

City Council of Peachtree City
Agenda
October 4, 2012
7:00 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Proclamation – McIntosh High School Alumni Hall of Fame Day**
 - Recognize Employee of the Month – Andrew Dalton**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - September 6, 2012, Regular Meeting Minutes**
 - September 20, 2012, Regular Meeting Minutes**
- VII. Consent Agenda**
 - 1. Consider Amendment to Tower Lease – XM Satellite Radio**
Staff memo to be ready early next week
- VIII. Old Agenda Items**
 - 09-12-07 Consider City Backing of WASA Bond Refunding**
- IX. New Agenda Items**
 - 10-12-01 Public Hearing – Consider Variance to Rear Setback – 120 Braelinn Courts**
Request to encroach 10 feet into rear building setback to screen-in existing deck located in the setback
 - 10-12-02 Public Hearing – Consider Annexation Request from Southern Pines Plantation Commercial Group, LLC – 77.10 acres on SR 74 South**
Request to annex 77.1-acre tract on SR 74 South and zone for office and residential use
 - 10-12-03 Citizen Request to Address Council Regarding Proposed Amendment to Alcohol Ordinance**
Resident request to address Council to amend Alcohol Ordinance to allow tastings of beer in establishment with a package license
 - 10-12-04 Consider Re-allocation of Facilities Bond Project Funding between Various Projects**
Request to approve reallocation of Facilities Authority bond funds
 - 10-12-05 Consider Awarding Contract for Building Department Services to SAFEbuilt Georgia, Inc.**
Recommendation to approve agreement with SAFEbuilt Georgia for services
 - 10-12-06 Consider Awarding Contract for Roof Replacement to Various City Facilities to Advantage Building Contractors Inc.**
Recommendation to approve Advantage Building Contractors
 - 10-12-07 Consider Change in November and December Meeting Dates**
City Manager requests Council consider change/consolidation of meeting dates due to holidays
- X. Council/Staff Topics**
 - Hot Topics Update**
- XI. Executive Session**

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

City Council of Peachtree City
Meeting Minutes
September 6, 2012
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, September 6, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, Eric Imker, and Kim Learnard.

Announcements, Awards, Special Recognition

Sons of Confederate Veterans members Jim Ryan, Glen Allen, and Scott Gilbert accepted the Sharpsburg Remembrance Proclamation read by Mayor Haddix. The graduates of this summer's Junior Police Academy were recognized. McIntosh High School Band Director Barbara Baker and band members Hannah Mason, Imara Vliegen, and Chad Lott-Howton accepted the proclamation for the Fayette County Marching Band Exhibition to be held September 22. Haddix introduced Fayette County Commissioner-elect David Barlow.

Minutes

August 16, 2012, Regular Meeting Minutes

August 21, 2012, Special Called Meeting Minutes

August 21, 2012, Workshop Minutes

August 27, 2012, Special Called Meeting Minutes

Learnard noted there was a change to the August 21, 2012, workshop minutes on the dais, which was to take out the word "not" in the first sentence, third paragraph, of page 3. Imker also had a change to the August 21, 2012, workshop minutes on page 4, third paragraph, the decimal point needed to be changed from 0.531% to 5.31%.

Learnard moved to approve the August 16, 2012, regular meeting minutes as written; the August 21, 2012, special called meeting minutes as written; the August 21, 2012, workshop minutes with two corrections; and the August 27, 2012, special called meeting minutes as written. Imker seconded. Motion carried unanimously.

Consent Agenda

1. Consider Budget Adjustments – FY 2012

2. Consider Radar Permit Update 2012

3. Consider Appointment for Position on Recreation & Special Events Advisory Board – Al Yougel

4. Consider Vehicle Donation to Police Department

Imker moved to pull Consent Agenda item 1 for further discussion. Fleisch seconded. Motion carried unanimously.

Learnard moved to approved Consent Agenda items 2, 3, and 4. Imker seconded. Motion carried unanimously.

1. Consider Budget Adjustments – FY 2012

Imker said he did not have a concern with the content of the agenda item. He was concerned about its approval. He asked City Attorney Ted Meeker if a simple majority was all that was required to approve the budget adjustment. Meeker said three of the five was all that was required. Learnard asked Imker if he had a concern. Imker said he just wanted to make sure the question and answer were in the minutes.

Imker moved to approve Consent Agenda item 1. Learnard seconded. Motion carried unanimously.

New Agenda Items

09-12-01 Public Hearing – Consider Variance to Side Setback – 304 The Enclave

Planning & Zoning Administrator David Rast addressed Council, noting the property was located on an eight-home cul-de-sac in the Southern Shore subdivision. The majority of the homes were on one-half acre or larger lots. The homes were fairly large, with some abutting Lake Kedron. Greenbelts separated several of the streets. The subdivision was zoned R-15 and required a 10-foot building setback. He continued that the zoning also stipulated that no two principal structures on adjoining lots be closer than 25 feet from one another. The existing home was 45 feet from the property line, and the home on the adjoining lot was 22 feet from the property line, giving a 67-foot separation between the structures.

Rast continued that the applicants, David and Renée Rottschafer, had obtained a building permit for a freestanding garage several months ago. The garage was built 12.8 feet from the side property line, which complied with the 10-foot building setback line. After the garage construction, a retaining wall was built four feet from the property line, and the area was paved with concrete. Construction of a covered lean-to on the side of the garage was started to house their golf cart and other outside materials. Staff received a call about the lean-to, finding no permit had been issued for the structure. Code Enforcement visited the site, and a notice of violation (NOV) was issued, which was the reason the applicants applied for a variance.

Rast continued that several neighbors had submitted letters of support, with the exception of Lot 43, 302 The Enclave, and the owners did not support the variance. Originally, there had been 67 feet between the two houses. If approved, the golf cart garage would be 25.8 feet from their home. Once the NOV was issued, no further work was done. The applicants planned to put a roof over the open air golf cart structure and use space in the main garage for storage.

Rast reminded Council that, under the criteria for approval of variances, a variance was not to be granted unless all the findings could be made. Staff felt few, if any, of the findings supported the variance, and there were no special circumstances related to the property. The existing home had a partial basement and a three-car garage, then the homeowners built the freestanding two-car garage with additional storage space above it, and now wanted to build an additional area to park a vehicle, which seemed in excess of what the rest of the subdivision had. There was no architectural review board or homeowners association in Southern Shore, so there had been no review of the garage or lean-to. The R-15 zoning stipulated the minimum home and lot sizes, with the majority of the lots exceeding the minimum size and the majority of homes exceeding 3,000 to 4,000 square feet. There was a considerable distance between structures. Staff could not find any other homes in the neighborhood as close together as these two homes were. Staff did not recommend approval of the variance request. Staff understood the family was large, but they also had to look at the character of the neighborhood and the effect on it, as well as others in the City.

Haddix opened the public hearing.

Renée Rottschafer told Council her family's situation was more unusual than the presentation suggested. When they bought the home three years ago, they had three adopted children. Now six children and four adults lived in the home, which included her parents. The freestanding garage was built so her parents would have a place to park because of the L-shaped driveway. The garage bays held the cars for her and her husband, as well as her parents' two cars, the golf cart, and all the bikes, outdoor play equipment for the children, a refrigerator, and a freezer. They had gotten a permit for the garage, but had not realized they would need one for the open golf cart enclosure. She continued that the neighbor most impacted was not 302 The Enclave. The picture taken at 302 The Enclave was taken out of the basement window. The two

houses most impacted were 303 and 305 The Enclave, which were directly across the street, and those owners had written letters of support.

The City had inspected the construction of the garage, saying it was built better than most houses, and it met the 25-foot rule between primary structures required by the zoning. She said the only window from which her neighbors could see her home was their basement window. There was a small greenbelt area between the houses. The structure did not cause any environmental issues, and it was all on concrete. One pole was seven inches into the side building setback, and the other pole was five feet into the side building setback.

Dave Rottschaffer said they were trying very hard to be neighborly and courteous. The golf cart would be parked outside anyway, and they could either cover the golf cart with a tarp/bag or park it under the lean-to, which would have a roof and be painted the same color as the house. The area was only visible from the adjacent home if they walked around to the side of the house or looked out the basement window. They had a good relationship with the neighbors, and they would honor Council's decision. The alternative was not nearly as attractive.

No one else spoke. Haddix closed the public hearing.

Learnard told the Rottschaffers they were the people she strived to be. However, Council's decision must be based on the ordinances. There was a set of six criteria that had to be met, and there had to be a special circumstance. Sometimes, there was an "only place in the City" case and she could not find a special circumstance in this instance.

Fleisch said Council also had to consider the effect on other houses, and whether the variance would become precedent-setting. She could tell the golf cart garage was there from the street. Approval of the variance would set precedence, and the parameters could occur in other neighborhoods.

Dienhart said he wished he could vote for approval, but there was an ordinance in place and he could not support their request.

Learnard moved to deny the variance to the side setback at 304 The Enclave. Dienhart seconded. Motion carried unanimously.

09-12-02 Consider Approval of FY 2013 Peachtree City Convention & Visitors Bureau Budget
Peachtree City Convention & Visitors Bureau (CVB) Executive Director Nancy Price said the conference and tournament bids submitted included the Georgia Association of Convention and Visitors Bureau – 2013, Flint River Library Conference – 2012, 3 v 3 Soccer Tournament, Marine Corps League – 2012, National BMX – 2013, and the Georgia Municipal Clerks/Finance Officers Association. The CVB did not get all the conferences, but they would keep pursuing conferences and tournaments to bring the business to the City. The conferences/tradeshows attended included Travel South, Southern Women's Show, Connect, and Rejuvenate.

The CVB appeared in several publications, including the **Atlanta Tour Manual, Atlanta Magazine, Atlanta Now, 2012 Georgia Travel Guide, America's Best Vacations, Budget Travel, Newcomer Magazine, Sports Destination Magazine, Resource/Guide to Sports, Southern Living, Better Homes and Gardens, Ladies Home Journal, Family Circle, and Convention South.**

On-line marketing included working with Reach Local for search engine optimization and using social media (Facebook and Twitter). "Smart" marketing included developing a mobile site and partnering with QR Values to develop a CVB Events app. The branding campaign was

"Discover Life at 15 miles per hour." The CVB applied for and received a grant for a golf cart from Yamaha, and they purchased a 12-passenger van, which would be used for the film tours. Price said the film tours would kick-off once the Visitors Center renovation was completed. The Visitors Center was on hold waiting for the foundation work to be completed. The golf cart driven by Dennis Quaid in the movie, "What to Expect When You're Expecting," was purchased with the grant funds. It was in storage and would be used as part of the Visitors Center exhibit.

Price noted that Facebook followers had increased from 167 in 2011 to 349 in 2012. Twitter followers had also increased from 614 to 790. Unique visits to the website had increased from 6,438 in 2011 to 23,294 in 2012. Page views were up from 30,000 to 71,000. Magazine leads increased from 2,000 to 4,644. A lot of welcome packets and visitors guides were being sent. Hotel/motel tax collections were comparable to last year.

Price noted the CVB planned to work with the Recreation Department to develop a package for sports tournaments, and all the parties were very cooperative. She hoped to have more on that in the near future. They were also working with City staff to enhance signage to bring people to the Visitors Center. Her staff was striving to earn the gold certification from the state. Currently, the City's CVB was bronze certified.

Kai Wolter, chairman of the CVB, reviewed the hotel/motel tax and budget highlights. He said the General Services Administration (GSA) announced they wanted to lower the per diem rate (amount the government allowed to be spent on lodging) by 30%, which was worrisome. Fayette County was considered the "boonies," and was listed at \$77 dollars per day compared to \$100 per day 10 miles away in Fulton County. The hotels had contacted their legislators, and the per diem rates were currently frozen for FY 2013.

Wolter continued that, due to the 2010 revision of the Americans with Disabilities Act (ADA), each hotel would be spending \$50,000 to \$200,000 to make the changes, which included automatic lifts for pools. The hotel industry had been able to postpone the changes until January 2013, but that deadline was quickly approaching.

There were a total of 837 hotel rooms in the City, and Wolter added that 2008 was the last really good year for hotel/motel tax collections. There had been some recovery, with a nice peak in 2011 due to the movie industry. The City had hosted two major lacrosse tournaments in June 2011, but only one had taken place in 2012 to date. The occupancy rate was up to 58.1% from last year's 56.7% for the City's seven hotels. There had also been a \$2.10 dip in the rates. Wolter attributed that to training volume at NCR, which was up, but was a lower-priced section of the business. The revenue per available room (RevPAR) was flat over last year, but tax collections were meeting the projections. Wolter said it took 58% to 70% occupancy to break even, depending on the hotel. Atlanta's RevPAR was 53% occupancy. The worst performing market in Atlanta was the airport market and south, and the City was doing better than that. Wolter said the industry was cautiously optimistic about next year, noting with Gardner Denver closing, there would be less corporate travel, and no movies were scheduled in the area. However, they were expecting 3% to 6% RevPAR growth. He said the City could come in slightly under that, but he expected to see positive growth in 2013.

Wolter reviewed the highlights of the proposed FY 2013 budget (\$571,741), including the hotel/motel tax transfer (\$550,741) from the City that matched the City's FY 2013 proposed budget. The CVB expected to hold the International Festival again next year with registration fees collected in the amount of \$2,500. The CVB had great success selling merchandise with the annual Christmas Ornament and Fourth of July T-shirts and had budgeted \$13,500 in merchandise sales. The CVB had also budgeted this year for the Southern Hollywood Film Tour,

which was budgeted to break even in its first year. The CVB currently contracted with the City for Marketing and Administrative Services, utilizing three City employees. The budgeted reimbursement of services was \$167,428, which was comprised of 80% of salaries and benefits for the Executive Director, 73% of salaries and benefits for the Business Manager, and 74% of salaries and benefits for the Sales & Marketing Coordinator/Box Office Supervisor. Sales, marketing and promotion expenses comprised 44% of the budget, which reflected the continued focus on the main goals of the CVB mission. This was a slight decrease from last year due to funds being redirected to the renovation of the Visitors Center.

The advertising budget included print and web advertising that reached out to convention travel sales, sports event travel sales as well as leisure travel. Tourism events include supporting the 2013 Fourth of July festivities and marketing efforts of the Amphitheater, International Festival, and other miscellaneous events. Included in Sales, Marketing, and Promotion were travel to three trade shows during the year by the Sales & Marketing coordinator to recruit sports tournaments, conferences, and reunions to Peachtree City. Administrative and General Operations expenses included audit, legal, and insurance expenses, as well as reimbursement to the Amphitheater in the amount \$18,726 for utilities and other shared expenses such as the copier. The Airport Authority transfer would remain at 20% of the hotel/motel tax received by the CVB for the first three months of the year and would change to \$8,000 per month as of January 1, 2013. The CVB had allocated \$74,133 under renovation of the Visitors Center.

Learnard asked about the work on the Visitors Center, adding she did not know they were waiting for work to be completed on the annex. Wolter said the money was set aside, but there were some structural elements involved with the work on the annex, and they needed to wait on the Visitors Center until that work was completed. Fleisch explained the basement flooded, and the building was inspected during the architectural review by Pond and Company. They found the foundation and pipes were bad. Timing was an issue, but the funds were allocated.

Fleisch moved to approve the FY 2013 CVB budget. Learnard seconded. Motion carried unanimously.

09-12-03 Consider Approval of FY 2013 Keep Peachtree City Beautiful Budget

Keep Peachtree City Beautiful (KPTCB) Director Al Yougel asked Council for their approval of the organization's FY 2013 budget. He pointed out that, although the budget was not much different from the FY 2012 budget, KPTCB now had a contract with the City that included litter pick-up and oversight of the Rockaway Road compost site, which was an increase in revenue.

The FY 2013 budget also included funding for Fayette County Earth Day, which had started in 2009 and was to rotate between the municipalities in the County. The 2012 Earth Day held at Shakerag Knoll had been a tremendous success, and the Earth Day committee wanted to keep the County-wide celebration located in Peachtree City. Keep Peachtree City Beautiful also served as treasurer for the Earth Day organization, and that was now reflected in the budget.

Yougel continued that KPTCB was funded through a \$1 waste hauler fee per quarter per customer paying for curbside residential waste service. Curbside recycling was now included in the base fees of all the sanitation contractors franchised by the City. He noted that recycling had increased, but a smaller amount of money was coming for the materials each month, adding that the price for cardboard had dropped from \$5 for 100 pounds to \$1.50 for the same weight. Plastic was almost at zero cents.

Fleisch asked how many people were out picking up trash each week, and if there was any information on the number of hours actually spent on picking up litter. Yougel said KPTCB was

contracted to do a certain number of hours of pick-up, and they did it in a couple of different ways depending on the amount of trash. They had had not been concerned with the headcount, just tracking the hours. Some people work a few hours each day, and some worked the entire day. He said they averaged 130 – 135 hours a week for litter pick-up, with more than 12,000 hours recorded every year for all the activities.

Haddix recalled a time when recyclables were stockpiled because no one was buying them. He asked if that could be happening again. Yougel said they were changing how things were done, co-mingling items at the drop-off stations. The co-mingled recyclables would be sent to a different source for payment. Residents were able to drop off co-mingled recyclables to see if it would help. He had been told the price for recycling cardboard tended to fall off in autumn, but he hoped the drop in price was due more on the facility they were using.

Learnard noted the City paid KPTCB \$40,000 each fiscal year for litter pick-up, saving the City \$100,000. Yougel verified that was correct, adding there were two components to the agreement. One was for litter pick-up on predetermined streets and highways and a predetermined time for the work to be done. The other was the oversight of the Rockaway Road compost site, which also had a recycling station.

Dienhart moved to approve the KPTCB budget for FY 2013. Fleisch seconded. Motion carried unanimously.

