA

Eastern Regional Director

- Maintain census and budget matrix of all Regional programs, and ensure quality treatment.
- Review and evaluate the performance of Division Director's and Administrative staff; and meet regularly with Division Directors to review performance, quality of services, staff morale, etc.
- Maintain all programs within established budgetary guidelines and report problems to the Executive Director.
- Develop and maintain supportive relationships with public and community organizations by engaging in public relation activities that advance the mission of the region/agency through the utilization and coordinated efforts of the Community Affairs Department.
- Develop, implement and interpret policies and procedures.
- Negotiate and establish new contracts.

2001 – 2002 Dept. of Alcohol & Drug Addiction Services

Columbus, OH

Chief, Division of Treatment and Planning

- Developed policies and procedures addressing alcohol and drug treatment services for the department on statewide basis.

- Directed the department's Medicaid, Special Population's and Women's treatment networks.
- Supervises staff of fifteen including middle managers.
- Conducted county, regional and statewide meetings and conferences on issues concerning alcohol and other drug addictions and treatment.

1997 – 2002 Dept. of Alcohol & Drug Addiction Services Columbus, OH
Assistant Chief, Division of Treatment and Planning

- Administered the department's criminal justice programs.
- Supervised the managers of the criminal justice unit staff, special population's unit staff and community planning unit staff.
- Supervised the implementation and management of specific program initiatives (e.g., health care reform, welfare reform, prison and community-based Therapeutic Communities, jail based treatment) as an aspect of alcohol and drug programming.
- Foster an promote close working relationship at the local level between member of the justice system, health care and welfare system with local alcohol and drug boards and treatment agencies funded by the boards

Education:

- | | |
|--------------------------------------|---------------------------|
| • 2007 | Harvard University |
| Certificate in Non-Profit Management | |
| • 1999 | Tiffin University |
| Master of Criminal Justice | |
| • 1978 | The Ohio State University |
| Bachelor of Arts | |

Accomplishments:

President, Philadelphia Alliance, Board of Directors 2009-2011

President-elect, Philadelphia Alliance, Board of Directors 2008-2009

President, Board of Directors National Board of Treatment Accountability for Safer Communities (TASC) 1999-2002

Secretary of the National Board of Therapeutic Communities of America (TCA) 1997-2001

New Beginnings Christian Community Revitalization Corporation (CDC) 1995-2000 (Board of Trustees – Chairman from (1995-2000)

Columbus Urban League Board of Directors 1994-2000

Past Chairman of Near East Area Commission 1987 – 1995

References:

Available upon Request



**PLANNING COMMISSION
APPLICATION FOR APPOINTMENT**

Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings paid for by the City as part of their service on the Commission. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Debbie Lemay, City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, September 8, 2017.** Interviews will be held the week of September 18th. Debbie will contact you with meeting times.

If you have any questions, please call (770) 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Paul Gresham

ADDRESS 408 Willow Road

Peachtree City, GA 30269

TELEPHONE (Cell Phone) 404-985-4407

(Alt Phone) 770-632-9545 (Work)

(Email) paul.gresham2@gmail.com

A handwritten signature in black ink, appearing to read "Paul Gresham", written over a horizontal line.

Signature

8/29/17

Date

How long have you been a resident of Peachtree City?

I have lived in Peachtree City since August 2016 at the Willow Road address. I previously lived on Battery Way from 2010-2014.

Why are you interested in serving on the Planning Commission?

I am passionate about the human need for connection and community. PTC is a unique model of urban planning that must be defended and maintained through wise stewarding of our resources and growth plans. My interest is focused on playing a significant role in PTC's "smart growth" plans.

What qualifications and experience do you possess that would benefit the Planning Commission?
(Licensed/Registered Architect, Landscape Architect)

Licensed Architect in 13 States.

List major jobs you have held during your working career to include name of company and position. Principal - Gresham Associates Architects, Inc.

Director of Design - Yum Brands, Inc.

Design and Innovation - Chick-Fil-A, Inc.

Chief Development Officer - Sbarro, LLC

Principal / VP - Jefferson Browne Gresham Architects, Inc.

Do you have any past experience relating to City planning? If so, describe.

My 28-year career has revolved around City planning. My first experience occurred in Paducah, KY where I negotiated a compromise between the city and environmentalists regarding tree replacements in the downtown corridor. I have also crafted and presented to multiple P&Z boards in subsequent years.

Have you attended any Planning Commission meetings in the past year and, if so, how many?

I presented to the Planning Commission recently and have attended five other P&Z meetings in the past year.

Are you willing to take continuing Planning Commission education classes, paid by the City?

Yes.

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission?

Our firm currently provides a limited amount of professional services to Peachtree City, however my role is limited to being the Architect of Record. I would not be the managing partner on any city projects.

Describe your current community involvement.

I have not had the opportunity to serve the community in an official capacity.

PAUL L. GRESHAM, AIA

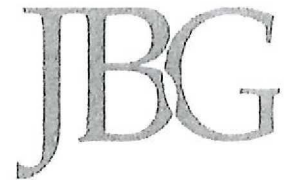
Jefferson Browne Gresham Architects, Inc.

Peachtree City, GA

770.632.9545

www.linkedin.com/in/paullgresham

paul@JeffersonBrowne.com



ARCHITECT, EXECUTIVE DESIGN LEADER

Passion for Using the Power of Design and Innovation to Transform Brands and Drive Growth.

Registered Architect and Brand Executive with deep experience in the fields of Store Development, Branded Design, Brand Rollout, Customer-Driven Design and Innovation. Demonstrated track record driving brand growth through compelling designs, development and construction processes. Strong collaboration skills in brand design alignment, establishing global supply chain partnerships and managing rollout partners, processes, pricing and performance. Thought leader in the use of technology in innovation, design and store development. Embrace design thinking, rapid prototyping and the use of customer insights to drive growth that is customer relevant and on-brand.

**Construction Documents | Permitting | Brand Growth & Development | Global Design
Implementation Project Management | Design Thinking | Innovation | Client Management
Customer Experience Focused Design | Change Management**

PROFESSIONAL EXPERIENCE

JEFFERSON BROWNE GRESHAM ARCHITECTS, INC., Peachtree City, GA

2014 to Present

Principal Architect / Partner / Vice President

Managing partner of the new Restaurant, Retail and Hospitality design studio for Jefferson Browne Architects. Offering consulting services in the areas of Brand Design, Brand Positioning and Growth Strategy, Global Development Strategy, Real Estate and Construction Management Process Enhancement, Prototype Management, Change Management, and Site Adapt Architectural Services.

- AIA, NCARB, Registered architect in AL, FL, GA, KY, LA, MI, MO, NC, SC, TN, VA.
- Current Clients include; **Treehouse Masters** (Providing design and permitting services for Pete Nelson and his Treehouse Masters TV show on Animal Planet. 13 projects to date.) **KFC** (Providing Design and Development process analysis, prototype plan management and site-adapt architectural services. **Lizard Thicket** (Boutique clothing store – providing brand design, prototype management and site-adaptation for all new units.) **Sky Zone** (Providing site-adapt design for the Atlanta market and consulting to Sky Zone franchisees on retail design offerings and customer experience analysis.) **Brian's Bar & Grill** (New concept – providing site adapt architectural services as well as the creation and management of prototypical plans for future unit growth.) **Ross Clothing Stores** (Providing site adapt services in the Atlanta market) **RCG Ventures** (In-house architectural consultant for over 3000 retail lease spaces owned by RCG.)