09-12-04 Consider Adoption of FY 2013 Budget Resolution

Financial Services Director Paul Salvatore pointed out there were two resolutions – one for the FY 2013 budget and one for the commitment of fund balance. He said there had been no changes to the proposed budget since the August workshop, and he had not received any feedback from the members of Council.

Learnard said there had been time to look at alternatives, and she had not heard any.

Imker said he did not know if all the members were going to approve the budget. Imker said he wanted the vote for budget approval to be unanimous, and if it was not going to be, he wanted to know what it would take to become unanimous. He asked Salvatore to give a top level review of the budget. Salvatore gave a brief overview of the proposed budget.

Haddix said he was voting against the proposed budget. Imker asked Haddix what he wanted to see that would change his vote. Haddix said Council should have started looking at service cuts a few years ago, plus he would not vote for a budget that included a cut in his salary. Imker asked Haddix if he would vote for approval of the budget if his salary was put back in. Haddix said no. Learnard said they could not change what happened before they were elected, asking Haddix what he would like to see. Haddix reiterated that he had asked to consider service cuts for two years. If the budget was not revenue neutral, he would not support it. The cuts that were made were "band-aids."

Dienhart said he would, grudgingly, vote to approve the budget proposal.

Imker asked what would be dropped from the budget to make up the \$495,000 from cash reserves. Haddix said they needed to look at service cuts to adjust the budget, so they would not have to do the band-aid approach all the time. Imker asked Salvatore what was costing the additional \$495,000. Salvatore said the highlights included the increases in building repair and maintenance, and six new part-time positions to help maintain the facilities once they were repaired. To help get more officers on the street, a full-time evidence custodian and a part-time

bailiff had been included in the Police Department budget. An additional motorcycle unit was also included.

Fleisch noted there had not been a buildings and grounds budget before, and it was part of Public Works' and Recreation's budgets. The City would collect \$10.8 million in property taxes this year, which was the same amount as last year. The purpose of a roll-up in the millage rate was to keep the revenues consistent. The City had gone through an exhaustive inventory of its facilities this year, including the recreation fields, and they could see how putting off routine maintenance had hurt the City. In some things, the City was still in crisis mode. The facilities were wearing out. This was part of getting the City back on track.

Dienhart said some of the activities on the fields were revenue-generating, so it was important to get them up to par. Fleisch said she had worked for more than a year with the CVB to get the hotels and Recreation Department to work together, so the Recreation Department did not feel tournaments were wrecking the fields. The fields were being built up, and could be used as tournament money-makers. The one lacrosse tournament held this summer brought \$200,000 to the City for a weekend tournament. If the City provided a good experience for tournaments, then it would gain a good reputation. This was a cottage industry that brought revenue for the hotels and sales taxes.

Salvatore said that, if Council decided to continue the agenda item, there would be more discussion on the prioritization of the projects in the Facilities Authority bond at the September 20 meeting.

Dienhart told Salvatore he would see more of him next year concerning cuts in services and maybe personnel. They needed to get the budget under control without breaking the back of the taxpayer.

Haddix agreed with Dienhart, saying there had been a move to get more money from those who used the recreation facilities, but there had been an outcry from the citizens. He did not argue with the principal, but it was a merry-go-round problem. The problems were more extensive than that, and the band-aids were not working, which was why the Needs Assessment Committee had formed. If Councilmembers could not agree among themselves, then they surely did not know what the citizens wanted, which was important in moving forward in a constructive manner. He was tired of the arguments and personal opinions; the ingredient always left out was the opinion of the citizens.

Dienhart noted the Mayor was putting together a needs assessment committee, asking when the board would meet. There had to be clear objectives and a time frame, as well as a mission. Haddix said they were trying to schedule a meeting the following week, and 11 people were participating. Notices would be sent on when and where the meetings would be held.

Learnard noted that Imker had held meetings in the past to get input from the citizens. Imker said he had held five meetings, with approximately 25 citizens attending each meeting. Learnard asked when the first meeting was held. Imker answered January 2010. Learnard asked if those meetings had any influence on Imker's budget decisions and the budget models. Imker said without a doubt.

Learnard said her e-mails from residents were running 50% – 50% on whether the City should live within its means or should increase the tax rate. Dienhart said his e-mails were probably 55% – 45% to not increase the millage rate, but they were very close.

Fleisch said citizen surveys had been done in 2009, 2010, and 2011. In the 2011 survey, citizens noted that, with outsourcing, the landscaping was going downhill. She recalled a discussion with a resident in 2009 when running for office, who told Fleisch she brought her boss to Peachtree City in hopes of having the business move here since she was tired of commuting. The citizen told Fleisch her boss said, "Peachtree City looked like a city people used to care about." Fleisch recounted a similar incident with the National Weather Service. Council tried to rectify the matter as much as they could. The City was looking better now, but there was still room for improvement. The millage rate roll-up was just to try to maintain the level of revenue to help the City succeed in getting back to looking the way it should. It was time to "pay the piper" rather than to continue to cut. The new part-time employees in Public Works would help the City get back into ensuring the routine maintenance was done, which had been cut in 2008 and 2009.

Haddix said the last formal resident survey had been done in 2010, and the phraseology of the questions was a problem. The residents had been asked what they would like rather than what they were willing to pay for, which was two different things. The majority of those responding (82.6%) had said they did not want a tax increase. Approximately 2,700 surveys were returned compared to approximately 13,000 that were mailed. Haddix said he wanted an unbiased survey to find out what the citizens wanted.

Salvatore said there were a lot of good things in the City that arguments could be made for. The reality was they were dealing with limited resources for funding, and staff was trying to get the highest and best use of those limited funds. That was why a long-term strategic plan was needed.

Imker said he and the other members of Council had found specific items in the budget they felt needed to be cut and had brought those to the other members for debate and discussion. He said he had not heard any specific recommendations from the Mayor, saying he and Dienhart were the only ones to provide specific recommendations. There had been three separate budget proposals. He asked Haddix what his recommendations were. Haddix said Imker was not listening. They were nitpicking at line items, which were "band-aids."

Imker said if a pay in lieu of salary was to be done, the payment should only be for full-time employees who had worked for the City at least six months. Those who had been full-time employees for at least six months should have a prorated payment. Those who worked for the City less than six months should get nothing.

A lengthy discussion was held with the Council Members repeatedly asking Haddix what cuts he recommended, and Haddix repeatedly answered he did not want to take a band-aid approach to making cuts.

Council discussed whether there should be a 2% cost of living allowance (COLA) for employees or a one-time pay in lieu of salary. Dienhart said he favored neither option, but he would rather do a payment.

Imker's proposal for pay in lieu of salary was for full-time employees only, who had worked at least six months of the last full year in order to get the full amount. Full-time employees who worked between six months and one year would get a pro-rated amount, according to a percentage of the full year. Employees who worked six months and one day would get 50% of the pay out, and those who worked nine months would get 75%. Employees who worked less than six months would not get the payment.

Fleisch asked what happened in FY 2012. Salvatore said he did not recall, but the City used part-time employees as a way to save on benefit costs, adding the part-time employees were very educated and highly trained, particularly at the Library. The amount to include the part-time employees was approximately \$23,000. He continued they worked side-by-side with full-time employees and did not get all the benefits. To include the part-timers would cost \$260,000. Imker said the payment should be for full-time employees only. Dienhart and Learnard agreed, saying the money just was not there.

Fleisch noted there had not been a salary review in 12 years, adding she had spoken to someone at the Department of Labor (DOL) and at the Department of Community Affairs (DCA). Some employees fell below, some were right in line with other cities, and the difference was glaring in some divisions. She understood why the one-time payment would be made this year, and at the risk of the employees not getting anything, she would support that.

Haddix asked Fleisch if the statistics she used were the same as those on the DCA website. Fleisch said they were, and she would forward Council the links.

Imker moved to postpone the budget approval until September 20. Dienhart asked Salvatore if putting off the budget approval would create any issues. Salvatore said there were some transactions that could be an issue. His staff would not be able to do any postings until the budget was adopted and loaded into the computer system. Imker said the Mayor's needs assessment committee needed a few weeks to come back with suggestions on where to cut \$2.8 million, which included the one mill the Mayor would like to cut. Haddix said there would not be an answer in two weeks. Dienhart seconded the motion.

Imker said he had more questions. Audience-member John Dufresne noted that, by City ordinance, a motion and second should terminate the discussion. Dienhart withdrew his second. Imker withdrew his motion.

Learnard moved to adopt the FY 2013 budget resolution to include 2% pay in lieu of salary for full-time employees, prorated for employees who had worked six to 12 months, and nothing for full-time employees with less than six months. Dienhart seconded. Motion carried 4-1 (Haddix).

Learnard moved to approve the resolution to commit fund balance. Fleisch seconded. Motion carried unanimously.

Council/Staff Topics

Hot Topics Update

Pennington reported that the rain had been a hindrance to road paving, but the City had received good comments from citizens on the quality of work.

An issue had come up with the Bluesmoke tennis courts. Pennington said there was a dip in one of the courts, which had been uncovered to resurface the courts, and the contractor found the court was built over a trash pit. Staff proposed resurfacing one court and closing the other as it would be too expensive to rebuild at a cost of \$150,000. Staff would bring it to Council at a future meeting.

Learnard moved to enter executive session to discuss real estate and threatened or pending litigation at 9:14 p.m. Dienhart seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 10:15 p.m. Fleisch seconded. Motion carried unanimously.

Dienhart moved to authorize staff to move forward with the process for the land swap proposed by Peachtree City Church of Christ. Learnard seconded. Motion carried.

There being no further business to discuss, Learnard moved to adjourn the meeting. Fleisch seconded. Motion carried unanimously. The meeting adjourned at 10:17 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

City Council of Peachtree City
Meeting Minutes
September 20, 2012
7:00 p.m.

The Mayor and City Council of the City of Peachtree City met in regular session on Thursday, September 20, 2012. Mayor Haddix called the meeting to order at 7:00 p.m. Other Council Members in attendance: George Dienhart, Vanessa Fleisch, and Eric Imker. Kim Learnard arrived at 7:50 p.m.

Announcements, Awards, Special Recognition

Proclamation for National Night Out

Mayor Haddix proclaimed October 2 as National Night Out in Peachtree City. Police Chief H.C. "Skip" Clark accepted the proclamation.

Haddix noted there had been a decline in decorum at the Council meetings, forcing him to take a stricter stand with adherence to Robert's Rules of Order. He would enforce the rules with all the means available up to, and including, sending someone home.

Public Comment

Al Yougel, director of Keep Peachtree City Beautiful, discussed some changes at the recycling drop-offs at McIntosh Trail and the Recycling Center on Rockaway Road. Some items could now be combined, and the bins had signage on them indicating what items could be combined, but people did not seem to see them. Clear and colored glass could be combined, as well as plastic, aluminum, steel and tin. He asked to help him get the word out.

Minutes

There were no minutes listed for approval.

Monthly Reports

There were no comments on the Monthly Reports.

Consent Agenda

- 1. Consider Appointments to Planning Commission – Frank Destadio, Robert Napoli**
- 2. Consider Budget Amendments – FY 2012**

Imker moved to approve Consent Agenda items 1 and 2. Dienhart seconded. Motion carried 4-0.

New Agenda Item

0912-05 Consider Budget Adjustment for FY 2013

Imker said he was wrong not to include part-time employees in the one-time pay in lieu of salary included in the FY 2013 budget. He summarized what he had learned about part-time employees, with Fleisch's assistance, since budget approval. The cost would be approximately \$12,900. Imker learned part-time firefighters had to be certified as firefighters and emergency medical technicians (EMTs) or paramedics, and full-time employees did not have to be certified when hired. The part-time firefighters also had to meet the same training and recertification requirements as their full-time counterparts. Two to seven part-time firefighters were on duty at the four fire stations at any one time. The cost for the 19 part-time firefighters was \$6,700, which was not much for someone contributing 1,000 hours per year to the City's safety.

Imker identified additional categories of part-time employees who should receive the payment, including two part-time customer service representatives at City Hall, seven part-time Library

assistants, and seven part-time Recreation staff, adding the pay in lieu of salary would be under \$2,000 for those employees. There were also 10 part-timers in the Police Department.

Seasonal employees (26 at The Amphitheater, 17 in Recreation, and three temporary part-time employees at Public Works) and any part-time employee not in service for at least six months would not receive the payment, Imker said.

Imker moved to include the 2% one-time pay in lieu of salary for the part-time employees named (19 part-time fighters, two part-time customer service representatives at City Hall, seven part-time Library assistants, seven part-time Recreation staff, and 10 part-time employees in the Police Department) with six months of service. Dienhart seconded. Motion carried 4-0.

09-12-06 Facilities Bond Projects Status Report/Update

Community Services Director Jon Rorie addressed Council, giving them an overview/update of the Facilities Authority bond projects. He noted there had been a \$425,000 Public Improvement Program (PIP) contingency balance on September 20. With the adjustments and recommendations he would discuss, the PIP balance would change to \$827.

Rorie recommended not funding the Station 81 driveway and parking lot, the BMX tower/pavilion upgrades, more items for the Braelinn Field upgrade, and additional improvements at the Cast House from the Facilities Authority bond, adding they were a lower priority at this time. However, the projects would stay on the list.

Rorie recommended removing the improvements to the Baseball Soccer Complex (BSC) parking lot from the list, adding that even if the budgeted \$500,000 was spent, it would not provide a solution, so it should not move forward. Other funding sources should be considered if Council decided to continue the project. He also recommended removing the Battery Way boat dock repair from the Facilities bond list. No funding had been dedicated to it. The dock was structurally sound and did need some repair, but not enough to be listed as a Facilities bond project. Once the repairs were completed, the capacity should still be limited. Signage would be placed.

Fleisch asked how long the repairs for the dock would take, adding it did not look good barricaded. Rorie said the barricades should be removed as some repairs had been completed. It had been a band-aid repair, and a more thorough repair would be done would be done in the winter when the dock was not used as much.

Haddix pointed out, for citizen clarification, that one of the barriers in addition to money, workers, and priority, was that some work had to be completed when the facilities were not in operation. Rorie agreed, adding three part-time employees were doing much of the work, and they were making good progress.

Rorie noted the repairs on the tennis courts had been budgeted at \$260,000 originally, then amended to \$213,000. The remaining \$46,000 had been moved to contingency with the exception of \$10,000. Staff continued to assess the maintenance costs for the tennis courts. A new piece of the puzzle was lighting at the courts. Each pole had 750-watt lamps, there were eight lamps, and eight poles at each facility. Rorie was to meet with a technical representative to discuss a pay-to-play system for the night-time lighting. It would not be popular, but the maintenance costs were expensive. When he had checked the courts at night, all the lights would be on and two people might be playing tennis. The same issue was taking place at some of the athletic fields. He would bring a recommendation for Council approval later. Depending on the facility, the cost to run the lights was \$100 to \$150 per hour.

Rorie said many of the facilities were nearing the end of their service life, and there were electrical or HVAC issues to be considered. The older buildings either needed to be maintained or a decision was needed on moving forward. The Tennis Center had irrigation issues. An additional \$30,000 was needed in the Amphitheater budget to deal with leaky roofs, sprinkler system pipe problems, and more. The Request for Proposal (RFP) was out for the sprinkler repairs, and the proposals for the roof had already come back.

Projects added to the list included the Fire Department training facility upgrade, which had special thermal panels to control heat. The budget figure was \$72,000. Imker said he thought this item had been removed from the FY 2013 General Fund budget, and now it was appearing on the Facilities bond project list. Salvatore said it had been a PIP cash project for \$150,000, and that had been the initial estimate. Staff discussed adding the upgrade to the Facilities bond. The project was reassessed, and a \$2,000 band-aid repair was done. Since the cost estimate dropped to \$72,000, staff was able to work the project into the Facilities bond.

Imker said there were some good points about this. The City was paying 1.8% interest on the bond, which was a great rate. Getting the job done with the bond would not hurt the City. It also negated the need for moving the project out to the FY 2014 budget.

Rorie said the Station 83 sewer was also added. Originally been part of a Bricks & Mortar loan, the work had not been completed. The money (\$92,000) was still set aside from the Bricks & Mortar loan, but \$51,000 would be needed to complete the project, depending on the scoping of the project and the bids to do the work. The Police Department needed an HVAC upgrade estimated at \$102,000. It would be a big project, with cranes needed to lift the units.

The Amphitheater Box office repair was due to a water infiltration problem that staff believed was caused by stormwater issues. The design for the repair was complete, and included a civil stormwater design, as well as an architectural design for the building. The work needed was extensive, including a hole dug out 20 to 30 feet out from the building. The repairs included taking the water away from the building, as well as the repair of the building. The estimated cost was \$200,000, but only \$50,000 was included in the Facilities bond. The stormwater issue could be handled through stormwater funds. The building repair would come from the Facilities bond. Fleisch asked how old the building was and whether it was worth it to do such an extensive repair. Rorie said, at the end of the \$200,000, the City could have the building for another 25 to 30 years. It was up to Council to make a decision.

Salvatore noted that the City was still paying debt service on the 2001 Bricks & Mortar loan, which included the renovation of the Box Office and drainage problems at the Tennis Center. Dienhart asked what would be used for the Box Office during the repairs. Rorie said he hoped to have some alternatives by the October 4 meeting.

Rorie said staff would come back at another meeting to ask for Council's approval to move forward with the proposed budget adjustments to move forward with the work.

09-12-07 Consider City Backing of WASA Bond Refunding

Mike Harman, chairman of the Water and Sewerage Authority (WASA), addressed Council, asking them to postpone their decision on the matter until the October 4 Council meeting. Harman said he had met with some of the Council Members the day before, adding he needed time to discuss Council's backing of the bonds with other members of the WASA board.

Fleisch said having the City back the bond refunding was good and would save money, adding it would be an excellent savings for WASA's ratepayers and the taxpayers. She wanted to show Council's confidence in WASA and move forward with the decision at this meeting.

City Manager Jim Pennington said staff did not have a presentation. There had been some discussions, but no one had gone back to WASA with an official response. The initial request from WASA was for the City to back the bond with the conditions that existed at that time.

Learnard said Pennington received a letter from WASA on August 24 asking whether the City would consider backing their bonds, with the stipulation that WASA would keep control of any expansion of the sewer lines outside the City. The City had not responded to WASA, and it was time the City sent an answer. Learnard continued that she met with Harman and other WASA members, and she understood Council would make a decision at this meeting. She was ready to decide at this meeting, but would wait for the next one.

Haddix said there was a lack of clarity on the issue for him. He had not taken part in any meetings as the others had, and he had heard WASA had no interest in the City's backing, asking Harman for clarification.

Harman said the request was made in August, and WASA had not heard anything back from the City. At the September WASA meeting, the board decided to move forward with the resolution to refinance all of the existing bonds, which included 2002 and 2005 bonds. The first opportunity he had to meet with any member of Council except Dienhart had been the day before this meeting. WASA at no time indicated they were not interested in working with the City. Most of that information came from the newspaper. There were no proposals on the table to expand the sewer outside the City limits. The sole intention of the refinancing was to save the ratepayers some money since the bond rates were favorable now, with a significant cost savings. He met with Learnard and Fleisch the day before, and he had not had time to meet with the WASA members. It was too soon to make a decision; it was bigger than either board. The decision would extend through generations of Councils and WASA boards. He would have more information by the next meeting.

Haddix said he had no problem supporting the bond refinancing as long as Council retained veto rights on expanding the system outside the City. He preferred a 50-year agreement, if possible.

Harman said there were some procedural issues involved since a resolution had been approved to proceed without City backing since WASA had not received a response to their request. The issues were not insurmountable, but he had to talk to the board members, adding communication needed to go both ways. Haddix said he understood, and he had no problem delaying the vote until WASA had everything in order. He asked Harman to meet with him. The issue needed to be resolved.

Harman assured Haddix that WASA was looking out for everyone, adding the members were citizens, too. There was nothing secret going on, but they all wanted to be on the same page.

Fleisch asked whether it would be better for Council to say it would back the bonds because of the considerable savings to residents, with the same provisions remaining in place so Harman would be able to tell his board what Council wanted. Harman said nothing would be decided until WASA's meeting on October 8. Haddix said there needed to be a clear position in two weeks. Harman said he would not have that answer until October 8, but he would be able to

provide Council with all the information to know if it was the right decision for them on October 4, with the final answer coming at the WASA meeting on October 8.

Imker said he appreciated Harman coming to talk to Council. He had asked the City's bond counsel to review the numbers on having the City back the bond refinancing, and it would save over \$500,000 over the life of the bonds (10 to 20 years). If there was no intention of going outside the City limits, then WASA needed to give Council that caveat. He did not think they needed to wait two weeks, but he would agree to that if it was what Harman wanted.

Haddix said a verbal promise was not good enough; he wanted it in writing. Meeker said he thought Imker was talking about continuing with the same covenant in place, but either way there would be a written agreement. Imker agreed. Harman said he did not know if that could be done within the bond covenants, saying Meeker and WASA's attorney should discuss the best approach. Meeker said it should be an intergovernmental agreement.

Dienhart said the City's backing would save \$500,000, and WASA had the same responsibility to the taxpayers that Council did. Anything that got in the way was self-interest. Council wanted to retain the veto on extending sewer outside the City.

Learnard moved to continue considering City backing of the WASA bond refunding to next meeting, October 4. Fleisch seconded. Motion carried unanimously.

**09-12-08 Consider Reduction-in-Workforce and Reorganization in the Peachtree City
Police Department**

Clark addressed Council. The proposed reduction-in-workforce eliminated three captains' positions in the Police Department effective September 30. The new organizational chart would improve overall efficiency and effectiveness through the realignment of personnel. The proposed reorganization addressed deficiencies caused by the current organizational structure, improving efficiency and communication by aligning like services and their support functions. It redirected the Department's focus on improving the delivery of service and increasing accountability Department-wide. The number of divisions would be reduced from four to three.

Haddix opened the floor for public comment. No one spoke. Haddix closed public comment and opened the discussion for Council.

Learnard asked Clark how many years of experience he had. Clark said approximately 35 years, with Learnard pointing out that was pushing 70 years between Clark and Pennington.

Fleisch clarified there would be two additional patrol officers with the reorganization. Clark said the reorganization included two new patrol positions, which would directly impact the services provided to citizens.

Dienhart said he hoped the hiring of the two officers would be delayed until the reorganization was completed. Clark said that was approximately three months down in the road.

Learnard asked how the reorganization would affect the department's accreditation. Clark said the comment from the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) was that the organization was top-heavy, but the written report had not been returned yet. He had several people look at the proposed plan, and he believed it was best for this organization.

Imker said this was a difficult decision, asking if the City would assist the captains with follow-up opportunities. Pennington said that was the plan. Imker said all three captains had his endorsement as far as a follow-on job. Dienhart said he would like for the City to look at helping with some kind of job placement.

Haddix asked if anyone would retire. Clark said one of the captains would retire. Haddix said the captain should receive compensation to allow for a full retirement. Clark said they would follow the City's Personnel Policy.

Fleisch moved to approve the reduction in workforce and reorganization in the Peachtree City Police Department. Dienhart seconded. The motion carried unanimously.

Council/Staff Topics

Hot Topics Update

Pennington said, based on the update from Rorie, great progress was being made on list of projects for the Facilities bond.

Haddix said the Peachtree City Rotary Club had started donating e-books to the Library to recognize the club's guest speakers, thanking the Rotary Club for the donation.

Pennington reminded everyone that the annual Dragon Boat Races and International Festival would be held at Drake Field on Saturday, September 22.

Learnard moved to enter executive session to discuss personnel matters at 8:24 p.m. Fleisch seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 8:48 p.m. Imker seconded. Motion carried unanimously.

There being no further business to discuss, Imker moved to adjourn the meeting. Fleisch seconded. Motion carried unanimously. The meeting adjourned at 8:49 p.m.

Pamela Dufresne, Deputy City Clerk

Don Haddix, Mayor

POSITION PAPER

Proposed Variance: 120 Braelinn Courts
Lot 11, Braelinn Courts subdivision

Planning and Zoning Administrator
September 25, 2012

Situation:

Mr. and Mrs. Mark Deis ("Applicant") own the property located at 120 Braelinn Courts within the Braelinn Courts subdivision. The subject tract is rectangular in shape and is 6,000 SF (0.14 acres) in size. The overall subdivision is zoned GR-6 General Residential and is designated as SFC Single-Family Cluster on the city's Land Use Plan.

The rear property line of the subject tract abuts a sanitary sewer easement which is located within a city-owned greenbelt. A multi-use path is located within the greenbelt and is approximately 4' from the rear property line. The Shakerag Recreation Complex is located adjacent to the city-owned greenbelt.

The rear building setback within the Braelinn Courts subdivision was established at 30', and the existing home complies with that setback. A deck constructed off of the rear of the home extends approximately 12' from the edge of the structure and is located approximately 10' within the rear building setback. This encroachment is permitted because the deck is less than 30" in height from finish grade to the floor of the deck.

The Applicant recently submitted a Building Permit and is in the process of replacing the existing deck, which was constructed in 1988. The Applicant desires to cover and screen in the deck. Because the screened porch would exceed 30" in height, it is considered a structure and cannot be located within the rear building setback.

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

Facts:

1. The Braelinn Courts subdivision is zoned GR-6 General Residential, which permits up to six (6) lots per acre.
2. The subdivision is designated as SFC Single-Family Cluster on the city's Land Use Plan.
3. Lot 11 is rectangular in shape and is 6,000 SF (0.14 acres) in size.
4. The subject lot backs up to a city-owned greenbelt. The Shakerag Recreation Complex adjoins the greenbelt.
5. The minimum rear building setback within the subdivision was established at 30'.

Proposed Variance: 120 Braelinn Courts

September 25, 2012

Page 2

6. The existing home is approximately 32' from the rear property line and complies with the rear building setback.
7. The deck on the rear of the home extends approximately 10' into the rear building setback, but is permitted due to the fact it is less than 30" in height from finish grade to the top of the deck.
8. The Applicant is in the process of replacing the existing deck, and desires to construct a roof over the deck and enclose the deck with a screen porch. Because the height of the roof would exceed 30" in height, the screened porch would be considered a structure and could not be located within the building setback without first securing a variance.
9. There is no Homeowner's Association within the Braelinn Courts subdivision. The Applicant has provided letters of support from both of the adjoining property owners indicating their support of the variance request.

Discussion:

The existing home was constructed in 1988, and the Applicant is the original property owner. The Applicant is in the process of replacing their existing deck and desires to further enhance the property by constructing a roof over the new deck to create a screened porch. The property abuts a city-owned greenbelt. Beyond the greenbelt is the Shakerag Recreation Complex.

The proposed screened porch would be visible from both of the adjoining properties within the Braelinn Courts subdivision, and both have provided letters of support for the proposed variance. The screened porch would not be visible from off-site, other than from those using the multi-use path behind the property.

As a part of the amendments to the established variance procedures, the city identified and adopted three types of variances:

- An Administrative Variance is designed to remedy situations that have been in existence for many years and were not caused by the current property owner.
- A Special Exception Variance recognizes those variances that would have a potential impact on only the immediate neighborhood and adjoining properties.
- A Variance is recognized as having a potential impact on the larger area and may affect enforcement of the zoning ordinance elsewhere in the city.

Because the proposed covered porch would exceed more than 25% of the required building setback, it does not qualify for review as a Special Exception Variance.

While review of a variance request is "site specific" and is reviewed on the merits of the specific situation, it should be noted the city has granted variances in the past for encroachments into the rear building setback where the property abutted a greenbelt

Proposed Variance: 120 Braelinn Courts

September 25, 2012

Page 3

and was only visible from the adjoining properties. Many of these variances were granted for parcels within cluster subdivisions.

Review criteria:

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

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

Staff findings:

- The GR General Residential zoning district requires a minimum rear building setback of 20' for attached and detached homes. The Braelinn Courts subdivision is zoned GR-6 and was platted with a minimum rear building setback of 30'. It is unclear why the rear building setback was increased for this subdivision.
- Because of the nature of this subdivision, the individual lots are small and most homes extend from the front building setback to the rear building setback. This leaves little, if any, room for expansion on many of the lots within this subdivision.
- The subject tract abuts a city-owned greenbelt, which separates the property from the Shakerag Recreation Complex. Other than a multi-use path that parallels the rear property line, the property behind the subject tract is heavily wooded.

- (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 findings

- The rear building setback established for the Braelinn Courts subdivision is 30'.
- The rear of the home was constructed approximately 32' from the rear property line.
- Because of a slight drop in grade, a deck was constructed on the rear of the home off of the main living area as opposed to a walk-out patio. The deck encroaches into the rear building setback, but is permitted because it does not exceed 30" in height from finish grade to the floor of the deck.
- The existing deck, which is the original deck on the home, is currently being replaced.

Proposed Variance: 120 Braelinn Courts

September 25, 2012

Page 4

- The Applicant, who is the original owner of the home, desires to cover and screen in the existing deck to provide more usable space for the home.

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

Staff findings

- The subject tract is located within a cluster subdivision and is 6,000 SF (0.14 acres) in size.
- Because of the nature of the subdivision, the footprint for most of the homes extends from the front building setback to the rear building setback.
- The subject tract drops in grade from front to back. As such, a deck was constructed on the rear of the home as opposed to a walk-out patio.
- The existing deck was constructed off of the main level of the home. The Applicant desires to expand the functional space off of the main living area by covering and screening in the existing deck.
- The proposed covered and screened porch would be constructed over the existing deck. The new structure would encroach approximately 10' into the rear building setback. There are no further encroachments planned.

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

Staff findings

- The Braelinn Courts subdivision was approved as a cluster subdivision, with smaller lots and homes closer together.
- The majority of the lots on the perimeter of the subdivision are 100' in depth. The homes on these lots are located approximately 20' from the front property line and extend to the rear setback line.
- The Applicant's home was constructed approximately 32' from the rear property line. The deck was constructed off of the main living area of the home and extends approximately 10' into the rear building setback.
- The proposed screened porch would not impact the homes on the adjoining lots.

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

Proposed Variance: 120 Braelinn Courts

September 25, 2012

Page 5

Staff findings

- The Braelinn Courts subdivision was developed in the late 1980's and is fully developed.
- The proposed covered porch would allow the Applicant to expand and enhance the usability of the main level of the existing home.
- There is no active Homeowners Association within the subdivision.
- The Applicant has provided letters of support from the adjoining property owners indicating their support of the variance request.

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

Staff findings:

- The Comprehensive Plan encourages the protection of the character of existing neighborhoods as well as redevelopment and reinvestment within these neighborhoods.
- The Applicant desires to enhance his property by covering the existing deck
- There will be no detrimental impact to the existing home or to the neighborhood.

Recommendation:

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

1. The variance shall be limited to an encroachment of no more than 10' into the rear building setback. There shall be no additional encroachments permitted without first securing additional variances.
2. The Applicant shall provide an updated Foundation Survey identifying the exact location of the home and existing deck as a part of the Building Permit process.
3. Following completion of construction and prior to issuance of the Certificate of Occupancy, the Applicant shall provide a revised Foundation Survey identifying the location of the new structure. The purpose of this survey is to ensure the new construction does not encroach any further into the building setback than permitted by this variance.

Attachments



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

VARIANCE APPLICATION

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

Admin. Variance Fee: \$25.00
Variance Fee: \$250.00

Receipt # 242645
Date Filed 8/28/12
Case # 1-2012-05
Office Use Only

VARIANCE LOCATION	Street Address <u>120 BRAELIN COURT</u> <u>PTC GA 30269</u>	PROPERTY OWNER	Name <u>MARK & DORI DEIS</u>
	Zoning District: ☒ Residential ☐ Multi-Family ☐ Commercial\Industrial\Office		Phone <u>7-631-3936</u>
VARIANCE LOCATION	Variance Type: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	PROPERTY INFO	Subdivision: <u>BRAELIN COURT</u>
	Variance from which ordinance: ☐ Sign ☐ Fence ☐ Land Development ☒ Zoning		Phase: _____ Lot # _____
APPLICANT	Name <u>MARK & DORI DEIS</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)
	Address <u>120 BRAELIN CT</u>		
City, State, Zip <u>P.T.C. GA. 30269</u>	Phone # <u>7-631-3936</u>	Email _____	

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	
ADMINISTRATIVE VARIANCE	3.) Is the violation an existing setback violation?	☐ Yes ☐ No	_____
	4.) How long has the violation existed?	_____ Years	
ADMINISTRATIVE VARIANCE	5.) What is the required setback?	_____ Feet	_____
	6.) How much of a variance is being requested?	_____ Feet	
ADMINISTRATIVE VARIANCE	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	
SPECIAL EXCEPTION	3.) Is the violation an existing setback violation?	☒ Yes ☐ No	<u>PLEASE SEE ATTACHED LETTERS</u>
	4.) Application for a bldg setback, fence, or parking?	(Circle One) <u>80' REAR</u>	
SPECIAL EXCEPTION	5.) What is the required setback, height, or spaces?	<u>12'</u>	_____
	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	
VARIANCE	2.) How much of a variance is being requested?	_____ Feet	_____
	3.) Were you the owner of the property when the violation occurred? (If not, who was?)	☐ Yes ☐ No	

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

Signature of Owner/Agent: [Signature] Date 08-27-2012

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____
Date of Acceptance: _____	Date of Hearing: _____
☐ Approved ☐ Denied	
☐ 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: <u>DAVID E. BART</u>	Date of Acceptance: <u>08-28-12</u>	Date of Public Hearing: <u>09-20-12</u>

Greg DeCaro

Residential and Commercial Remodeling

C: (770)714-7613

O: (770)487-3515

Kathy Gray
Permit Specialist
153 Willowbend Road
Peachtree City, GA 30269
770-487-8901

Re: Permit for Deis residence

8/27/12

Dear Kathy

As per our conversation with David Rast last Wednesday August 22, 2012, here are the details for the Deis' deck/screened porch.

1. Applying for a permit for a rear deck replacement/rear screened porch built on top of the new deck.
2. Greg DeCaro and Associates will frame deck to specifications when the permit is issued.
3. There will be one inspection at that time for footings and pier foundation.
4. The Deis family is applying for a variance to allow the screened porch within the rear setback.
5. If the variance request is approved by the planning commission, the screened porch will go forward according to blueprint with all inspections schedules to follow.
6. If the variance is denied, the deck will be completed as a standard deck with deckboards, railings, staircase and all appropriate inspections.

Thank you for working closely with me in resolving this matter.

Greg DeCaro and Associates, LLC



Greg DeCaro, President

To: Peachtree City Planning Commission

8/27/12

My wife Dori and I have contracted to have our rear deck replaced due to a safety concern (deck is rotted). After the deck was torn down, we noticed on the survey that the original builder deck was installed within the setback. We are being allowed to rebuild the deck because the deck was built with the original house by the builder in 1988 and was less than 30 inches in height. We would also like to put a screen porch on top of the new deck. Our property backs up to a green belt area that harbors many types of bugs diminishing the enjoyment of our backyard.

Our neighbors have no objections to the proposed screened porch. Please see the enclosed letters from our neighbors. Thank you for considering this variance.

Mark Deis - Homeowner

A handwritten signature in black ink, appearing to read 'Mark Deis', with a stylized flourish at the end.

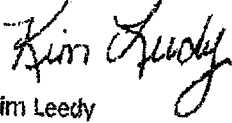
August 27, 2012

Peachtree City Council

To whom it may concern:

I, Kim Leedy, owner of 122 Braelinn Court support the screen porch proposal for Mark and Dori Dies.
They are my neighbors at 120 Braelinn Court.