SBARRO LLC, Columbus, OH

2014 to 2015

Vice President of Global Design & Chief Development Officer

Created double-digit global growth through creation and implementation of bold, yet flexible, design philosophy. Led translation of new brand position derived from significant customer research into new design philosophy and global design tenets.

- Implemented new design, inspiring increased global growth with 15% directly attributed by franchisees and corporate Franchise Business Leaders to design and improved customer brand perception.
- Established process and resources for outsourced remodel team. Finalized remodel committee alignment averaging double-digit sales increases per location spurring launch of system-wide remodel planning.

PAUL L. GRESHAMpaul@jeffersonbrowne.com**PAGE TWO****CHICK-FIL-A**, Atlanta, GA**2010 to 2014****Architect and Innovator**

Managed and participated with team of architects and interior designers to support company development, reinvestment and facility management. Transitioned into creative / innovation technology role with unique task of creating nation's first and industry-leading design testing lab. Led budgeting and outsourcing strategy team of 7 to create consultant and design standards to support an 80-person Development, Construction, and Facility Maintenance team.

KFC (YUM BRANDS), Louisville, KY**2006 to 2010****KFC Director of Architecture and Engineering**

Managed prototype architect and plan teams to support company and franchise development. Led direct reports ranging from 7 to 9 professionals with responsibility for establishing and achieving annual team goals and budgets.

YUM BRANDS, Louisville, KY**2000 to 2006**

Senior Manager, Prototype Architects. Managed team of 9-direct reports in 3 offices across the U.S.

Change Management Leader. Developed cross-brand change management system, gained cross-departmental alignment and implemented system. Recognized as process expert and asked to train director-level change approvers at all brands, empowering individual brand leaders with responsibility to own results of changes and drive cross-brand consistency.

Prototype Architect: Developed Plan Quality Measurement system used by all brands, providing qualitative comparisons of plan quality between all prototype architects.

INDUSTRY LEADERSHIP**FASHION INSTITUTE OF TECHNOLOGY**, New York City, NY**Fall 2016****Guest Speaker – Advanced Store Design**

Multiple presentations on effective brand design strategies and "guiding the customer experience – what do customers actually see." Feedback from the professors included:

"Your participation was flawless"

"Your input was extremely valuable and laid the groundwork for most of the student's approach to the project."

AUTODESK, San Francisco, CA**2005 to 2015****Autodesk Retail and Hospitality Advisory Board**

Served as Founding member of the board consisting of member brands including Starbucks, Marriott, Starwood, IHG, MGM Grand, Chipotle, Chick-fil-A, Yum, Crate & Barrel, Ikea, Kroger, Safeway and others.

- Worked with Autodesk Major National Account staff to set up board consisting of design leaders from industry-wide retail and hospitality giants, growing group from 15 members to over 90.

**PLANNING COMMISSION
APPLICATION FOR APPOINTMENT**



Thank you for your interest in being considered for appointment to the Planning Commission. Applicants must be a legal resident of the State of Georgia and have been a resident of Peachtree City for at least six months prior to the date an application is submitted. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are held on the second Monday of each month at 7:00 p.m. Members are required to attend a minimum of eighty percent (80%) of all meetings. **Applicants are encouraged to attend as many Commission meetings as possible in an effort to become familiar with the responsibilities of the Commission.** Appointees will also be required to attend various Planning Commission Training classes and meetings paid for by the City as part of their service on the Commission. The Commission is responsible for assisting in the administration of the City Zoning Ordinance and Land Development Ordinance and for reviewing site plans and landscape plans for commercial and industrial development.

Please take a few minutes to complete the form below and answer the questions on the reverse side of this form and return it with a resume, if available, to Debbie Lemay, City Hall, 151 Willowbend Road, Peachtree City, GA 30269 by **5:00 p.m., on Friday, September 8, 2017.** Interviews will be held the week of September 18th. Debbie will contact you with meeting times.

If you have any questions, please call (770) 487-7657.

Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME DAVID CONNER

ADDRESS 100 HERMITAGE PL

PTC, GA 30269

TELEPHONE (Cell Phone) (678) 481-4040

(Alt Phone) _____

(Email) dconner@tpinspection.com


Signature

August 28, 2017
Date

DAVID H CONNER

- Married since 1996 w/ 3 children
- UGA Graduate - Class of 1996, Bachelor of Science in Forest Resources
- McIntosh High School Graduate - Class of 1991

How long have you been a resident of Peachtree City?

- 1973 to 1993 & 2006 to present (30 years)

Why are you interested in serving on the Planning Commission?

- I want to promote development and redevelopment that is in-line with PTC's roots and heritage. As a Planning Commission (PC) member, I approach all topics and votes by starting with the question of - is this the best thing for the citizens of PTC.

What qualifications and experience do you possess that would benefit the Planning Commission?
(Licensed/Registered Architect, Landscape Architect)

- I can offer historical insights as to how PTC has developed through the 70's, 80's, & 90's.
- 2 years w/ the PTC Development Authority (DAPC) as the PC liaison.
- I currently have 6 years of experience serving on the PC.
- I have a Forestry degree from UGA that has proved to be of value at many PC meetings.

List major jobs you have held during your working career to include name of company and position.

- TIMBER PRODUCTS INSPECTION, INC. (TP) - I began my career with TP as a summer intern in 1995 and am currently VP of Eastern Operations.

Do you have any past experience relating to City planning? If so, describe.

- I have 2 years of experience with DAPC as the PC liaison.
- I currently have 6 years of experience serving on the PC

Have you attended any Planning Commission meetings in the past year and, if so, how many?

- Planning Commission member for the last 6 years.

Are you willing to take continuing Planning Commission education classes, paid by the City?

- Yes, and I have already taken and completed the required training class required for the PC.

Would there be any possible conflict of interest between your employment and you serving on the Planning Commission?

- No.

Describe your current community involvement.

- Planning Commission member (formerly served as PC Chairman)
- Committee Chairman of Young Life Fayette County
- SouthSide Church member and parking team leader
- Small Group leader

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: September 25, 2017

SUBJECT: Acceptance of 2017 Georgia Municipal Association (GMA) Safety Grant and
Acceptance of 2017 Georgia Municipal Association (GMA) Liability Management
Grant
10/5/2017 City Council Meeting

Recommendation:

That Council approve the acceptance of the 2017 GMA Safety Grant (reimbursement grant) and the 2017 GMA Liability Management Grant (reimbursement grant) in the total amount of \$20,000.

Discussion:

As a member of GMA's Workers' Compensation Self-Insured Fund (WCSIF), the City of Peachtree City is eligible to apply for the GMA Safety Grant annually. The purpose of this grant is to provide a financial incentive to assist members in improving their employee safety through the purchase of training, equipment, or services. Our application for this year's grant was to reimburse a portion of the cost of bunker gear sets for fire personnel and ballistic vests for Police Officers. Peachtree City met the required criteria and was awarded the maximum amount of \$10,000.