Regards,

A handwritten signature in cursive script that reads "Kim Leedy".

Kim Leedy

09/01/01

I, Wynne Rollins, owner of the property 118 Braellin Court, support Mark and Dori Deis' variance request to have a screened porch constructed.

Thank you

Wynne Rollins

A handwritten signature in cursive script, reading "Wynne Rollins". The signature is written in dark ink and is positioned below the printed name.

subject tract

N/F
CENTER GREEN
(PHASE ONE)

IN PED PATH
EASEMENT

PEACHTREE

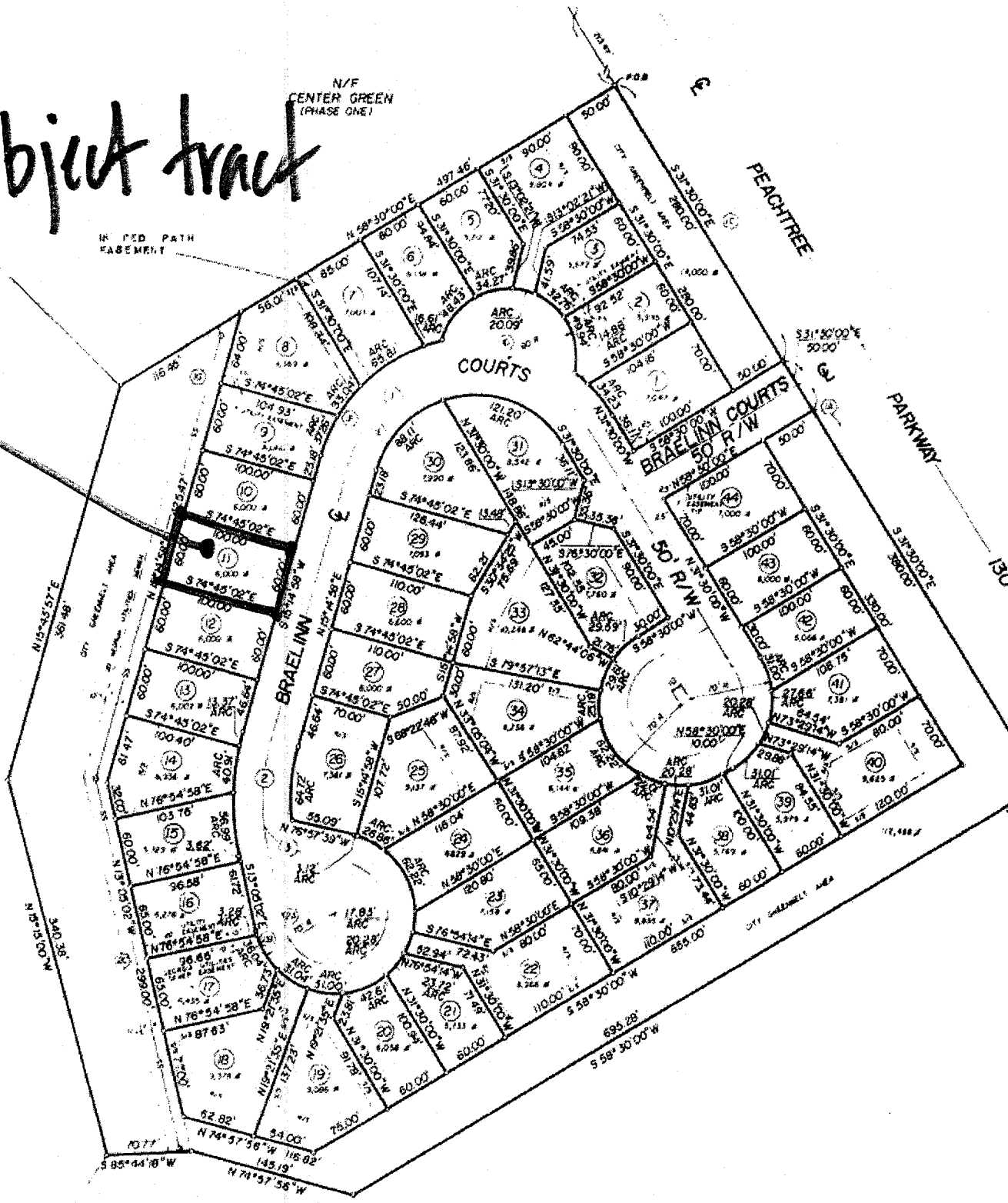
PARKWAY

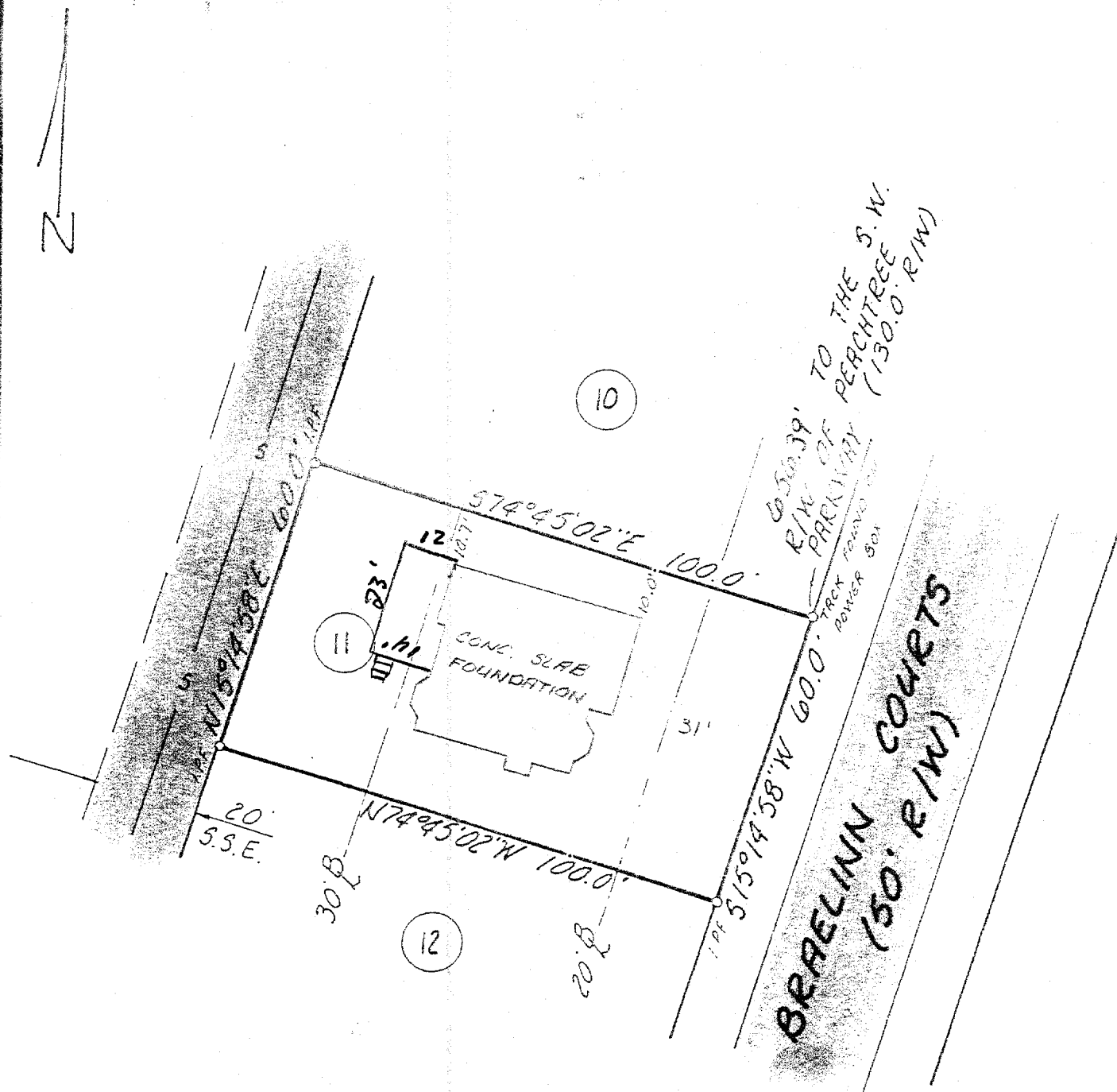
COURTS

BRAELINN COURTS
50' R/W

695.28'
5 58° 30' 00" W

N/F
THE EQUITABLE
LIFE ASSURANCE
SOCIETY OF THE





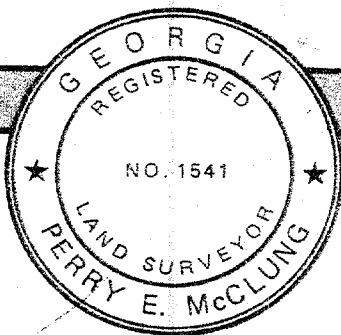
**M^C LUNG
SURVEYING**

4136 South Atlanta Road
Smyrna, Georgia 30080

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Perry E. McClung, Supreyor



Fences should not be placed using side dimensions from house.

PROPERTY OF
RESIVEN TURE

LOT 11
BRAELINN COURTS

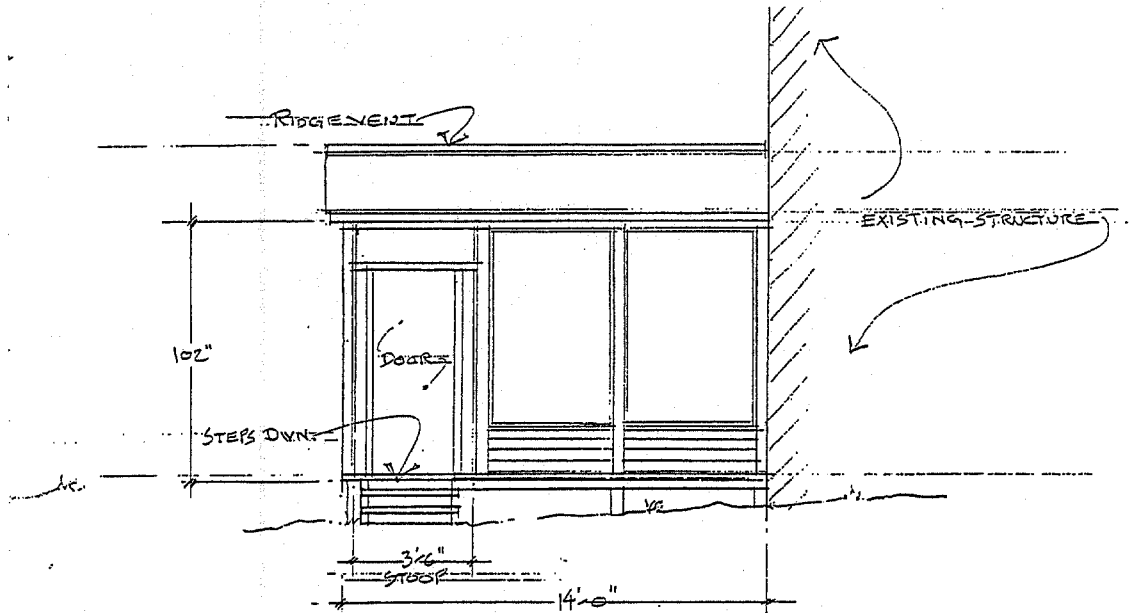
LAND LOT 50
DISTRICT 6TH SECTION
COUNTY FAYETTE
GEORGIA

DATE 12-7-87

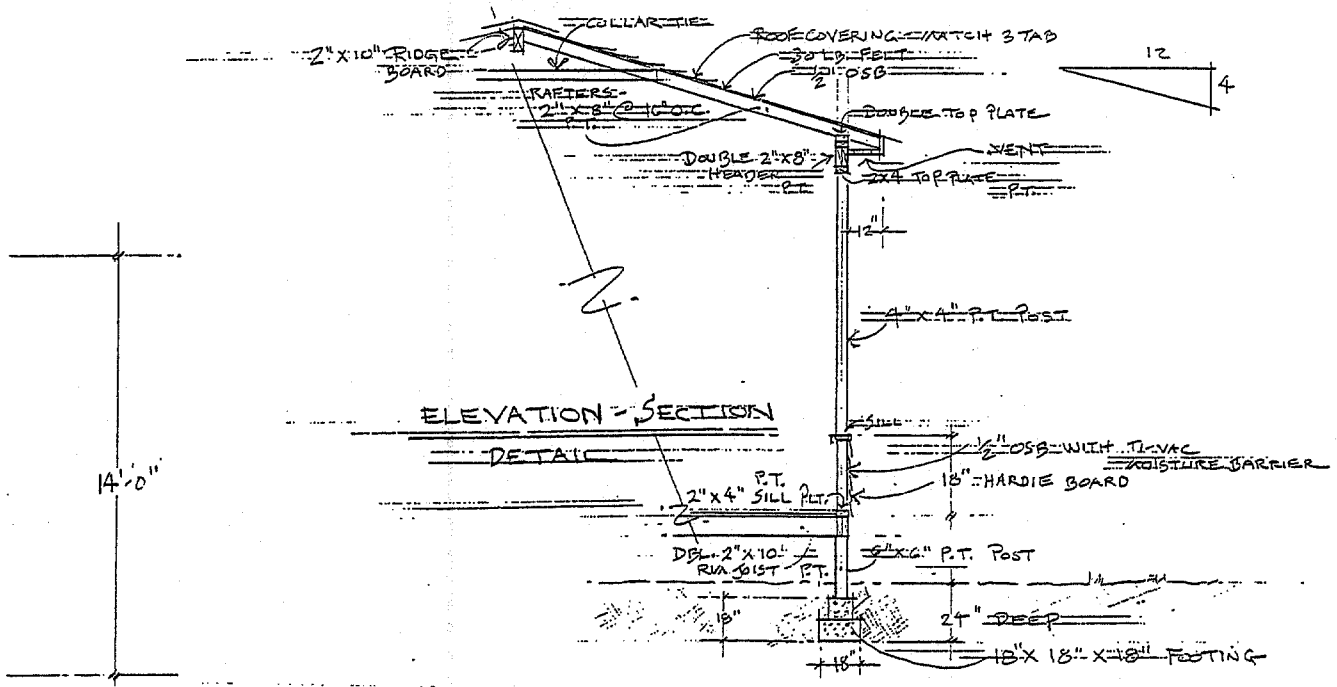
SCALE 1" = 30'

PB 16 PG 109

RESIDENTURE



SIDE ELEVATION



ELEVATION - SECTION

DETAIL

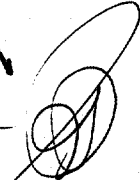
120 BRAELIN COURTS		
DETS. RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY ROS
DATE: 8/27/012		REVISED
BUILDER - GREG DECARO & ASSOC.		
		DRAWING NUMBER
		1A-1

POSITION PAPER

Annexation and zoning request
Southern Pines tract

Planning and Zoning Administrator
September 25, 2012

David
JR



Situation:

Southern Pines Plantation Commercial Group, LLC ("Applicant") owns a 77.1-acre tract of land located within unincorporated Fayette County. The subject tract is located east of and immediately adjacent to the city limits of Peachtree City, specifically the Meade Field Recreation Complex.

The property is currently zoned C-C Community Commercial (27.46 acres), O-I Office Institutional (5.47 acres) and A-R Agricultural Residential (44.28 acres) and has been approved for in excess of 177,200 SF of office and retail space. The property is designated as COM Commercial on the County's Land Use Plan.

The Applicant desires to annex the property into the city limits of Peachtree City and to zone the property for office and residential use. The concept plat indicates that two (2) tracts of land adjacent to SR 74 would be designated for office use, and the remainder of the property would be designated for no more than 90 single-family detached residential lots.

The proposed subdivision was reviewed internally by City Staff and in a workshop format at the August 13, 2012 Planning Commission meeting.

Because the property is not currently located within Peachtree City nor is it zoned for this type of use, the Applicant is requesting that it be annexed and rezoned to an appropriate zoning classification.

The Applicant has complied with the submittal requirements specified within the city's Step One and Step Two annexation process.

A copy of the application and supporting documentation is included as Attachment "A".

Facts:

1. The 77.1-acre Southern Pines tract is located entirely within unincorporated Fayette County.
2. The property is bordered to the north by SR 74, to the west by the Meade Field Recreation Complex, and to the east and south by the Little Ones day care facility and the Brechin Park subdivision. Both the day care facility and

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 2

the subdivision are located within unincorporated Fayette County and are served by septic systems.

3. On December 14, 2000, the property was rezoned from its former designation of A-R Agricultural Residential to C-C Community Commercial (27.46 acres), O-I Office Institutional (5.47 acres) and A-R Agricultural Residential (44.28 acres). The purpose of the rezoning was to accommodate a retail and commercial development consisting of 111,400 SF of retail and office/commercial space, 41,700 SF of office space, and 24,100 SF of retail/commercial space on five (5) outparcels adjacent to SR 74. Once constructed, the proposed development would provide in excess of 177,200 SF of retail, office and commercial space immediately adjacent to Peachtree City.
4. Prior to the Public Hearing, the city sent a letter to the county and requested that the rezoning not be approved, as it was not consistent with the Fayette County Land Use Plan at that time. The letter also pointed out that construction was underway on the recently rezoned Wilshire Pavilion retail development within the city limits, which was consistent with the city's Land Use Plan and was designed to serve the neighborhood shopping needs of the residents in the southern portion of Peachtree City.
5. The property is currently designated as COM Commercial on the County's Land Use Plan.
6. In 2009, the Applicant requested that a portion of the property be annexed into the city limits, specifically to allow sanitary sewer access to the overall tract. The intent was to donate a portion of the property to Peachtree City and then develop the remainder of the property within unincorporated Fayette County and in accordance with the current zoning. That request was denied.
7. In 2010, a potential industrial tenant requested that the property be annexed into the city limits for the development of a freestanding industrial building. That request was withdrawn.
8. There have been no other requests for annexation, nor has there been any development activity on the property.
9. On July 12, 2012, City Council accepted the Applicant's Step One annexation application and authorized the Applicant to work with City Staff and proceed with Step Two of the city's annexation process.

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 3

10. On August 20, 2012, the Applicant submitted their Step Two annexation application. That application and supporting documents were reviewed internally by City Staff and then deemed complete on August 27, 2012.
11. The concept plat for the proposed development identifies two (2) lots designated for office use and 90 lots designated for residential use. The plat proposes a total of 9.1 acres of land to be deeded to the city as greenbelt, along with 18.2 acres of wetlands, streams, floodplains and associated buffers. Approximately 9.8 acres of land would be deeded as right-of-way.
12. Subtracting the office acreage (4.1 acres) from the gross acreage of the site (77.1 acres), the gross residential density would equal 0.81 units per acre (77.1 acres - 4.1 acres = 73 acres / 90 lots = 0.81 lots per acre).

Subtracting the office acreage (4.1 acres), the greenbelt, buffer and pond acreage (27.3 acres) and the right-of-way acreage (9.8 acres) from the gross acreage of the site (77.1 acres), the net residential density would equal 0.40 lots per acre (77.1 acres - 4.1 acres - 27.3 acres - 9.8 acres) = 35.9 acres / 90 lots = 0.40 lots per acre).

These densities are consistent with many of the existing residential subdivisions within the southern portion of Braelinn Village.

13. The Fayette County Board of Commissioners was notified of the application on August 27, 2012. Fayette County Staff presented their review of the application to the Commission on September 13, 2012, at which time they consented to not object to the annexation request (Attachment "B").
14. The Fayette County Board of Education was notified of the application on August 27, 2012. On August 30, 2012, Dr. Richard Bearden indicated that students from this subdivision would attend Peebles Elementary, which is at 63% capacity and has room for an additional 250 students; Rising Starr Middle, which is at 82% capacity and has room for an additional 200 students; and Starr's Mill High, which is at 88% capacity and has room for an additional 200 students. Dr. Bearden confirmed there is sufficient capacity at each of these schools for additional students.
15. At their meeting on September 10, 2002, the Planning Commission tabled the request and asked for clarification on a number of items presented by Staff and the Applicant (Attachment "C").
16. In response to that request, the Applicant prepared and submitted an Economic Impact Analysis (Attachment "D"), a spreadsheet identifying contributions being made to Peachtree City on behalf of The Gates

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 4

(Attachment "E"), and a report prepared by Smart Numbers analyzing home sales and availability within the Starr's Mill school district (Attachment "F").

17. At a Special Called meeting on September 24, 2012, the Planning Commission voted 3-2 to forward the annexation and zoning request to City Council with a recommendation that they be approved (Attachment "G"). As a part of their motion, the Planning Commission recommended that the spreadsheet identifying contributions being made to Peachtree City on behalf of The Gates (Attachment "E") be made a part of the record and be forwarded to City Council for consideration.

Recommendation:

One of the recommendations identified as a part of the recent updates to the city's Land Use and Comprehensive Plans was the need to establish "growth boundaries" and to maintain these limits as annexation requests are considered. The purpose of growth boundaries was to be proactive in identifying tracts of land for potential annexations and to then determine which zoning classification would be compatible with existing land use patterns in the area.

The Southern Pines tract has long been identified as a parcel that should be considered for annexation, not only to control and guide the development on the property but also to assist in establishing a gateway into the city as you enter from the south.

Since the county rezoned the property in 2000 for commercial and office use, there have been few, if any, attempts to develop the property as zoned. There have been two requests to annex all or a portion of the property into Peachtree City, primarily to gain access to sanitary sewer. One application was denied and the other was withdrawn.

The proposed annexation and zoning would be consistent with land use patterns in the area. In 2006, the city annexed a 13-acre tract of land directly across SR 74 into the city limits and zoned the entire tract for office use. The conditions of zoning included extensive landscaping, site lighting and architectural guidelines to maintain consistency as each parcel was developed and to assist in establishing a gateway as you entered the city from the south.

While the lots within the Brechin Park subdivision are larger than those proposed within this development, the notion of placing residential use adjacent to residential use provides consistency in land use. The density of the proposed subdivision is consistent with many of the subdivisions within Braelinn Village. Staff will provide an analysis of densities within Braelinn Village under separate cover.

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 5

The subdivision would include an amenities package including a cabana, outdoor pool and tot lot. An extension of the city's multi-use path system would connect this development to the existing multi-use path tunnel underneath SR 74, to Meade Field and to Rockaway Road. The path would ultimately interconnect with the path being constructed as a part of the Somerby at Peachtree City development.

While the architectural style of the homes has not been finalized, the Applicant has presented renderings and photos of similar style homes that would be constructed within the subdivision.

Both the gross density and net density as proposed are equal to and less than many of the established subdivisions within the general vicinity. Approximately 37.1 acres (48%) of the overall 77.1-acre tract will ultimately be dedicated to the city, including 9.1 acres of greenbelt, 18.2 acres of floodplain, wetlands, ponds and associated buffer areas, and 9.8 acres of road right-of-way. The preservation of open space as proposed is consistent with many of the goals and policies adopted as a part of the Comprehensive Plan and Land Use Plan.

City Staff recommends that the proposed annexation and rezoning be approved as submitted subject to the following understandings and conditions:

1. The overall development shall include no more than two (2) parcels designated for office use and no more than 90 lots designated for residential use. It is understood the concept plan submitted as a part of the annexation and rezoning application is illustrative only, and that the developer shall prepare a detailed concept plat in accordance with the established concept plat submittal process. It is understood the general layout of the streets and individual lots shall be similar to what is shown on the concept plan once final engineering documents are prepared.
2. No less than a 60'-wide tree save and landscape buffer shall be provided along the entire property frontage adjacent to SR 74. This tract of land shall be owned and maintained by the Homeowner's Association and/ or the owners of the office tracts as appropriate.

It is understood the appearance of the tree save and landscape buffer is paramount to assist in creating an attractive gateway into Peachtree City. The Applicant shall develop a detailed berming and landscape plan for this area that shall be reviewed and approved by the City Landscape Architect and the Planning Commission as a part of the concept plat submittal process.

Within this tree save and landscape buffer and extending the entire length of the property, existing vegetation shall be augmented with earthen berms and landscaping, the intent being to create a visual buffer

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 6

separating the proposed office and residential development from the highway. The landscape plan shall identify berming and landscaping within all areas void of vegetation.

The general appearance shall be consistent with the existing berming and landscaping in front of the Starr's Mill Professional Building and shall include a combination of berms and plant material to provide a permanent vegetative buffer. The berms shall be a minimum of four (4) feet in height with 4:1 slopes. All landscaped areas shall include an underground irrigation system with a programmable timer.

The Applicant shall maintain the landscaping within this area until such time the internal streets within the subdivision are accepted by the city. Following this dedication, the maintenance of the landscaping shall be the sole responsibility of the Homeowner's Association and/ or the owners of the office tracts in perpetuity.

3. No less than a 50'-wide greenbelt shall be provided along all other property boundaries. This property shall be deeded to the city as a part of the final plat process.

Existing vegetation within these greenbelts shall be preserved to the greatest extent practicable prior to, during and following construction activities. In those areas void of vegetation, the Applicant shall develop a detailed landscape plan that shall be reviewed and approved by the City Landscape Architect and the Planning Commission as a part of the concept plat submittal process.

In areas void of vegetation, a combination of evergreen plant material (Leyland Cypress, Cryptomeria Japonica, etc.) shall be planted in staggered rows at 8' on center. The minimum height of the evergreen plant material shall be no less than 6'-8' in height from finish grade to the top of the plant material at the time of planting.

All exposed areas shall be mulched with no less than 4" of fresh hardwood bark mulch. This plant material shall be guaranteed for no less than two (2) years from date of acceptance by the city. The landscaping shall be installed within six (6) months following the issuance of the first Building Permit within the subdivision.

4. Existing vegetation within all other areas identified on the concept plan as greenbelt, undisturbed buffers or open space shall be protected prior to, during and following construction. These areas shall be deeded to the city for ownership and maintenance as a part of the final plat process.

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 7

5. The Applicant shall coordinate with City Staff to identify locations for a multi-use path connection from this development to Meade Field Drive. It is understood this path will traverse the Meade Field Recreation Complex. The Applicant shall be solely responsible for design and construction of these connections at no cost to the city.
6. Sanitary sewer shall be provided to serve each lot within this development. It is understood the location of any sewer main or manhole shall be no closer than 200' to any adjoining property line.
7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the overall development.
8. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and shall provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.
9. The location of all floodplains and associated buffers shall be field located and surveyed prior to preparation of the concept plat. Absolutely no development shall be permitted within these areas.
10. Initial construction activities shall be limited to clearing and grading associated with road, utility and stormwater facilities. Absolutely no mass clearing or grading shall be permitted on the property.
11. A clearing and grading plan must be submitted for each residential lot prior to issuance of a Land Disturbance Permit. These plans shall be reviewed and approved by the City Landscape Architect as well as the Development Inspector to ensure that existing vegetation on each lot is preserved to the greatest extent practicable.
12. Following clearing and grading activities and after commencement of construction of the home on each lot, a landscape plan shall be prepared and submitted for review and approval by the City Landscape Architect. In addition to vegetation preserved during clearing and grading activities, each residential lot shall include no less than three (3) canopy trees, each of which shall be no less than 2-½" in diameter as measured at breast height (dbh).
13. The Applicant shall provide pocket parks as depicted on the concept plan. The details of these parks and the associated amenities shall be

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 8

presented to and approved by the Planning Commission as a part of the concept plat approval process.

14. The maintenance of all internal pocket parks, amenity areas, landscaped areas, internal signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association in perpetuity.
15. No less than a ten (10) foot wide landscaped median shall be provided within the entrance road to separate the office tracts from the residential tracts. The location and design of this median shall be presented to and approved by the Planning Commission as a part of the concept plat approval process.
16. Prior to approval of the concept plat, the Applicant shall provide documentation satisfactory to the City Engineer indicating GDOT's approval of the improvements to the existing intersection and traffic signal.
17. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
18. A statement addressing the proximity of the development to the Peachtree City - Falcon Field Airport shall be developed with the involvement of City Staff, the City Attorney, the Peachtree City Airport Authority, and the developer. This statement shall appear on the final plat and in the Deed Restrictions and Covenants for the overall development.
19. A statement addressing the proximity of the development to the Meade Field Recreation Complex shall be developed with the involvement of City Staff, the City Attorney, the Peachtree City Recreation and Special Events Advisory Board, and the developer. This statement shall appear on the final plat and in the Covenants and Deed Restrictions for the overall development.

We have also included three ordinances in draft format, which include recommendations from City Staff and the Planning Commission. These ordinances were purposefully left in DRAFT format as this will give us an opportunity to amend them based on additional conditions that might be imposed by City Council.

Annexation and zoning request - Southern Pines tract

September 25, 2012

Page 9

We have provided an ordinance supporting the annexation (Attachment "H"), and two separate ordinances supporting the rezoning to OI Office Institutional (Attachment "I") and LUR Limited Use Residential (Attachment "J").

Following action by Council, we will modify each ordinance as needed and with the appropriate Legal Descriptions and present them for signature, if appropriate.

STEP II - ANNEXATION APPLICATION

The Gates

- I. See Attached "Annexation Request Form"
- II. See Attached "Rezoning Application Package".
- III. The property is contiguous along its entire western boundary being +/- 1837 lf per a ATLA/ASCM Land Title Survey prepared by Integrated Science and Engineering dated 7-27-10. The applicant proposes to annex the property using the "100% method" as the applicant requesting annexation is the sole owner of the property to be annexed.
- IV. See Attached "Owner's Certification"
- V. See attached Boundary Survey. See attached Legal Description
 1. **Existing zoning classifications.** See attached boundary survey
 2. **Names and addresses of adjoiners.** See attached boundary survey and attached list.
 3. 1" = 800' location map. See attached
 4. Aerial Photograph. See attached
 5. 1" = 800' proposed zoning districts. See attached.
 6. **Major natural geographic and cultural features:** Line Creek lies to the south of the property forming the county line between Coweta and Fayette counties.
 7. **Public Services** presently available to the property: Georgia Power, Atlanta Gas Light, Comcast Cable, AT&T Phone, Fayette County Water. PTC Sewer (WASA) has verified that there is sufficient capacity to serve the property and had expressed the willingness to do so. WASA has participated in discussions regarding a regional pump station to serve this project, together with Meade Field and the Sommersby project (proposed).
 8. **Public facilities** on or near the property, within 1 mile: Starr's Mill High, Rising Starr Middle, Peebles Elementary School Complex, Fayette County Animal Shelter, Meade Field, Fayette County Recycling Facility, Peachtree City Water and Sewer Facility.
 9. **Additional studies and reports:** none
 10. **Acreage:** 77.1 acres
Density: +/- 1.2 units per acre
Population at Buildout: approximately 270 persons
 11. **Tie to major thoroughfare system.** The property fronts on Highway 74 at Redwine Rd with existing signalization. The signalization will be upgraded to add a fourth side to the light, serving the neighborhood.

Cart paths are proposed to be connect with Meade Field, Starr's Mill Academy (if the property owner desires), and Brechin Park as shown on the concept plan.

12. **Relation to City Land Use Plan.** The Gates will provide a logical and reasonable transition between the Wilshire ¼ ac to 1/3 acre lots of Wilshire Estate and Brechin Park's 1 ac lots. The addition of residents to the area will support existing commercial uses at Wilshire Pavilion.
13. **Consistency with the City's annexation policy** - The proposed annexation will support the following guiding principles for annexation, as stated in Section 704 of the City's Zoning Ordinance:

(a) Support and enhance the economic value and environmental control of property within the city limits. The proposed development will support the economic value of property within the city by providing a high-quality residential and office development that complements and enhances the economic vitality of the existing residential and commercial development in the area, provides an increased customer base for the nearby commercial development at Wilshire Pavilion, provides additional tax revenues to support city services, provides job opportunities, and creates an expanded customer base for city utilities. The proposed development will support and enhance environmental control of property within the city by providing a dedicated greenbelt, protecting stream corridors and wetlands through water quality and channel protection measures, establishment and protection of stream and wetland buffers, and careful site design.

(b) Primary consideration will be given to complementary zoning within the current land use plan of the city and contiguous jurisdictions. Priority will be given to raw land that can be developed consistent with current city standards. The Applicant respectfully submits that the proposed development, consisting of single-family detached dwellings and an office component, is wholly consistent with adjacent land uses (consisting of single-family residential, small medical office, schools, recreational fields, and commercial development) in both the City of Peachtree City and in unincorporated Fayette County. The property consists entirely of raw, undeveloped land which may be developed in a manner that is entirely consistent with current city standards.

(c) It is desirable, but not essential, that all property have natural boundaries, but in no instance create unnatural division for convenience sake. The Applicant seeks to annex the entire parcel and not some portion thereof. Natural

boundaries exist on all sides of the subject property as a result of previously developed parcels, public improvements, and natural features.

14. a) **Tax base:** The addition of 90 homes to the tax base will substantially increase the tax base for this property. The 2011 tax bill for the property was \$18,742. Ninety houses will generate approximately \$360,000 or about \$4000 per house in property taxes.
- b) **Public Education:** The neighborhood is located across Highway 74 from the Starr's Mill High School, Rising Starr Middle and Peeples Elementary Schools. All three schools have ample capacity to educate the additional students in the proposed neighborhood. In fact, attendance has been falling for a number of years.
- c) **Police and Fire protection:** The property is currently covered by Fayette Fire and Police as it will be if annexed.
- d) **Emergency Medical Services:** The property is currently covered by Fayette EMS as it will be if annexed.
- e) **Transportation facilities:** The property is accessed by Highway 74, a divided 4-lane State Highway. The proposed entrance will be aligned with the existing stop light at Redwine Rd. The light will be upgraded from a 3-way light to a 4-way light.
- f) **Utilities:** The site is serviced by AT&T phone, Comcast Cable, Atlanta Gas Light, Georgia Power.
- g) **Environmental Protection:** Wetlands have been located and will be preserved (see conceptual plan). These will be mainly left undisturbed except for 2 perpendicular crossings. A number of water quality ponds will be constructed to protect streams from direct run off from construction areas.
- h) **Recreation Program:** In addition to the numerous activities provided by the Fayette County Recreation Dept, and Peachtree City facilities, such as Meade Fields, the BMX track, the Soccer complex, the development will have an amenity area with a pool.

Written Narrative

Southern Pines Plantation Property

"The Gates"

Highway 74 at Redwine Rd.

1. Land Use – The proposed land use for the subject property, "The Gates", is surrounded by a mix of zoning uses including office, institutional, open space, commercial, and <1/4 ac and 1 acre residential lots within Peachtree City and Unincorporated Fayette County. The Gates, with approximately 1/3 acre lots and office, is a reasonable transitional use between these various existing uses.

- a. Additional students in the Starr's Mill Complex are estimated at 41 high school students, 31 middle school students, and 62 elementary school students. All three schools have excess capacity as of the first day of class of 2012. Starr's Mill High is at 86% capacity with 249 spaces available. Rising Starr Middle School is at 90% capacity with 119 spaces available. Peeples Elementary is at 76% of capacity with 184 spaces available. Therefore, they additional students will not overburden the school system. The Fayette County School System enrollment has dropped some 1800 students in the last 4 years, according the Board of Education, so school overcrowding is not an issue.
- b. The proposed number of dwelling units is 90
- c. Maximum height of residential dwellings is 35'. The maximum height of the Office units is 35'.
- d. As discussed above, the lots within The Gates are proposed to be approximately 1/3 acre each (1.2 units per acre and .8 acres per lot, overall). This is a viable transition between the ¼ - 1/3 acre lots in Wilshire Estates, and the 1 acre lots in Brechin Park. It is consistent with the similar sized lots in The Chimneys and Millstone Manor .