As a member of GMA's property and liability insurance program, the City of Peachtree City is eligible to apply for the GMA Liability Management Grant annually as well. The purpose of this grant is to provide a financial incentive to assist members in improving their general public liability loss control efforts through training and the purchase of equipment or services. Our application for this year's grant was to reimburse the City for a portion of the purchase of a Coban Edge In-Car System – Video Capture System for the Police Department. Peachtree City met the required criteria and was awarded the maximum amount of \$10,000.

Budget Impact:

There will be no budgetary impact since these funds are budgeted in the City's general fund.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: September 28, 2017

SUBJECT: Consider Adoption of 2017 Capital Improvements Element (CIE) Annual Update
October 5, 2017 City Council Meeting

Recommendation:

That Council approve the attached Adoption Resolution and authorize staff to forward this document to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).

Discussion:

At the August 17, 2017 City Council meeting, Council approved the submittal of the city's draft Capital Improvements Element (CIE) Annual Update to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review and approval. On August 23, 2017 DCA approved the city's draft CIE. The next step is for Council to formally adopt the 2017 CIE Annual Update. Adoption of the update documents is required in order for the city to maintain its status as a Qualified Local Government.

Budget Impact:

There are no budget impacts associated with this request.

ATTACHMENTS

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY ADOPTING THE
2017 CAPITAL IMPROVEMENTS ELEMENT (CIE)
ANNUAL UPDATE TO THE PEACHTREE CITY COMPREHENSIVE PLAN.**

WHEREAS, the City of Peachtree City has completed the 2017 Capital Improvements Element (CIE) Annual Update to the city's Comprehensive Plan in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA);

WHEREAS, the City of Peachtree City has prepared an updated Short Term Work Program (STWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

WHEREAS, the City of Peachtree City has prepared an Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

WHEREAS, the 2017 Capital Improvements Element (CIE) Annual Update was reviewed and approved by the Georgia Department of Community Affairs (DCA) on August 23, 2017; and

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2017 Annual Update to the Peachtree City Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this ____ day of _____, 2017.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk



September 21, 2017

Mayor Vanessa Fleisch
City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269

RE: 2017 Capital Improvements Element (CIE) Annual Update

Dear Mayor Fleisch,

ARC has completed the regional review of the 2017 CIE Annual Update for the City of Peachtree City. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update conforms to the Development Impact Fee Compliance Requirements.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the CIE update, which may take place at any time. Prior to adoption, please review and consider the attached advisory comments from DCA in relation to the CIE update. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" CIE update documents, so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend Peachtree City's leadership and staff for your commitment to the comprehensive planning process. Please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Samyukth", is written over a horizontal line.

Samyukth Shenbaga, AICP
Manager, Community Development Group

Enclosures

Cc: Robin Cailloux, Senior Planner, Planning and Zoning Department

atlantaregional.org
International Tower
229 Peachtree St, NE | Suite 100
Atlanta, Georgia 30303

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Al Yougel, Director *KB for AY*
Keep Peachtree City Beautiful

DATE: September 29, 2017

SUBJECT: FY2018 KPTCB Budget and Amendment to the FY2018 General Fund
Budget Resolution
October 5, 2017 City Council Agenda

Recommendation:

To approve the fiscal year 2018 budget for Keep Peachtree City Beautiful (KPTCB).

Discussion:

As part of the intergovernmental agreement between the City of Peachtree City and Keep Peachtree City Beautiful, a 501(c)(3) and a component unit of the City beginning in fiscal year 2012, an annual budget for the organization must be presented to Council. Attached please find a copy of the fiscal year 2018 budget for your approval.

Budget Impact:

Be it Resolved, the attached fiscal year 2018 budget amendment will increase both revenues and expenditures in the general fund by \$15,770 for the recycling contribution to Keep Peachtree City Beautiful.

Thank you for your attention to this matter.

KB/Keep Peachtree City Beautiful

Keep Peachtree City Beautiful
Fiscal Year 2018
October 1, 2017 - September 30, 2018

REVENUE

	Current FY2017	Proposed FY2018	\$ Amount Variance	% Variance
Waste Haulers Franchise Fees	\$ 43,600.00	\$ 43,600.00	\$ -	0%
Recyclables/Earth Day/Fees	\$ 18,400.00	\$ 18,400.00	\$ -	0%
Litter/Compost Contract	\$ 50,370.00	\$ 50,370.00	\$ -	0%
Cart Path Litter/Trash	\$ 45,760.00	\$ 45,760.00	\$ -	0%
Recycle PTC Subsidy	\$ -	\$ 15,770.00	\$ 15,770.00	100%
Total Revenue	\$ 158,130.00	\$ 173,900.00	\$ 15,770.00	10%

EXPENDITURES**Purchased/Contracted Services:**

Professional Services						
	Tax/990 Preparation	\$ -	\$ -	\$ -		
Contract Services						
	Bin Pulls	\$ 56,700.00	\$ 60,900.00	\$ 4,200.00	7%	
Technical Services						
	Software Support	\$ -	\$ -	\$ -	0%	
	Software Development	\$ -	\$ -	\$ -	0%	
Repairs & Maint Equipment						
Repairs & Maint Vehicles						
	Trucks	\$ 1,957.00	\$ 2,000.00	\$ 43.00	2%	
	Trailer	\$ 200.00	\$ -	\$ (200.00)	-100%	
Facility Repair & Maint						
Rental/Lease						
	Other	\$ -	\$ 1,880.00	\$ 1,880.00	100%	
	Recycle bins	\$ -	\$ -	\$ -		
	Office/Utilities	\$ -	\$ 200.00	\$ 200.00	100%	
Insurance						
	Dir/Officer	\$ 1,000.00	\$ 1,000.00	\$ -	0%	
	Vehicles	\$ 2,292.00	\$ 6,000.00	\$ 3,708.00	162%	
	Drop Off	\$ 2,100.00	\$ 2,100.00	\$ -	0%	
	Other	\$ 1,750.00	\$ 330.00	\$ (1,420.00)	-81%	
Communications						
Advertising/Promotion		\$ 1,200.00	\$ 1,200.00	\$ -	0%	
Printing & Duplication		\$ -	\$ -	\$ -	0%	
Postage		\$ 500.00	\$ 500.00	\$ -	0%	
	Office	\$ 180.00	\$ 180.00	\$ -	0%	
Travel/Entertain						
	KGB	\$ -	\$ -	\$ -	0%	
	Other	\$ 425.00	\$ 425.00	\$ -	0%	
Dues & Fees						
	KAB	\$ 350.00	\$ 350.00	\$ -	0%	
	Other	\$ 175.00	\$ 175.00	\$ -	0%	
Education & Training						
Contract Labor		\$ -	\$ -	\$ -	0%	
		\$ 79,200.00	\$ 81,600.00	\$ 2,400.00	3%	
Total Purchased/Contracted Services		\$ 148,029.00	\$ 163,140.00	\$ 15,111.00	10%	