A 50' wide greenbelt adjacent Unincorporated Fayette County will enclose the neighborhood. A 60' greenbelt, with added berming and plantings in sparsely vegetated sections, will be constructed along the frontage.

- e. Amenities. A neighborhood recreation facility is proposed to consist of a pool, cabana, and a tot lot. Landscaping of the common areas will include indigenous trees. Indigenous vegetation will be preserved with the exterior greenbelts and with the stream corridors and wetlands. Three 2.5 " hardwood trees will be planted in all yards to create a leafy streetscape.
 - f. The neighborhood will be developed in units of approximately 25 lots, depending upon market demand. Each section will be fully functional regarding installation of utilities including water, sewer, power, gas, phone, cable, and paved roads. The traffic light at the entrance on Highway 74 will be improved with the first phase, to add a fourth side to the light such that traffic entering and leaving the neighborhood will have fully signalized options. Additionally, the proposed sewer pump station will be constructed with the first phase of development.
2. Community Design –

- a. The proposed development will be a continuation of Braelinn Village providing a transitional density and use at the outer edge of the village.
- b. Multiuse path connections are proposed to allow for access to the west to Meade Field, to the south to Brechin Park, and to the east to Starr's Mill Academy, if the adjacent property owners desire the connection.
- c. Crime prevention principles – There will be one entrance to the neighborhood which will limit through-traffic. Homes may have alarm systems.
- d. There will be no commercial uses within the development. The office parcels will flank the entrance at Highway 74.
- e. Homes will be located at the 30' front setback line.
- f. There will be no need for large parking lots within the development. 67 spaces are proposed of the Office parcel, as per Peachtree City's parking requirements.
- g. Stream buffers will be designed along all stream courses. There are only two streams crossing proposed. Wetlands will be preserved. Trees within the stream buffers and exterior greenbelt will be preserved.
- h. Water quality ponds and channel protection will be utilized throughout the development. These in addition to stream buffers, preserved wetlands and the greenbelt will provide a significant amount of natural filtration of storm water.
- i. Cut and fill on site will be minimized to work with the existing terrain. This development approach will preserve existing vegetation with the rear yards and common areas with the neighborhood as much as possible.
- j. Road will be designed in concert with the natural topography to reduce grading and thereby disturbance of the site. The site will not be mass graded.
- k. A 50' greenbelt is being set aside around the exterior of the property which will provide buffering and preservation of natural vegetation. There is also a 75' transitional yard + building setback designated between the proposed office and residential components of the development.

Cohesive architectural elements such as homes, lighting, and signage will be developed as the project advances.

- l. There is a 50' greenbelt, stream buffers, and a large area in the south west corner of the property set aside for streams, wetlands, and water quality ponds.
3. Economic Development – the proposed homes will support the existing business in the Wilshire Pavilion as well as elsewhere in Peachtree City. Additionally, the offices will provide business opportunities, an increase in business tax, an increase in property value and tax, and employment opportunities.
 4. Fire and Rescue- According to Peachtree City Fire Marshall David Williamson, the fire station that would provide Fire and Rescue response to this neighborhood is 3.2 miles away with a response time of 5.5 minutes. The nearest Fayette County Fire Station is 4.5 miles away requiring a longer response time under the current jurisdiction. Further Chief Williamson states that there will be no increase in response time to properties currently within the coverage area.
 5. Potable Water – Water will be provided by Fayette County Water System. Matthew Bergen, Fayette County Water System, states there is a 20" water main in the right-of-way of Highway

74 directly in front of The Gates. Further, he confirms that there is sufficient capacity to serve the proposed development.

6. Sewer – Consultation with Stephen Hogan of WASA has been on-going regarding this project and several surrounding properties that are in need of municipal sewer. WASA has expressed a desire for the construction of one regional pump station in the vicinity of the southern portion of the Meade Field property. A pump station in this area would serve Meade Fields, and the proposed Sommersby assisted living development, in addition to The Gates with the expense being divided by the users.

WASA has expressed a desire for additional customers and flow into the PTC sewage treatment system.

Concern has been expressed regarding the opportunity for other properties to tie on to Peachtree City's sewer system. To give the City control over this in the future, sewer manholes will be placed no less than 200' from any property line. Additionally, the 50' greenbelt that will be dedicated to the City, will prevent any connection to the system within The Gates without City consent.

7. Transportation –

- a. The recent construction on Hwy 74 was designed to provide a sufficient level of service for the next 20 year being 31,100 trips per day. The intersection currently serves approximately 10,600 trips per day. The proposed development would add approximately 1,100 trips per day.
- b. The intersection of Highway 74 and Redwine Road has recently been upgraded by GDOT. No additional road improvements are needed. There is a curb cut and decel lane in place, and there is a sidewalk along the frontage. The traffic light will be upgraded from a 3-way to a 4-way light. The upgrade of the light will concur with the first phase of development to signalize the proposed entrance.
- c. Multipurpose paths will be constructed to provide a connection for The Gates to Meade Field, Starr's Mill Academy, and Brechin Park if the adjoining owners desire the connection. There is an existing sidewalk along the frontage on Highway 74.

Additionally, we computed trip generation calculations for the proposed 90 lot/two office development as opposed to the as-is zoned commercial shopping center.

Proposed: For 90 Lots plus one medical/dental and one general office building -

- * 90 lots = 900 trips/day
- * General office = 66 trips/day
- * Medical/dental = 145 trips/day

Total: 1,100 trips per day

As currently zoned: For 85,000 sf grocery store, 26,000 sf strip shops, two 10,000 sf office buildings, 4 out-parcels -

- * Grocery = 9,200 trips/day
- * 26,000 sf strip shops = 1050 trips/day
- * 2 – office buildings = 260 trips/day
- * 4 outparcels (including two drivethroughs) = 6,440 trips/day

Combines to 16,950 trips/day, reduced for 25% internal capture rate –12,700 trips/day

The proposed zoning projects 11,500 **fewer** trips per day, than as it is zoned presently

Step Two: Annexation request form

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

A formal request is hereby being made to annex the following described property into the city limits of Peachtree City:

This request for annexation is being made for the following reasons:

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

Owner (print): Travis Griffith

Date: 7/9/12

Owner (signature):

Agent (print):

DAVID C. KIRK

Date: 8/14/2012

Agent (signature):

David C. Kirk

.....

To be completed by the City of Peachtree City:

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

Date of acceptance:

08-20-12

Request number:

2012-03

City Planner:

David E. Rant

Date:

08-20-12

City Clerk:

D. Rant

Date:

9/7/12

Public Hearing – Planning Commission:

Date:

09-10-12

Public Hearing – City Council:

Date:

10-04-12



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

REZONING PERMIT APPLICATION

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

Fee: \$600 + \$50/acre

Receipt # 242640

Date Filed 08/20/12

Case # 2012-03

Office Use Only

SITE LOCATION	Address <u>Hwy 74 @ Redwine Rd</u>		SITE INFORMATION	Parcel #(s) <u>0603 006</u>	
	Proposed Use: <u>Residential</u>			Existing Zoning <u>AR, OI, CC</u>	
Site in which Village: ☐ Aberdeen ☒ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☐ Industrial			Proposed Zoning <u>LUR</u>		
			Property Size: <u>3,179,880</u> <u>73</u> Square Feet Acres		
APPLICANT	Name <u>Southern Pines Plantation Comm</u>		OWNER	Name <u>Same as applicant</u>	
	Address <u>6501 Peake Rd, Suite 350</u>			Address _____	
City, State, Zip <u>Macon GA 31210</u>			City, State, Zip _____		
Phone # <u>478-477-0000</u>			Phone # _____		
Email <u>tgiffith@sppland.com</u>			Email _____		

IMPACTED AREAS	Sq ft Acres		Total acres ± Impacted acres	LAND USE & ZONING	Please record all surrounding property within 200ft of site	
Disturbed Area	<u>740520</u> <u>17</u> Square Feet Acres	<u>17.5</u> %	North	<u>0-1</u>	<u>O-I County</u>	
Impervious Area	<u>982,713</u> <u>22.56</u> Square Feet Acres	<u>24%</u> %	East	<u>Res & Comm</u>	<u>RR County</u>	
Open Space & Greenbelts	<u>1,189,188</u> <u>27.3</u> Square Feet Acres	<u>29%</u> %	South	<u>Residential</u>	<u>RR County</u>	
			West	<u>Recreation</u>	<u>OS-C City</u>	

LOCATION OF	Entrance to Site: <u>Hwy 74 @ Redwine Rd</u>	
	Tree Save and Landscape Buffers: <u>Around exterior & along stream corridors</u>	
	Other Buffers: _____	
	Greenbelts (to be dedicated to the city): <u>50' greenbelt around exterior</u>	
	Multi-Use Path Connections: <u>to Maude Field, Brechin Park, Stuart's Mill Academy</u>	
	Historical Resources: <u>none known</u>	
Natural Features: <u>Streams & wetlands shown on concept plan</u>		
Stormwater Retention: <u>water quality ponds shown on concept plan</u>		

BUILDING INFORMATION	Building type: <u>Single Family detached</u>		Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application)	
	Hrs of operation: <u>N/A</u> to _____		<u>90 single family detached homes, recreation area, and O-I parcels</u>	
	# of stories: <u>3 max</u> Building height: <u>max 35'</u>			
	Floor Area (Sq ft) _____ <u>2000 sf</u>			
	# of dwelling units: <u>90</u> Units/acre: <u>1.2</u>			
	# of employees: <u>N/A</u> _____			
		Parking: _____ <u>0</u> _____ <u>0</u> # Required # Existing # Proposed # Pervious		

TYPE OF CONSTRUCTION	Structural Material:		SETBACKS	Required		Proposed	
	☒ Wood ☐ Metal ☒ Concrete ☒ Brick ☐ Other _____			Front (Building)		<u>30</u> ft	
	Roof Material:			Front (Parking)		<u>N/A</u> ft	
	☐ Metal ☐ Tar ☒ Shingles ☐ Slate ☐ Other _____			Side		<u>10</u> ft	
	Interior Finish:			Rear		<u>40' from</u> ft	
	☒ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other _____						
Exterior Finish:							
☒ Wood ☐ Metal ☒ Concrete ☒ Brick ☐ Other <u>hardiplank</u>							

Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Hwy 74	1	±100'	±90'	6	Y	31,100	10,640	900
Estimated traffic generated by heavy vehicles: 60%								
Types of vehicles(s): <u>garbage, moving & delivery trucks</u> (vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)								

¹ See GADOT Highway Capacity Manual ² See GADOT Traffic Survey Unit (ADT - Average Daily Traffic)
³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

ADT: 10- less after construction phase

UTILITIES & SERVICES INFO		** Please attach letters from utilities indicating that their services can support the proposed development **	
Solid waste collection:		Water supply:	Estimated total water demand (gpd):
Natural gas: <u>Atl Gas Light</u>		☐ Individual Well(s) ☐ Community System	<u>31,050 gpd</u>
Electrical Service: <u>Ga Power</u>	Underground? ☒ Yes ☐ No	☒ Municipal System: (Fayette County Water Dept)	
Telephone Service: <u>ATT</u>	Underground? ☒ Yes ☐ No	Wastewater collection/treatment:	Estimated total wastewater discharge (gpd):
Cable TV Service: <u>Comcast</u>	Underground? ☒ Yes ☐ No	☐ Individual Onsite ☐ Community System	<u>27,000 gpd</u>
		☒ Municipal System: (Peachtree City WASA)	

FIRE & SAFETY		Briefly describe daily operations: (A separate detailed report is still required to be attached to this application)	
Automatic Fire Sprinklers:			
☐ Yes ☐ No, why? _____			
Automatic Fire Alarm:			
☐ Yes ☐ No, why? _____			
# of Fire Hydrants: _____	Existing ☐ Proposed ☐		
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)	☐ Yes ☒ No	Material(s): _____	Storage: _____

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Please complete the attached checklist.

OFFICE ONLY

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

Signature: David E. Port Date: 08-27-12

Date & Time of Planning Commission Public Hearing: 09-10-12

Date of City Council Public Hearing: 10-04-12 Case Number: 2012-03

The Gates Office



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

REZONING PERMIT APPLICATION

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

Fee: \$600 + \$50/acre

Receipt # 242640

Date Filed 08/20/12

Case # 2012-03

Office Use Only

SITE LOCATION	Address <u>Hwy 74 @ Redwine</u>		SITE INFORMATION	Parcel #(s) <u>0603 006</u>	
	Proposed Use: <u>office</u>			Existing Zoning <u>Commercial & Office</u>	
Site in which Village:		Proposed Zoning <u>O-I</u>		Property Size: <u>1</u> <u>ac</u>	
☐ Aberdeen ☒ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☐ Industrial		Name <u>Southern Pines Plantation Comm</u> Address <u>6501 Peake Rd, Suite 350</u> City, State, Zip <u>Macon, GA 31210</u> Phone # <u>478-477-0000</u> Email <u>lgiffith@sppland.com</u>		Name <u>Same as applicant</u> Address _____ City, State, Zip _____ Phone # _____ Email _____	

IMPACTED AREAS	Sq ft Acres		Total acres ± Impacted acres	LAND USE & ZONING	Please record all surrounding property within 200ft of site			
					Land Use	Zoning		
	Disturbed Area	<u>78,408</u> <u>1.8</u>			<u>50</u> %	North	<u>O-I</u>	<u>O-I County</u>
	Impervious Area	<u>69,696</u> <u>1.6</u>			<u>40</u> %	East	<u>Res & Comm</u>	<u>RR County</u>
	Open Space & Greenbelts	<u>96,000</u> <u>2.2</u>	<u>50</u> %	South	<u>Residential</u>	<u>RR County</u>		
				West	<u>Recreation</u>	<u>OSC City</u>		

LOCATION OF	Entrance to Site: <u>Hwy 74 @ Redwine</u>
	Tree Save and Landscape Buffers: <u>50' greenbelt and 50' transitional yard surrounding</u>
	Other Buffers: _____
	Greenbelts (to be dedicated to the city): <u>yes, see plan</u>
	Multi-Use Path Connections: <u>Through internal roadways & paths.</u>
	Historical Resources: <u>none known</u>
Natural Features: <u>none known</u>	
Stormwater Retention: <u>with The Gates' development</u>	

BUILDING INFORMATION	Building type: <u>Frame</u>	Briefly describe proposed use of property: (A separate detailed report is still required to be attached to this application) <u>Two office buildings, 2 stories each, 10,000 sf each.</u>
	Hrs of operation: <u>7 am</u> to <u>7 pm</u>	
	# of stories: <u>2</u> Building height: <u>35'</u>	
	Floor Area (Sq ft) <u>0</u> Existing <u>10,000 ea</u> Proposed	
	# of dwelling units: _____ Units/acre: _____	
# of employees: <u>0</u> Existing <u>67</u> Proposed	Parking: <u>67</u> # Required <u>0</u> # Existing <u>67</u> # Proposed <u>0</u> # Pervious	

TYPE OF CONSTRUCTION	Structural Material:	SETBACKS	Required		Proposed	
	☒ Wood ☐ Metal ☐ Concrete ☐ Brick ☐ Other		Front (Building)	<u>40'</u> ft	<u>40</u> ft	
	Roof Material:		Front (Parking)	<u>20'</u> ft	<u>20</u> ft	
	☒ Metal ☐ Tar ☒ Shingles ☐ Slate ☐ Other		Side	<u>15'/75'</u>	<u>15'/75</u> ft	
	Interior Finish:		Rear	<u>30'/75'</u>	<u>30'/75</u> ft	
	☒ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other					
Exterior Finish:						
☒ Wood ☐ Metal ☐ Concrete ☐ Brick ☒ Other <u>hardiplank</u>						

TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
		Hwy 74	1	±100'	±90'	6	Y	31,100	10,690
Estimated traffic generated by heavy vehicles: 6% ¹ See GADOT Highway Capacity Manual ² See GADOT Traffic Survey Unit (ADT = Average Daily Traffic) ³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y ft)									
Types of vehicles(s): <u>garbage trucks, moving & delivery trucks</u>								ADT: <u>10 - less after construction phase</u>	
Vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

UTILITIES & SERVICES INFO	Solid waste collection:		** Please attach letters from utilities indicating that their services can support the proposed development **	
	Natural gas: <u>Atlanta Gas Light</u>		Water supply:	Estimated total water demand (gpd):
Electrical Service: <u>Ga Power</u>	Underground? ☒ Yes ☐ No	☐ Individual Well(s) ☐ Community System	<u>4,600 gpd</u>	
Telephone Service: <u>ATT</u>	Underground? ☒ Yes ☐ No	☒ Municipal System: (Fayette County Water Dept)		
Cable TV Service: <u>Comcast</u>	Underground? ☒ Yes ☐ No	Wastewater collection/treatment:	Estimated total wastewater discharge (gpd):	
		☐ Individual Onsite ☐ Community System	<u>4,000 gpd</u>	
		☒ Municipal System: (Peachtree City WASA)		

FIRE & SAFETY INFORMATION	Automatic Fire Sprinklers:		Briefly describe daily operations: (A separate detailed report is still required to be attached to this application)	
	☐ Yes ☒ No, why? _____		<u>General Office</u>	
Automatic Fire Alarm:				
☒ Yes ☐ No, why? _____				
# of Fire Hydrants: <u>0</u> Existing <u>1</u> Proposed				
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)	☐ Yes ☒ No	Material(s): _____	Storage: _____	

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____

Property Owner Signature: [Signature] Date: 8-9-12

Please complete the attached checklist.