Supplies:

Office Supplies		\$ 740.00	\$ 710.00	\$ (30.00)	-4%
Operating Supplies				\$ -	
	Materials	\$ 2,500.00	\$ 2,500.00	\$ -	0%
Computer Supplies		\$ -	\$ -	\$ -	

Keep Peachtree City Beautiful
Fiscal Year 2018
October 1, 2017 - September 30, 2018

		FY2017	FY2018	Variance	Variance
Gasoline		\$ 4,400.00	\$ 5,200.00	\$ 800.00	18%
Small Tools & Equipment		\$ 850.00	\$ 800.00	\$ (50.00)	-6%
Uniforms				\$ -	
	Shirts/Vests	\$ 1,105.00	\$ 1,100.00	\$ (5.00)	0%
	Other	\$ 506.00	\$ 450.00	\$ (56.00)	-11%
				\$ -	
Total Supplies		\$ 10,101.00	\$ 10,760.00	\$ 659.00	7%
Capital Outlay:					
Machinery & Equipment		\$ -	\$ -	\$ -	0%
Total Capital Outlay		\$ -	\$ -	\$ -	0%
Total Expenditures		\$ 158,130.00	\$ 173,900.00	\$ 15,770.00	10%

DATE 10/05/2017

Approved

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Quinn Bledsoe, Recreation Administrator 
Paul J. Salvatore, Financial Services Director  P.S.
Angela Egan, Purchasing Agent 
Mary Camburn, Accounting Manager 

DATE: September 1, 2017

SUBJECT: Consider The Fred Amphitheater Management Contract
October 5, 2017 City Council Meeting

Recommendation

Award the Amphitheater Management Services Contract to PRTD, LLC, a joint venture that includes RCS Productions, Premier Events and Ticket Alternative. The Joint Venture will handle all talent acquisition, marketing, box office operations, concessions, general management and production services. All parties involved in this joint venture are located in the Metro Atlanta Area.

Discussion

Since the departure of the amphitheater manager, staff has been evaluating options for fulfilling the duties performed by that position. Requests for proposals were solicited and after a long and thorough evaluation process by a staff committee, the decision was made to recommend the joint partnership option. The Fred will be able to leverage several advantages with this option that would not be possible if the city were to simply replace the vacant Amphitheater Manager contract employee position. Following are some highlights of what each partner in the joint venture will provide and how it will benefit The Fred:

Joint Venture Partners

- 1.) **RCS Productions** will handle all talent acquisition and negotiation, Advancing and Day of Show Execution, Production/Technical Services, Audio and Lighting, Staging, and Consulting Services.
 - RCS brings to the table 35 years of experience currently working with the Atlanta Botanical Gardens "Concerts in the Garden", City of Woodstock's Summer Concert Series, Sweetland Amphitheater in Lagrange and the City of Marietta's Summer Concert Series among many others.
 - RCS works with venues throughout the Southeast interacting with national recording artists and managers on a year round basis. This gives them buying power and influence, superior to that of an individual amphitheater manager, to negotiate and book acts to perform at The Fred.
 - RCS also deals with the agents directly for artists and not their assistants, as a small venue manager like ours usually does.
- 2.) **Premier Events** will handle sponsorships, marketing and concessions at the amphitheater as well as lend their expertise to planning and managing events at the amphitheater. They will also

be able to assist in the planning and execution of other events at other city venues throughout the year.

- Premier Events currently provides Concessions for Chastain Park, Kennesaw State University Football Stadium, Music Midtown among many others as well as providing Event Management Services for Taste of Alpharetta, Alpharetta Arts Street Festival, Wire and Wood Songwriters Festival, Atlanta BBQ Festival and the German Bierfest.
- Due to their prominent position in the events industry in the southeast, Premier Events brings access to several larger sponsors that we cannot usually access.

3.) **Ticket Alternative** is our current vendor for ticketing and would continue in this role.

- By having Ticket Alternative in this Joint Venture it will give us the opportunity to modernize our current ticket buying experience as well as our current equipment.
- Staff plans to work closely with the Front of House Operations Manager to evaluate and utilize several other options available through Ticket Alternative that are not currently being utilized.

All partners within the joint venture have expressed a willingness to work closely with staff and management to assure the continuance of bringing quality acts to The Fred that will be welcome, appropriate and appreciated by the community.

The city will continue to provide building maintenance and security services and also continue to hire seasonal ushers, ticket-takers and box office personnel. These services will all continue to be funded with Amphitheater Fund revenues, as usual.

Budget Impact

Based on staff's evaluation of the proposal, it is expected that working with the joint venture will have a positive financial impact on The Fred. In particular, both the buying and negotiation power of RCS and the superior ability to leverage sponsorships of Premier Events should yield immediate impacts. The partnership has also committed to working with city staff in the development of a multi-year capital improvement plan for The Fred that would optimize expenditures of this nature. The Financial Services Director and his staff plan to work closely with the partnership to plan for annual operational surpluses that could be used for such reinvestment in the facility.

STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP
Planning and Development Director

DATE: September 29, 2017

SUBJECT: Public Hearing: Consider Variance Request, GC Zoning Front Parking Setback Requirement & Landscape Buffer Requirement, 100 Huddleston Road
October 5, 2017 City Council Meeting

The property owner has withdrawn this application.

STAFF REPORT

CITY COUNCIL

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager
Michael Warrix, AICP, Planning and Development Director 

FROM: Robin Cailloux, Senior Planner

DATE: September 28, 2017

SUBJECT: Public Hearing: Consider Variance Request, R-12 Zoning Rear Setback Requirement, 120 Kenton Place
October 5, 2017 City Council Meeting

Case Number:	PV17-0008
Request:	Variance from Section 1001.4 (i), Zoning Ordinance 12.5-foot encroachment into 30-foot rear setback
Property Location:	120 Kenton Place, Lot 14 Kenton Place
Current Zoning:	R-12, One Family Residential
Parcel Size:	0.35 Acres
Property Owner/ Applicant	Pat Rosenbach

Request

The Applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1001.4(i)] of the R-12, One-Family Residential zoning district which requires a minimum rear building setback of 30 feet. The Applicant proposes to expand the existing deck, encroaching into the rear setback by approximately 12.5 feet. The existing deck received a rear encroachment variance of 2.5 feet in 1996.

As part of the application, the Applicant has included a justification narrative, site plans/ plat showing the proposed improvement in relation to the rear property line, photos, and letters of support from adjacent property owners.

Subject Property

The subject property has property frontage on Kenton Place and is surrounded by city-owned greenbelt along the rear and west property line. A multi-use trail is in the greenbelt and connects to Kenton Place next to the applicant's property. The lot slopes from the street down toward the greenbelt in the rear. The existing home is located further back from the street than adjacent neighbors.

Variance Consideration

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

- (a) *The request is in harmony with the intent of the zoning ordinance*

120 Kenton Place Variance Request

Page 2

- (b) *The application of front setbacks on this property would create a hardship. There must be some extraordinary conditions on this property (such as size, shape, or topography) that similarly zoned properties do not have to contend with.*

Variance Criteria

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

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

Staff Comment: There are no special circumstances are applicable to the property.