OFFICE ONLY

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

Signature: David E. Part Date: 08-27-12

Date & Time of Planning Commission Public Hearing: 09-10-12

Date of City Council Public Hearing: 10-04-12 Case Number: 2012-03

TRANSPORTATION INFORMATION	Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Estimated traffic generated by heavy vehicles:				¹ See GDOT Highway Capacity Manual ² See GDOT Traffic Survey Unit (ADT - Average Daily Traffic) ³ Based on Institute of Transportation Engineers' traffic - roadway fit estimates (e.g., 4 trips per day)					
Types of vehicles(s): _____							ADT: _____		
(vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)									

UTILITIES & SERVICES INFO	Solid waste collection: _____		** Please attach letters from utilities indicating that their services can support the proposed development! **	
	Natural gas: _____		Water supply:	
	Electrical Service: _____		☐ Individual Well(s) ☐ Community System ☐ Municipal System: (Fayette County Water Dept)	
	Telephone Service: _____		Estimated total water demand (gpd): _____	
Cable TV Service: _____		Wastewater collection/treatment:		
Underground? ☐ Yes ☐ No		☐ Individual Onsite ☐ Community System ☐ Municipal System: (Peachtree City WASA)		
Underground? ☐ Yes ☐ No		Estimated total wastewater discharge (gpd): _____		

FIRE INFORMATION	Automatic Fire Sprinklers:		Briefly describe daily operations:	
	☐ Yes ☐ No, why? _____		(A separate detailed report is still required to be attached to this application)	
	Automatic Fire Alarm:		_____	
	☐ Yes ☐ No, why? _____		_____	
# of Fire Hydrants: _____		_____		
Existing _____ Proposed _____		_____		
Hazardous Material On Site?		Material(s): _____		
(If yes, describe type and method of storage to the right.)		Storage: _____		
☐ Yes ☐ No				

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: 8/14/2012

Property Owner Signature: _____ Date: 7-9-12

Please complete the attached checklist.

OFFICE ONLY

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

Signature: David E. Rost Date: 08-27-12

Date & Time of Planning Commission Public Hearing: 09-10-12

Date of City Council Public Hearing: 10-04-12 Case Number: 2012-03



6501 Peake Road
Building 350
Macon, Georgia 31210
(478) 477-0000
Fax (478) 477-2111
www.sppcommercial.com

Southern Pines Plantation Commercial Group, LLC
6501 Peake Rd, Suite 350
Macon, GA 31210

May 24, 2012

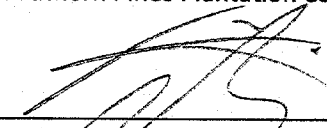
Peachtree City Planning and Development
153 Willowbend Rd
Peachtree City, GA 30269

RE: Annexation Application for Parcel 0603 006, being 75.93 acres on Hwy 74

We, the property owners of the subject tract, wish to make application for the annexation of this property into the city limits of Peachtree City.

Further, David Kirk, Troutman Sanders, PC will represent Southern Pines Plantation Commercial Group, LLC as agent for the purposes of this application.

Southern Pines Plantation Commercial Group, LLC



Travis B. Griffith, Manager

Susan L. Bloodworth

Notary, My Commission Expires 4/27/2015



Acquisitions • Development • Sales • Leasing • Management



SCOTT D. GRUSEMEYER ALS / 3130

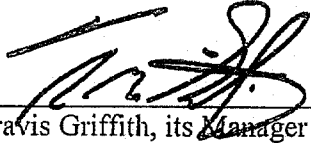
CERTIFICATION

I, Travis Griffith, Manager of Southern Pine Plantations Commercial Group, LLC, owner of a property seeking annexation (Parcel 0606-006) by the City of Peachtree City, hereby certify that I am aware of, and authorize this annexation request. Further, I am aware that Peachtree City has a Comprehensive Plan, a Land Use Plan, an annexation procedure, a Zoning Ordinance, and land use regulations which govern the use, development, site planning, and landscaping of property within the city limits, and the employment of signs thereon.

Further, I appoint David Kirk, Troutman Sanders, LLP as its agent for the purposes of this annexation.

Signed, this 9th day of July, 2012.

Southern Pine Plantations Commercial Group, LLC



Travis Griffith, its Manager

Property Legal Description

All that tract or parcel of land lying and being in Land Lots 17 and 18 of the Sixth District of Fayette County, Georgia, and being 87.754 acres, more or less, and being designated on said plat as 72.754 acres and 15.00 acres as per plat of survey dated March 11, 1992, as revised May 6, 1992, as revised June 2, 1992, made by Larry C. Shimshick, Georgia Registered Land Surveyor No. 2343, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of State Highway #74 (100' right-of-way) with the westerly land lot line of Land Lot 18 and running thence along the southerly right-of-way line of said highway north 84 degrees 29 minutes 35 seconds east a distance of 36.11 feet to a point; continuing thence in an easterly direction, and following the southerly right-of-way of State Highway #74, and following along the arc of a curve to the right an arc distance of 668.10 feet (chord bearing north 87 degrees 24 minutes 53 seconds east and a chord length of 667.81 feet) to a point; continuing thence in an easterly and southeasterly direction, and following along said right-of-way, and along the arc of a curve to the right an arc distance of 654.66 feet (chord bearing south 87 degrees 20 minutes 12 seconds east and a chord length of 654.58 feet) to a point; continuing thence in a southeasterly direction, and following along said right-of-way and along the arc of the curve to the right an arc distance of 484.23 feet (chord bearing south 71 degrees 42 minutes 09 seconds east and a chord length of 480.58 feet) to a point; continuing thence in a southeasterly direction, and following along said right-of-way and along the arc of a curve to the right an arc distance of 507.01 feet (chord bearing south 51 degrees 10 minutes 11 seconds east and a chord length of 504.64 feet) to a point; continuing thence in a southeasterly direction and following along said right-of-way, and along the arc of the curve to the right an arc distance of 376.61 feet (chord bearing south 41 degrees 51 minutes 52 seconds east and a chord length of 376.60 feet) to a point; continuing thence in a southeasterly direction and following along said right-of-way, and along the arc of the curve to the right an arc distance of 132.72 feet (chord bearing south 40 degrees 58 minutes 33 seconds east and a chord length of 132.72 feet) to a point, which point is located on the southerly land lot line of Land Lot 18 (also the northerly land lot line of Land Lot 17); running thence north 89 degrees 52 minutes 04 seconds west, and following along said land lot line, a distance of 606.67 feet to a point; running thence south 00 degrees 06 minutes 42 seconds west a distance of 1027.05 feet to a point; running thence south 89 degrees 31 minutes 09 seconds west a distance of 1935.21 feet to a point, which point is located on the westerly land lot line of Land Lot 17; running thence north 00 degrees 01 minute 37 seconds west, and following along the westerly land lot line of Land Lots 17 and 18, a distance of 1886.68 feet to a point and the POINT OF BEGINNING.

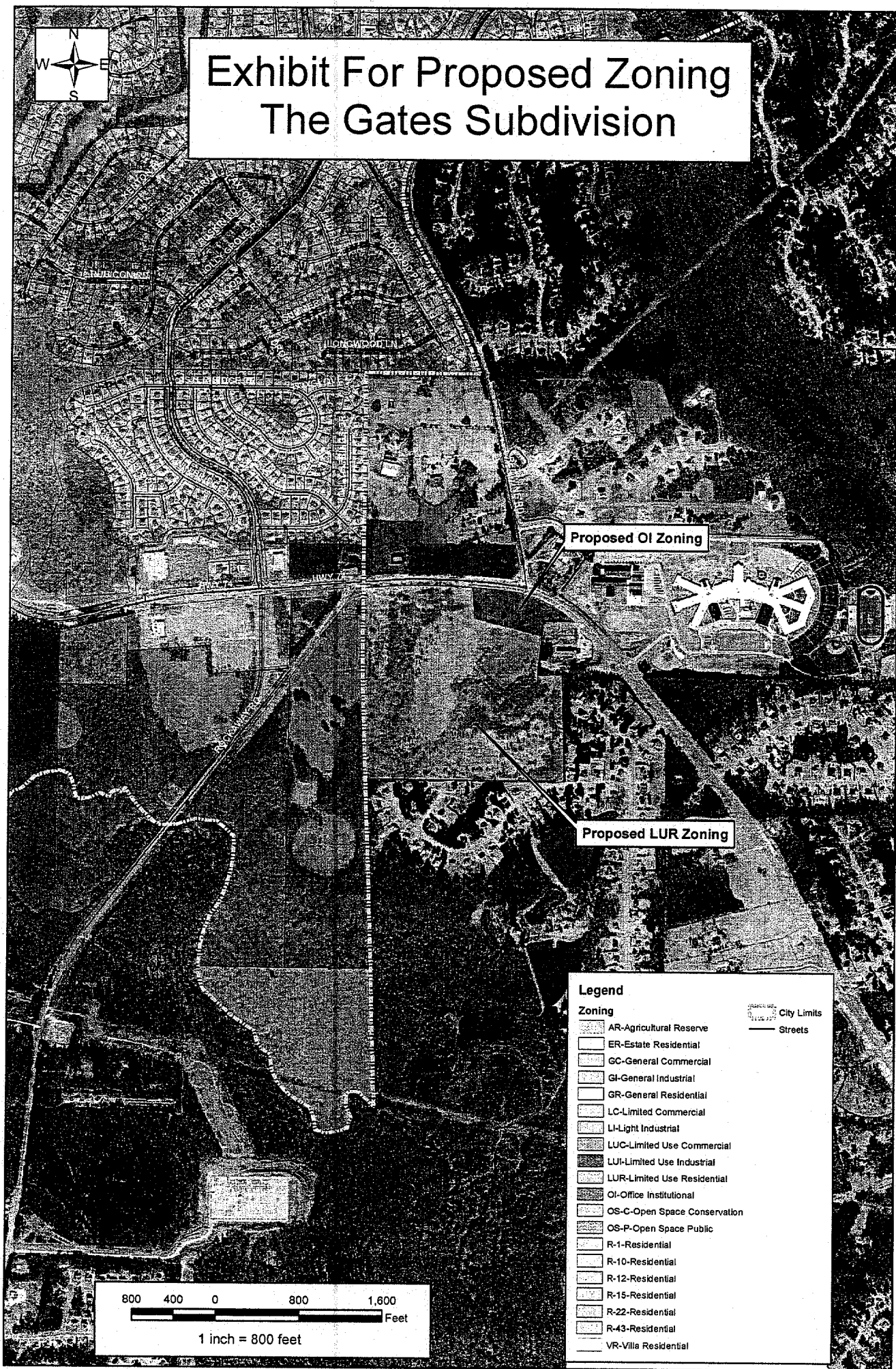
LESS AND EXCEPT the 7.680 acre tract of land in Land Lot 18 of the Sixth District of Fayette County, Georgia, shown on the plat of survey prepared for S. M. Bishop Co., Inc. by Jefferson Consultants, Registered Surveyors, dated September 4, 1998, recorded in the Clerk's Office of Fayette Superior Court in Plat Book 31, page 63, which was conveyed by Frank M. Shepherd and Jacob W. Wise to Little One's At Starr's Mill, Inc. by Warranty Deed dated November 5, 1998, recorded in the Clerk's Office of Fayette Superior Court in Deed Book 1316, page 168.

ALSO Less and Except 2.869 acres, more or less, together with any required slopes and utilities

as described in the right-of-way deed from Southern Pine Plantations Commercial Group, L.L.C. to Georgia Department of Transportation dated April 21, 2008, recorded in Deed Book 3390, Pages 343-351, in the Office of the Clerk of the Superior Court of Fayette County, Georgia.



Exhibit For Proposed Zoning The Gates Subdivision



Annexation Application Item VI.1 and 2

Southern Pine Plantation Adjoining Properties

Subject Property					
Tax Parcel Number	Owner	Mailing Address	City State Zip	Zoning	Jurisdiction
0603 006	Southern Pines Plantation Commercial Group, LLC	6501 Peake Rd Building 350	Macon, GA 31210	OI, Comm, AR	Fayette County

Adjoiners					
Tax Parcel Number	Owner	Mailing Address	City State Zip	Zoning	Jurisdiction
0609 009	Fayette County Animal Shelter	140 Stonewall Avenue	Fayetteville, GA 30214	OI	Peachtree City
0603 018	Group Six Properties	900 West Park Place, Suite 300	Peachtree City, GA 30269	OI	Fayette County
0603 012	Starrs Mill Professional Center	155 Hearthstone Ln	Fayetteville GA 30215	OI	Fayette County
0603 009	Southern Crescent Physicians Group	11 SW Upper	Riverdale GA 30274	OI	Fayette County
0603 010	Lawson Property Investment, LLC	1330 Hwy 74 S	fayetteville, GA 30215	OI	Fayette County
0603 017	L and L Investments, LLC	1331 Hwy 74 S	fayetteville, GA 30216	OI	Fayette County
0603 015	Fayette County Board of Education	210 Stonewall Ave	Fayetteville, GA 30214	AR	Fayette County
0603 016	Starrs Mill Academy	1361 Hwy 74 South	Senoia, GA 30276	AR	Fayette County
0604 08006	Buffie D Brogdon-Wilcox	150 Bramlet Court	Senoia, GA 30276	PUD	Fayette County
0604 08007	Dennise Nieves	140 Bramlet Court	Senoia, GA 30276	PUD	Fayette County
0604 08008	David and Christy Morris	130 Bramlet Court	Senoia, GA 30276	PUD	Fayette County
0604 08014	Gary Lee	145 Bontura Dr	Senoia, GA 30276	PUD	Fayette County
0604 08015	Robert and Kristy Stevenson	185 Bontura Dr	Senoia, GA 30276	PUD	Fayette County
0604 11001	Michal Firsowicz	195 Fenhurst Pt	Senoia, GA 30276	PUD	Fayette County
0604 11008	Kuo Ching Heng	130 Fenhurst Pt	Senoia, GA 30276	PUD	Fayette County
0604 11009	Tina and JL Harper	120 Fenhurst Pt	Senoia, GA 30276	PUD	Fayette County
0604 11011	David and Amy Lombardo	325 Bontura Dr	Senoia, GA 30276	PUD	Fayette County
0604 11012	James Sheehan	335 Bontura Dr	Senoia, GA 30276	PUD	Fayette County
0610 003	Peachtree City	Meade Field, Rockaway Rd	Peachtree City, GA 30269	OS	Peachtree City
0609 008	Georgia Power Company	Rockaway Rd	Peachtree City, GA 30269	OS	Peachtree City



Location Map For Proposed The Gates Subdivision



800 400 0 800 1,600
Feet
1 inch = 800 feet

Legend

-  Project Site
-  City Limits
-  Streets

AGL Resources
Atlanta Gas Light
Chattanooga Gas
Elizabethtown Gas
Elkton Gas
Florida City Gas
Virginia Natural Gas
AGL Networks
Sequent Energy Management

404 584 3895 phone
www.atlantagaslight.com

Ten Peachtree Place
Atlanta, GA 30309

August, 2nd 2012

Donna Black
Scarborough and Rolander Development
270 North Jeff Davis Dr
Fayetteville, GA 30214

Re: 77 acre property south of the intersection of Highway 74 and Redwine Rd

Ms. Black:

This letter will serve to certify that natural gas is available at the above referenced location.

This is to further advise you that natural gas service will be made available to the above referenced project in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested.

Please contact Ted Britt at 404-978-3187 regarding service installation or if you have any further questions.

Sincerely,



Emily Osborne
Design Technician| Marketing Development
p. 404-584-3895



Atlanta Gas Light

Southern Pines Plantation
270 North Jeff Davis Drive
Fayetteville, GA 30214
(770) 461-0478. Fax – (770) 461-3491

August 6, 2012

Tony Parrott
Fayette County Water System
tparrott@fayettecountyga.gov

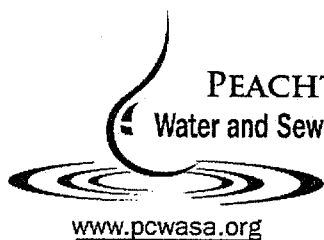
Re: Service Availability Confirmation Request

Dear Tony,

We are investigating the development of a 77 acres tract west of the intersection of Highway 74 and Redwine Road in south Fayette County. The property is to be developed in to 90 residential lots and two office buildings of 20,000 sf total.

Can you verify the location of lines in the area, the size of the lines, and whether there is sufficient capacity to serve this development?

Thank you,
Donna Black
Donna_black@sandrdevelopment.com
Cell (404) 978-3187



PEACHTREE CITY
Water and Sewerage Authority

1127 Highway 74 South
Peachtree City, GA 30269
Phone: 770-487-7993 • FAX: 770-631-5380

August 16, 2012

Donna Black
Scarborough and Rolader Development
Brent Holdings, LLC et al
270 North Jeff Davis Drive
Fayetteville, GA 30214

RE: Service Availability – The Gates

Dear Mrs. Black,

Presently there is adequate capacity in the Authority's Wastewater Treatment Plants for the proposed project. Please note that sewer availability is contingent on the construction of a sewer lift station and the associated gravity lines. If you have any questions or comments, please feel free to contact me at (770) 487-7993.

Sincerely,

Nathan B. Brooks

Nathan B. Brooks, CPII
Construction Coordinator
Peachtree City Water & Sewerage Authority

Donna Black

From: David Williamson <dwilliamson@peachtree-city.org>
Sent: Tuesday, August 14, 2012 2:09 PM
To: Donna Black
Cc: Joseph O'Connor
Subject: RE: Fire and EMS Response

The additional proposed homes and businesses would not in itself "over burden" the PCFD. The property being proposed for annexation does lie in an area of PTC that has been identified by the Insurance Services Organization (ISO) and PCFD as being in need of an additional fire station in order to meet the response time standards of NFPA 1710. The only reason a increased response time would exist is if units where on a call in the area and another call came in from a caller in that station's response zone. In this case the next available unit would pick up the call. This is a situation that occurs very frequently within PTC.