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

Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application.

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

Staff Comment: There are no exceptional or extraordinary circumstances on the subject property that do not also apply to similar lots in the neighborhood.

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

Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other properties in the same zoning district.

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

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of adjoining property owners that would be most impacted should the deck be constructed as proposed.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.

120 Kenton Place Variance Request

Page 3

Recommendation

Staff is of the opinion that the request for variance does not meet the standards required in the City ordinance and recommends denial. Should Council choose to approve the variance request, staff recommends the following conditions:

1. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a Foundation Survey to the Building Official that identifies the location of new construction. The purpose of this survey is to ensure the new construction does not encroach any further into the front setback than permitted by this variance.

ATTACHMENTS



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00 + \$100
for each additional request

Receipt # 7922
Date Filed 8/31/17
Case # PV17-0008
Office Use Only

VARIANCE LOCATION	Street Address <u>120 Kenton Place</u> <u>Peachtree City</u>	PROPERTY OWNER Name <u>Bernard Rosenbach</u> Phone <u>(770) 631-9091</u> Email <u>bernieandpatty@comcast.net</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial/Industrial/Office Variance Type: ☐ Administrative ☒ Special Exception ☒ Variance (check one below) Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning	
APPLICANT	Name <u>Pat Rosenbach</u> Address <u>120 Kenton Place</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>(770) 631-9091</u> Email <u>bernieandpatty@comcast.net</u>	PROPERTY INFO Subdivision: <u>Kenton Place</u> Phase: <u>NA</u> Lot # <u>14</u> <u>Zoned R-12</u>
	SUPPORTING DOCUMENTS Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☐ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)	

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application? ☒ Yes ☐ No	2.) How much of a variance is being requested? <u>12.5</u> Feet	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☒ No <u>NA</u>	<u>deck & step construction</u> <u>100.4 ft rear setback</u>	

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

X Signature of Owner/Agent: Bernard Rosenbach Date 8-31-17

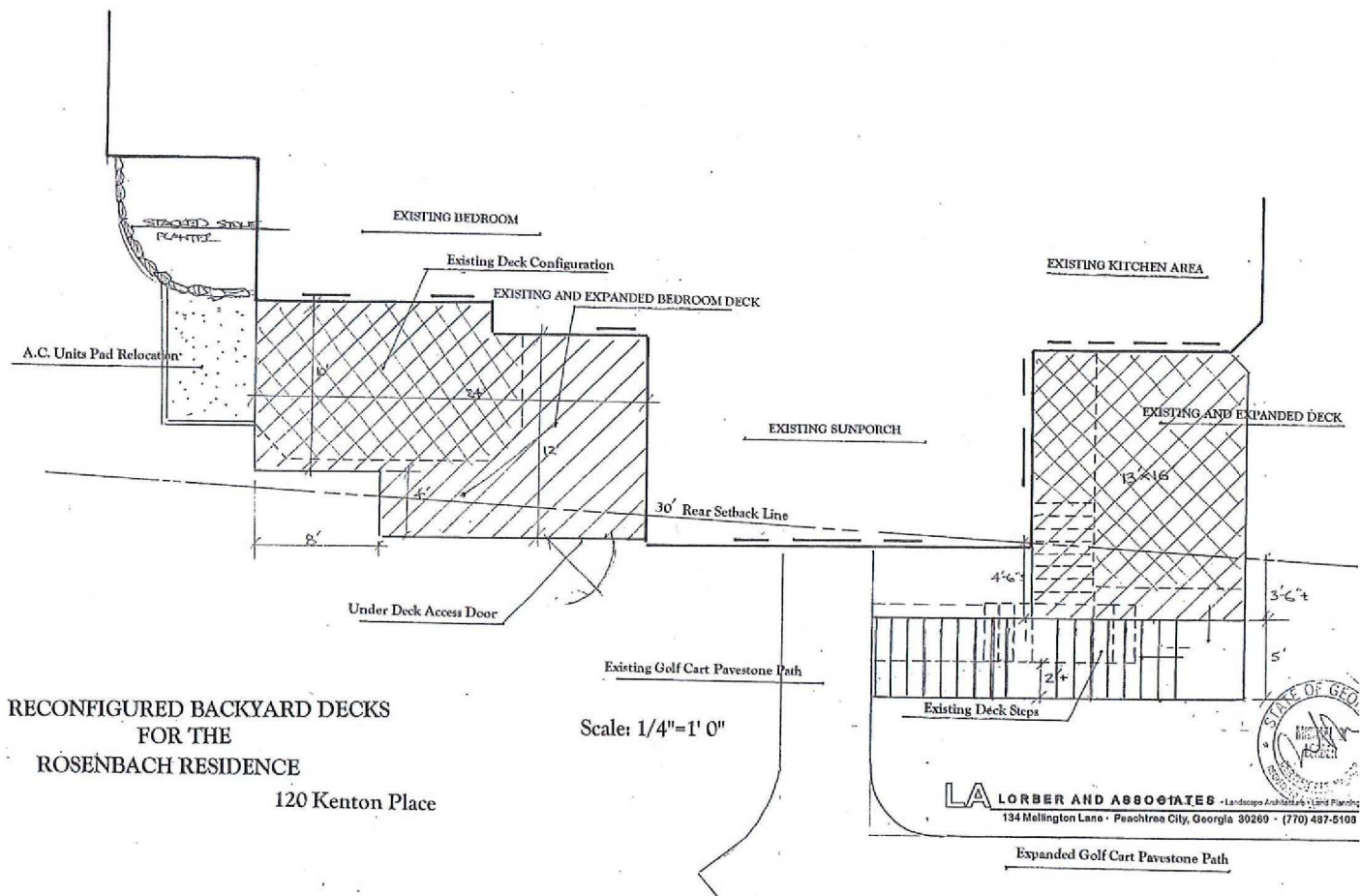
OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: <u>October 5</u>	☐ Approved with Conditions
SPECIAL EXCEPTIONS & VARIANCE FROM ORDINANCES	This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council at a public hearing in the City Council Chambers at 7:00 PM on the date shown below: _____	
Signature: _____	Date of Acceptance: _____	Date of Public Hearing: _____



SURVEY FOR
BENARD LAWRENCE ROSEN
PATRICIA Y. ROSEN

LOT 14, SCALE: 1"=30'



120 Kenton Place
Peachtree City, GA 30269

September 4, 2017

Peachtree City Council
151 Willowbend Road
Peachtree City, GA 30269

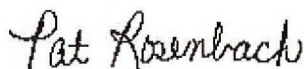
Dear Mayor Vanessa Fleisch
Councilwoman Kim Learnard
Councilman Phil Prebor
Councilman Terry Ernst
Councilman Mike King

My husband, Bernie, and I have been residents of Peachtree City for 26 years and are in the planning stage of replacing our deck of 21 years. In October 1996 we applied for and were granted a variance of 2.5 feet in order to convert our deck into a sunroom with attached deck of 12' x 12.5'. In an effort to preserve several beautiful hardwood trees in the front yard, the house was built close to the rear property line. We are fortunate that our house is bounded by a cart path to the left and the rear of our property. The closest home to the rear of us is approximately 300'. As this is such a costly investment, we would like to take advantage of the opportunity to extend the present deck back by 5'.

The primary reason we are requesting this variance is to improve quality of life for my husband, Bernie, who has Alzheimer's. Nine years into his journey, one of the few pleasures he has is standing on the deck and talking to passersby.

The secondary reason for our request would be improvement of property value. Peachtree City is a great place to live and we appreciate the standards and covenants of our area. However, we do not feel that this 5' variance request would in any way hinder the aesthetic character which attracted us in the first place. We hope that you will consider our appeal and we look forward to hearing from you in the near future,

Yours truly



Pat Rosenbach

September 5, 2017

Peachtree City Council
151 Willowbend Road
Peachtree City, GA 30269

Dear City Council Members:

It is our understanding that our neighbors, Bernie and Pat Rosenbach, residing at 120 Kenton Place, Peachtree City, GA 30269 are in the planning stage of a deck renovation on the rear of their house and seeking a variance to accommodate. There is a cart path on the side and rear of the property line which also abuts a greenbelt of 300' to the nearest house. We have seen pictures of the proposed changes and; as a neighbor, we feel it would not impose a hardship on us or our property. We would agree with any variance granted by the City Council.

Peachtree City is a great place to live!!

Yours truly,

A handwritten signature in black ink, appearing to read "John Cornwell", written over a horizontal line.

John Cornwell
121 Kenton Place
Peachtree City, GA 30269

September 5, 2017

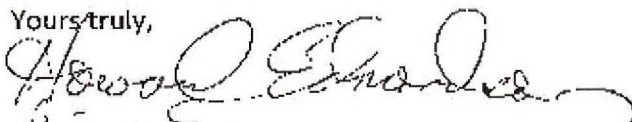
Peachtree City Council
151 Willowbend Road
Peachtree City, GA 30269

Dear City Council Members:

It is our understanding that our neighbors, Bernie and Pat Rosenbach, residing at 120 Kenton Place, Peachtree City, GA 30269 are in the planning stage of a deck renovation on the rear of their house and seeking a variance to accommodate. There is a cart path on the side and rear of the property line which also abuts a greenbelt of 300' to the nearest house. We have seen pictures of the proposed changes and; as a neighbor, we feel it would not impose a hardship on us or our property. We would agree with any variance granted by the City Council.

Peachtree City is a great place to live!!

Yours truly,



Howard & Cindy Edmondson

122 Kenton Place
Peachtree City, GA 30269

September 5, 2017

Peachtree City Council
151 Willowbend Road
Peachtree City, GA 30269

Dear City Council Members:

It is our understanding that our neighbors, Bernie and Pat Rosenbach, residing at 120 Kenton Place, Peachtree City, GA 30269 are in the planning stage of a deck renovation on the rear of their house and seeking a variance to accommodate. There is a cart path on the side and rear of the property line which also abuts a greenbelt of 300' to the nearest house. We have seen pictures of the proposed changes and; as a neighbor, we feel it would not impose a hardship on us or our property. We would agree with any variance granted by the City Council.

Peachtree City is a great place to live!!

Yours truly,



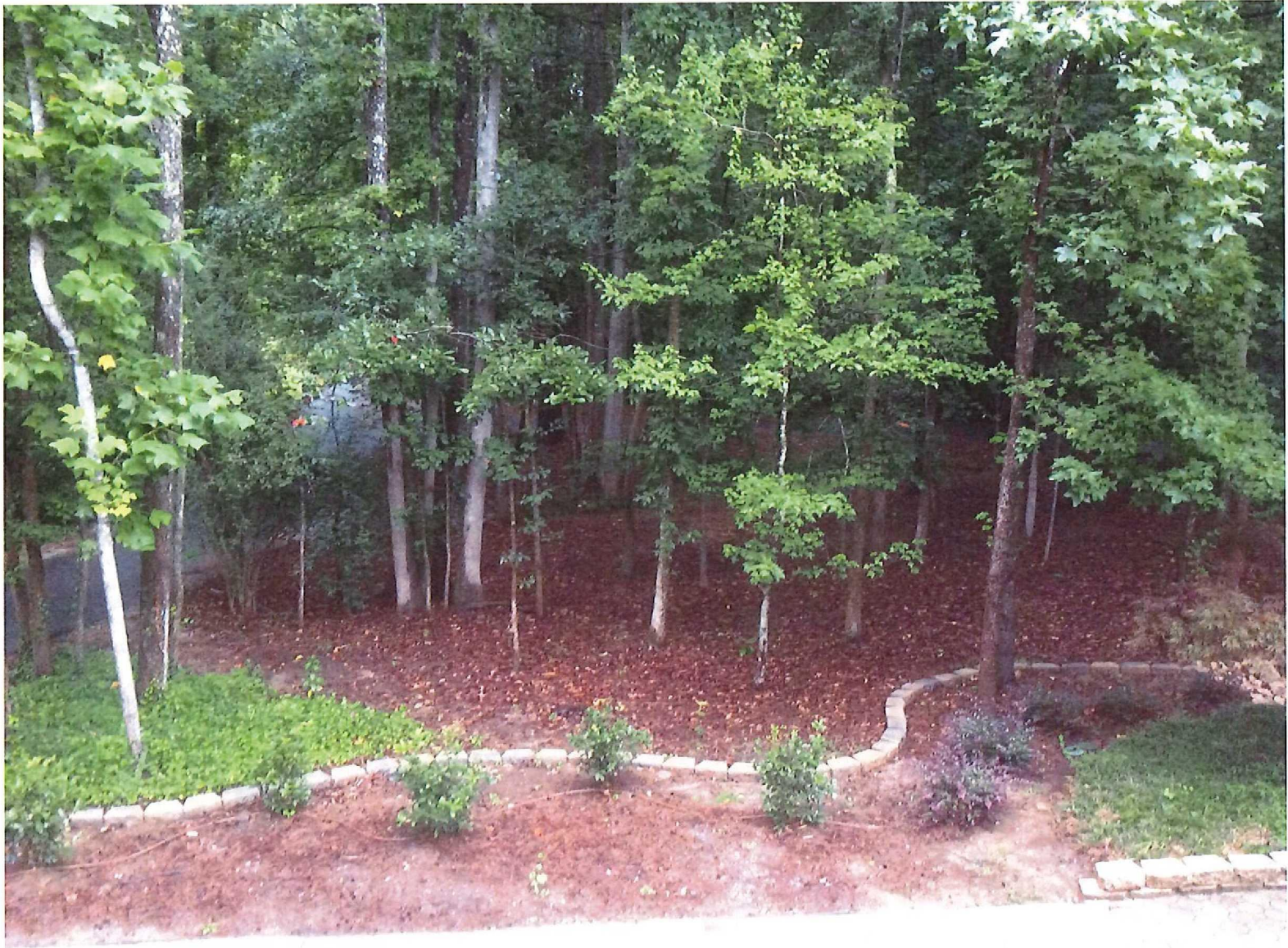
Peggy & Don Schaum

119 Kenton Place
Peachtree City, GA 30269









CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 
Michael Warrix, AICP, Planning and Development Director 

FROM: Robin Cailloux, AICP Senior Planner

DATE: September 28, 2017

SUBJECT: Consider Text Amendment to Section 1110(e) Land Development Ordinance, Tree Credits
October 5, 2017 City Council Meeting

Recommendation:

That Council approve the proposed text amendment to Section 1110(e) of the Land Development Ordinance as presented by staff.

Discussion:

As part of the implementation of the recently adopted Comprehensive Plan, Plan, staff has been reviewing various code provisions in an effort to ensure consistency with adopted goals. Staff recently conducted a review of landscape and tree preservation ordinances of comparable communities in the Atlanta area. All of the communities surveyed allow property owners to claim credit for preserved trees, regardless of the location of the trees on a given lot. This differs from Section 1110(e) of Peachtree City's Land Development Ordinance, which only allows a property owner to claim credit for preserved trees that are located within a developable area of the lot. Trees located in wetlands, floodplains, and stream buffers cannot currently be included and credited in tree requirement calculations.

The proposed amendment to Section 1110(e) would allow property owners to claim undisturbed trees on all areas of a property, with the exception of required tree save and landscape buffers along thoroughfares. The proposed amendment allows this credit to be applied to both canopy and understory trees. The maximum credit of 25 percent is maintained by the proposed ordinance.

Budget Impact:

There are no budget impacts associated with this request.

ATTACHMENTS

Ordinance Number _____

**AN ORDINANCE TO AMEND ARTICLE IX, DIVISION 3, SECTION 1110
OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE; TO
REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY;
AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Article IX, Division 3, Section 1110 of the Land Development Ordinance of the City of Peachtree City, Georgia, as amended, is further amended and is to be codified as follows:

Sec. 1110. - Landscape plan specifications.

A landscape plan shall be provided for all new retail, commercial or industrial development and shall comply with the following:

- (a) The plan shall be prepared and/or signed and sealed by a registered landscape architect licensed to practice in the State of Georgia.
- (b) The plan shall include a detailed summary of all site-related improvements and impervious area as identified herein.
- (c) The plan shall provide no less than three caliper inches of canopy trees and no less than two caliper inches of understory trees for every 1,000 square feet of impervious surface on the overall site.
Example:

A development site contains 68,000 SF of impervious surface.

Divide 68,000 by 1,000, which equals 68.

Multiply 68 x 3 to determine the total caliper inches of canopy trees required. In this case, a total of 204 caliper inches of canopy trees must be provided.

Multiply 68 x 2 to determine the total caliper inches of understory trees required. In this case, a total of 136 caliper inches of understory trees must be provided.

- (1) Each canopy tree shall be a minimum of two and one-half inches in caliper.
- (2) Each deciduous understory tree shall be a minimum of two inches in caliper.
- (3) Each multi-trunk tree used as understory trees shall have a minimum of three canes, each of which shall be a minimum of two inches in caliper.
- (4) Each evergreen understory tree shall be a minimum of 15 gallons in size or a minimum of six feet in height above finish grade at the time of planting.
- (5) Sizing and grading standards for all plant material shall comply with the latest edition of the American Standard for Nursery Stock as prepared by

the American Association of Nurserymen and adopted by the American National Standards Institute, Inc. (ANSI Z60.1).

- (d) All areas not devoted to structures, parking, driveways, site development features or the preservation of natural vegetation shall be landscaped.

- (e) Preservation of existing vegetation on a project site is highly encouraged.
 - (1) For those developments that designate and maintain tree save areas other than vegetation located within tree save and/or landscape buffers, ~~undisturbed buffers, no impervious watershed protection buffers~~ or areas identified for future development, the ~~city landscape architect and the~~ planning commission may permit up to a 25 percent reduction in the total number of trees required by this ordinance. Tree save areas must be identified on the final site plan and protected with a tree-save barrier during construction. No construction materials, construction debris, or equipment shall be permitted to be stored within the tree-save areas.

Tree credit shall be determined as follows:

(Total SF of project site designated as ~~undisturbed~~ tree save area / Total SF of ~~project site that can be developed property~~) x 100 = Potential tree credit (%)

Example:

The total ~~developable property~~ area ~~of a 2.3-acre tract~~ is 1.4 acres (60,984 SF).

The Applicant is proposing to designate 6,500 SF as a permanent tree save area. The potential tree credit is calculated as follows:

$(6,500/60,984) \times 100 = 11\%$ of potential tree save credit

- (2) Special consideration may be given when specimen trees are preserved and protected on a project site. These trees shall be identified on the tree survey submitted as a part of the conceptual site plan review process and shall be inspected by the city landscape architect and/or a certified arborist to determine the health of the tree.

In those instances where specimen trees are protected, the planning commission may consider a reduction in the total caliper inches of trees required by this ordinance.

- (f) It is recommended, but not required, that all planting and lawn areas include an underground irrigation system with a programmable timer and operational rain shut-off device.
 - (1) If an underground irrigation system is not provided, a water source shall be provided no less than 100 feet from all planting areas.
 - (2) The property owner shall be responsible for insuring the plant material is properly watered.
- (g) The city ~~landscape architect planner~~ may require additional vegetation to assist in re-naturalizing areas which visually impact public rights-of-way. The intent of this requirement is to supplement tree replacement requirements with smaller plant material (one-gallon maximum) in buffer areas that are void of vegetation.

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

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

Section 5. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2017.

Vanessa Fleisch, Mayor

Attest: _____
Betsy Tyler, City Clerk

SUMNER | MEEKER
LLC
ATTORNEYS AT LAW

THEODORE P. MEEKER, III

14 EAST BROAD STREET
NEWNAN, GEORGIA 30263

TELEPHONE 770-251-1750
FACSIMILE 770-251-1770

TO: City Council
City of Peachtree City

FROM: Theodore P. Meeker, III
City Attorney 

DATE: September 28, 2017

RE: Acquisition of Path Easement from Camden Apartments

Staff has been working with the owners of the Camden apartments to obtain a cart path easement. That easement will provide a connection to the tunnel that has been installed along MacDuff Parkway.

The initial issue was the proximity of the path to one of the apartment buildings on the site. That issue could not be resolved due to topography in the area. An appraisal was done for the easement, and the valuation was \$99,000.00.

After subsequent negotiations, the parties have reached the following agreement, subject to approval of the City Council. In particular, the City will pay the sum of \$85,000, it will install three (3) lamp posts along the path on Camden's property, and it will install a fence and landscaping along the path as per the original plans.

The proposed action would be to acquire the easement for the price of \$85,000.00 and the other conditions set forth above, and to authorize the Mayor or City Manager to sign all documents necessary to complete said purchase.

TPM/lm

After recording return to:

**Cinnamon Mack
City of Peachtree City
153 Willowbend Road
Peachtree City, Georgia 30269**

**STATE OF GEORGIA
COUNTY OF FAYETTE**

DEED OF EASEMENT

THIS INDENTURE, made and entered into this ____ day of _____ in the year 2017, between Summit Properties Partnership, L.P., as party of the first part, hereinafter referred to as "Grantor", and the City of Peachtree City, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as "Grantee" ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESS THAT: Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these present does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following:

A perpetual non-exclusive easement (the "Easement") over, through, under and across certain property described consisting of approximately 1.24 acres square feet in area as shown crosshatched on the plat of the property titled "Easement Plat for the MacDuff Parkway Multi-use Tunnel Path Connection as Prepared for the City of Peachtree City," prepared by Integrated Science & Engineering, Inc., dated 3/26/2016, said plat attached hereto and made a part of this deed as Exhibit "A", said easement area being more particularly described in the Legal Description attached hereto as Exhibit "B", which Exhibits are incorporated herein by express reference and made a part hereof (the "Easement Area").

The purpose of the grant of Easement is to allow the Grantee, through its agents and employees, the right and privilege to install, construct, use and maintain a multi-use cart path, together with all necessary and required pipes, conduits and apparatus, over, through, under, and across the Easement Area, the purpose of said multi-use cart path inuring to the benefit of the public for transportation and recreational uses. The Easement shall be perpetual in duration.

The Grantor shall assume no liability for injuries or damages to public users of the Easement, and Grantor shall forfeit no other property rights by virtue of the existence of this Easement on his property.

This instrument shall be binding upon the heirs, successors and assigns of the Grantor herein and shall inure to the benefit of the successors in interest of the Grantee herein.

This Easement is additionally subject to the following conditions, covenants and agreements:

1. In the event that Grantee shall, in the course of installing, maintaining or repairing its equipment, alter or disturb any installation of Grantor, then Grantee agrees to restore such installation to its condition immediately prior to such work and in a manner satisfactory to Grantor, its successors and assigns.

2. To the extent permitted by Georgia Law, Grantee shall defend, indemnify and save and hold Grantor harmless from and against any and all costs, claims, expenses, demands, and causes of action of whatever nature that may arise in the use and enjoyment of the Easement herein granted out of the acts or omissions of Grantee, its employees, contractors, invitees or other persons entering upon or utilizing the Easement with the consent of Grantee or acting under its control.

3. To the extent permitted by Georgia Law, Grantee shall be liable for all property damage and bodily injury caused by its employees, contractors, invitees or other persons entering upon and utilizing the Easement with the consent of Grantee or acting under its control in the use of this Easement.

4. Grantor, its successors and assigns, shall have the right, but not the obligation, at any time and from time to time, to cure any default by Grantee hereunder, and in such event may thereafter recover from Grantee, its successors and assigns, the costs and expense thereof.

5. The Easement hereby granted is non-exclusive, and Grantor shall have the right from time to time to grant further easements over, across, through and under the Easement, for any lawful purpose, provided that the holder of such easement does not unduly or unreasonably interfere with the Easement herein granted.

6. The cost of maintenance and repair of the facilities, lines and equipment installed in this Easement, including related appurtenances and equipment shall be born entirely by Grantee, its successors and assigns.

It is additionally provided that this Easement is granted and conveyed subject to any and all matters of public record or existing on the ground, if any such do exist and affect the Easement Area and now remain in effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, have caused this document to be executed by its duly authorized officers and its seal to be hereunto affixed, as of this day and the year first above written.

Signed, Sealed and Delivered

This _____ day of _____,

CAMDEN SUMMIT PARTNERSHIP, L.P., a
Delaware limited partnership

By: Camden Summit, Inc., a
Delaware corporation, its
General Partner

By: _____
Name: _____
Title: _____

in the presence of:

Witness

Notary Public

My Commission Expires:

N/F
SUMMIT PROPERTIES
PARTNERSHIP
PEACHTREE CITY
DB 1241, PGS
449-460

R=358.00'
L=127.54'
CB=S71°14'29"E
CH=126.87'

S65°07'26"E
26.56'

S83°18'18"E
38.78'

S87°50'34"E
81.67'

N83°57'11"E
9.40'

S87°28'44"E
254.63'

S72°22'40"E
55.95'

S88°51'12"E
61.44'

S23°54'22"E
34.70'

1.24 ACRES

N69°52'08"E
93.13'

S67°02'07"E
103.88'

R=540.00'
L=101.71'
CB=N85°11'W
CH=101.56'

P.O.B.

EX TUNNEL

PRIVATE ACCESS ROAD

N88°17'24"W
813.88'

EX ASPHALT

N/F
PEACHTREE CITY LINE
CREEK I LLC
A GA LTD LIABILITY CO
DB 3400, PGS 52-59

N/F
PEACHTREE CITY
LINE CREEK I LLC
A GA LTD LIABILITY
CO

EXHIBIT

A

2025 04/16/2016



INTEGRATED
Science & Engineering

1039 Sullivan Road, Suite 200, Norcross, Georgia 30265
(p) 878.552.2106 (f) 878.552.2107
Atlanta/Savannah

GRID (GA WEST ZONE) NAD83



SCALE: 1" = 120'

**EASEMENT PLAT FOR THE MACDUFF
PARKWAY MULTI-USE TUNNEL PATH
CONNECTION AS PREPARED FOR THE
CITY OF PEACHTREE CITY**

3/26/16

All that tract or parcel of land lying and being in Land Lot 159 of the 7th District, Fayette County, Georgia in the City of Peachtree City and being more particularly described as follows;

BEGINNING at a found 1/2" Rebar at the Southwest corner of the parcel described in Deed Book 1241, Pages 449 thru 460 recorded in the Office of the Clerk of the Superior Court of Fayette County, Georgia;

Thence along the easterly right-of-way of Macduff Parkway, along a curve to the left having a radius of 540.00 feet, and an arc length of 101.71 feet, being subtended by a chord of North 08 degrees 51 minutes 11 seconds West for a distance of 101.56 feet;

Thence leaving said right-of-way, North 60 degrees 52 minutes 08 seconds East, a distance of 93.13 feet;

Thence South 61 degrees 02 minutes 07 seconds East, a distance of 103.88 feet;

Thence along a curve to the left having a radius of 358.00 feet and an arc length of 127.54 feet, being subtended by a chord of South 71 degrees 14 minutes 29 seconds East for a distance of 126.87 feet;

Thence South 65 degrees 07 minutes 26 seconds East, a distance of 26.56 feet;

Thence South 83 degrees 18 minutes 18 seconds East, a distance of 38.78 feet;

Thence South 87 degrees 50 minutes 34 seconds East, a distance of 81.67 feet;

Thence North 83 degrees 57 minutes 11 seconds East, a distance of 9.40 feet;

Thence South 87 degrees 28 minutes 44 seconds East, a distance of 254.63 feet;

Thence South 72 degrees 22 minutes 40 seconds East, a distance of 55.95 feet;

Thence South 88 degrees 51 minutes 12 seconds East, a distance of 61.44 feet;

Thence South 23 degrees 54 minutes 22 seconds East, a distance of 34.70 feet to the south line of the parcel described in Deed Book 1241, Pages 449 thru 460;

Thence along said south line, North 88 degrees 17 minutes 24 seconds West, a distance of 813.88 feet to the POINT OF BEGINNING.

Containing 1.24 acres, more or less.