Dave Williamson, CFPS, CFI
Fire Marshal
Peachtree City Fire & Rescue
P: 770-631-2091
F: 770-631-2540

From: Donna Black [donna_black@sandrdevelopment.com]
Sent: Tuesday, August 14, 2012 11:01 AM
To: David Williamson
Subject: RE: Fire and EMS Response

Would the addition of this project, over burden the PTC Fire Dept? Would it increase response time to any other property?

Thanks so much for your help,

Donna Black
Scarbrough and Rolader Development
Brent Holdings, LLC et al
270 North Jeff Davis Drive
Fayetteville, GA 30214
Fax (770) 461-3491
Cell (404)978-3187

From: David Williamson [mailto:dwilliamson@peachtree-city.org]
Sent: Monday, August 13, 2012 3:59 PM
To: donna_black@sandrdevelopment.com
Subject: Fire and EMS Response

Donna,

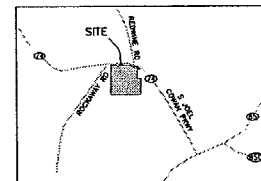
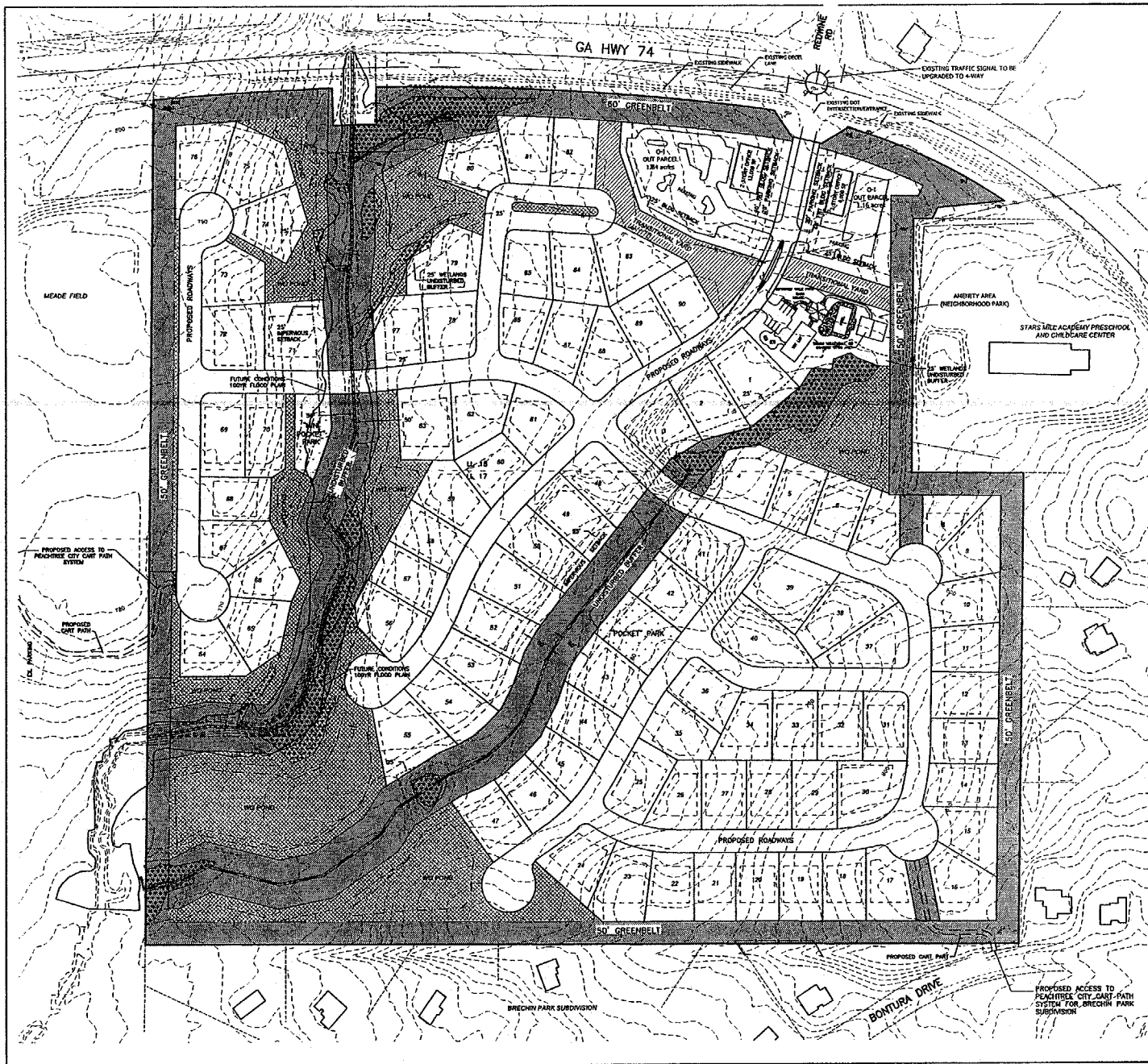
The distance from PTC's responding station to the proposed annexation parcel is 3.2 miles which translates into a response time of 5 1/2 minutes at 35 MPH.

If I can provide any other assistance please contact me.

Fayette County Schools' Enrollment - Capacity Report 2012-2013

Spaces Available.

		9th Month 2011-2012	1st DAY 2012-2013	FACILITY CAPACITY	% Fac Cap CAP/ENR	Status	
High School	Fayette County	1280	1296	1738	75%		
	McIntosh	1578	1676	1638	102%	Closed	
	Sandy Creek	1157	1210	1438	84%		
	Starr's Mill	1480	1539	1788	86%		
	Whitewater	1453	1419	1463	97%	Closed	249
	High School Total	6948	7140	8065	89%	Status	
Middle School	Bennett's Mill	598	608	1200	51%		
	J.C. Booth	1025	1051	1163	90%	- closed	
	Fayette	720	723	1138	64%		
	Flat Rock	824	861	1063	81%		
	Rising Starr	1039	1044	1163	90%	- closed	119
	Whitewater	817	754	1088	69%		
	Middle School Total	5023	5041	6815	74%	Status	
Elementary School	Braelinn	471	446	588	76%		
	Brooks	298	245	488	50%		
	Robert J. Burch	576	540	638	85%		
	Cleveland	523	561	713	79%		
	Crabapple	508	514	688	75%		
	Fayetteville Intern	389	408	488	84%		
	Hood Avenue	365	372	463	80%		
	Huddleston	562	578	615	94%	Closed	
	Inman	490	468	663	71%		
	Kedron	560	533	613	87%		
	North Fayette	478	487	563	87%		
	Oak Grove	521	539	588	92%	- closed	
	Peachtree City	509	519	488	106%	Closed	
	Peeples	618	579	763	76%		184
	Sara Harp Minter	593	585	763	77%		
	Spring Hill	512	511	738	69%		
	Tyrone	344	331	418	79%		
	Elementary Total	8317	8216	10278	80%		
Alternative Programs	Alternative School	51	26				
	Open Campus	98	106				
	Mainstay						
	Reach		25				
	Alternative Total	149	157				
SYSTEM TOTAL		20437	20554				



Owner of Property: Southern Pines Plantation Commercial Group, LLC
 Mailing Address: 5501 Peake Rd, Suite 350
 Macon, GA 31210
 Phone: (478) 477-0000
 Email: Travis.Giffith@sppland.com

NOTES:

1. TOTAL TRACT AREA 77.10 ACRES
2. TOTAL NO. LOTS
 RESIDENTIAL = 90
 OFFICE-INSTITUTIONAL = 2
3. PROPOSED ZONING IS LUR
 PROPOSED FRONT SETBACK = 30'
 PROPOSED SIDE YARD SETBACK = 10'
 PROPOSED REAR YARD SETBACK = 30' (EXCEPT WHERE
 ADJOINING EXISTING GREENBELT = 40')
4. WETLANDS LIMITS SHOWN DELINEATED BY APPLIED
 ENVIRONMENTAL SCIENCE, REPORT DATED 7/2/12.
5. STREET WIDTH PER PEACHTREE CITY STANDARDS:
 COMMERCIAL: 28' PAVING + 2' CURB & GUTTER
 RESIDENTIAL: 22' PAVING + 2' CURB & GUTTER

LEGEND

- WETLANDS
- GREENBELT
- WQ/CHANNEL
PROTECTION
POND AREAS
- 25' IMPERVIOUS
SETBACK
- 25' UNDISTURBED
WETLANDS BUFFER
- WQ = WATER QUALITY
- "POCKET" PARK



DATE	BY	NO.	DESCRIPTION	SCALE
7/2/12	TG	1	CONCEPT PLAN	1" = 100'
7/2/12	TG	2	REVISION	
7/2/12	TG	3	REVISION	
7/2/12	TG	4	REVISION	
7/2/12	TG	5	REVISION	
7/2/12	TG	6	REVISION	
7/2/12	TG	7	REVISION	
7/2/12	TG	8	REVISION	
7/2/12	TG	9	REVISION	
7/2/12	TG	10	REVISION	

CONCEPT PLAN
FOR
THE GATES

LAND LOTS 1 & 2 OF THE 6TH SUBDIVISION, WHITE COUNTY, GEORGIA



Action Agenda

Board of Commissioners
September 13, 2012
7:00 P.M.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on September 13, 2012, at 7:00 p.m. in the Public Meeting Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:

Herb Frady, Chairman
Robert Horgan, Vice Chairman
Steve Brown
Lee Hearn
Allen McCarty

Staff Present:

Floyd Jones, County Clerk

Staff Absent:

Jack Krakeel, Interim County Administrator
Scott Bennett, County Attorney

Call to Order, Invocation and Pledge of Allegiance.

Chairman Frady called the September 13, 2012 Board of Commissioners meeting to order at 7:02 p.m. Commissioner Hearn offered the Invocation and led the audience in the Pledge of Allegiance

Acceptance of Agenda.

Commissioner Brown moved to accept the Agenda as published. Commissioner McCarty seconded the motion. No discussion followed. The motion passed unanimously.

PRESENTATION/RECOGNITION:

1. Proclamation of "Sharpsburg Remembrance Day."

Commissioner Horgan read the "Sharpsburg Remembrance Day" proclamation. Mr. Scott Gilbert, representing the Sons of Confederate Veterans, spoke about the impact of the Battle of Sharpsburg both for the nation and for Fayette County. The Board took no official action with this Proclamation.

2. Proclamation for National Preparedness Month in Fayette County.

Public Safety Director Allen McCullough, who also serves as the Emergency Management Director of Fayette County, introduced Deputy Chief Tom Bartlett with Fayette County's Fire and Emergency Services, Mr. Charlie English who is the State Director of Emergency Management / Homeland Security, and Assistant State Director of Georgia's Emergency Management / Homeland Security and Director of

ADMINISTRATOR'S REPORTS:

There was no Administrator's Report given.

ATTORNEY'S REPORTS:

There was no Attorney's Report given.

STAFF REPORTS:

Peachtree City's Annexation Request: Director of Community Development Pete Frisina reported that Peachtree City has notified the County that it received an annexation request, and he informed the Board that the County has thirty days to reply to the City of Peachtree City if the Board chooses to object to the annexation. He noted that the deadline to submit an objection would be September 28, 2012, and that an objection can only be submitted by Certified Mail or a statutory courier. He said since the only other time the Board would be meeting would be the evening of September 27, 2012, meaning there would be virtually no time to respond if the request was heard at that meeting. Mr. Frisina then discussed the aspects of the request with the Board, answered their questions, and took their comments. Commissioner Brown expressed several concerns with the request, acknowledged that it could not be stopped, but suggested that the Board send a message to Peachtree City asking it to consider the long-term opportunities are for putting in a corporate headquarters at the location under consideration. After further discussion, the Board consented to not object to the annexation request.

COMMISSIONERS' REPORTS:

Chairman Frady: Chairman Frady referred to Ms. Kristin Holm's public comments by reminding the audience that, while she mentioned three of the Commissioners had been voted out of office, he had, in fact, not been voted out of office since he did not run for reelection.

Commissioner Brown: Commissioner Brown reported that on Monday, September 10, 2012, the Peachtree City Water and Sewer Authority (WASA) voted to refinance their current outstanding bonds with solely their own funds without using the City of Peachtree City to back those bonds. He said there are some extremely serious implications with that vote since WASA has, on several occasions, tried to expand the sewer system into Coweta County. He said there is a current land plan in Coweta County for the eastern side of the County, next to Peachtree City, that calls for what amounts to a "small city-sized population" in terms of residential and commercial zoning. He added that there is a possibility that the sewer will be extended into southern Fayette County as well, and will radically change the density patterns that Fayette County has come to accept in its Land Use Plan. He said there are no controls on what WASA can do since the authority's members are not elected by the citizens, and until their terms expire, they cannot be replaced. He said the County and the citizens of Fayette County need to be aware of the situation, that the City of Peachtree City may take actions to curb WASA's intentions, and the city may ask Fayette County for assistance.

EXECUTIVE SESSION:

There was no Executive Session.

INSERT

ATTACHMENT "C"

**MINUTES
09-10-12 PLANNING COMMISSION**

The Gates
Economic Impact Schedule

Project Assumptions:

Number of SF Units	90	Disturbed Acreage (AC)	15
Avg SF Unit Price	\$ 350,000.00	NPDES Fee (\$/disturbed ac)	\$ 40.00
Avg SF size (Sf)	2800	Total Acreage (AC)	77
	0	Office Acreage (AC)	4
	\$ -	Linear Feet of Road	7300
	0	Road width BC to BC (Ft)	26
Avg Homestead Ex	\$ 3,000.00	Pavement Width (Ft)	22
PTC Impact Fee/SF Unit	\$ 1,083.00		
Office size (Sf)	20000	Estimated Time of Build-out (Yrs)	4
Office Value	\$ 3,000,000.00		
SF cost of Office	\$ 150.00		
Residents per unit	3.50		
Tax Millage Rates:			
State	0.20		
County & E911	5.65		
School & School Bond	21.45		
PTC & PTC Bond & 911	7.39		
Total	34.68		

Res Sewer usage rate: 300 gpd @ \$4.38/1000 gal

Office Sewer usage rate: 67 persons @ 10 gpd @ \$4.85/1000 gal

Res Water usage rate: 300gpd @ \$16/mo for first 2000 gal then \$2.80/1000

Office Water usage rate: 670gpd @ \$16/mo + \$3.80/1000 gal

PTC Impact fee based upon City Wide Service Area fee of \$1,083 per unit

The Gates
Economic Impact Schedule

		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<u>Revenues</u>						
One Time Fees	\$	195,715.81	\$ 195,715.81	\$ 195,715.81	\$ -	\$ -
Annual Fees	\$	209,234.24	\$ 418,468.48	\$ 627,702.72	\$ 627,702.72	\$ 627,702.72
Total Revenue	\$	404,950.05	\$ 614,184.29	\$ 823,418.53	\$ 627,702.72	\$ 627,702.72
<u>Costs</u>						
Total Annual Capital Costs	\$	-	\$ -	\$ -	\$ -	\$ -
Impact Fee Dedications	\$	-	\$ -	\$ -	\$ -	\$ -
Total Annual Utility Costs	\$	10,393.19	\$ 10,393.19	\$ 10,393.19	\$ 10,393.19	\$ 10,393.19
Total Annual Renewal/Maint Costs	\$	-	\$ -	\$ -	\$ -	\$ -
Total Annual Incremental Operational Costs	\$	71,972.50	\$ 143,945.01	\$ 215,917.51	\$ 215,917.51	\$ 215,917.51
Total Costs	\$	82,365.70	\$ 154,338.20	\$ 226,310.70	\$ 226,310.70	\$ 226,310.70
Difference (Revenue-Costs)	\$	322,584.35	\$ 459,846.09	\$ 597,107.83	\$ 401,392.02	\$ 401,392.02
(Assume Three Year Build Out)						
5 Year Total	\$	2,182,322.32				

The Gates
Economic Impact Schedule

SF Residential Property Taxes Breakdown

Entity	Avg Sales Price	40% Assessed Value	Avg Homestead Exemption	Assessed Value	Millage	Annual Taxes (per unit)	Total Annual Taxes
<u>PTC</u>	\$ 350,000.00	\$ 140,000.00	\$ 3,000.00	\$ 137,000.00	7.39	\$ 1,011.75	\$ 91,057.05
<u>County</u>	\$ 350,000.00	\$ 140,000.00	\$ 3,000.00	\$ 137,000.00	5.65	\$ 773.37	\$ 69,602.85
<u>School</u>	\$ 350,000.00	\$ 140,000.00	\$ 3,000.00	\$ 137,000.00	21.45	\$ 2,938.65	\$ 264,478.50
<u>State</u>	\$ 350,000.00	\$ 140,000.00	\$ 3,000.00	\$ 137,000.00	0.20	\$ 27.40	\$ 2,466.00
					Total/Unit	\$ 4,751.16	\$ -
					<u>Total</u>	<u>\$ 427,604.40</u>	

Office Property Taxes Breakdown

Entity	Avg Sales Price	40% Assessed Value	Millage	Annual Taxes
<u>PTC</u>	\$ 3,000,000.00	\$ 1,200,000.00	7.39	\$ 8,862.00
<u>County</u>	\$ 3,000,000.00	\$ 1,200,000.00	5.65	\$ 6,774.00
<u>School</u>	\$ 3,000,000.00	\$ 1,200,000.00	21.45	\$ 25,740.00
<u>State</u>	\$ 3,000,000.00	\$ 1,200,000.00	0.20	\$ 240.00
			Total	<u>\$ 41,616.00</u>
	\$ -	\$ -	0.00	\$ -
	\$ -	\$ -	0.00	\$ -
	\$ -	\$ -	0.00	\$ -
	\$ -	\$ -	0.00	\$ -
				<u>\$ -</u>
				<u>\$ -</u>

The Gates
Economic Impact Schedule

Revenue Increases - Per Capita
(Annualized growth in revenue per capita)

	Revenue Per Person	# Average persons added	Annual Taxes
<u>Motor Vehicle Taxes</u>	\$ 16.34	315	\$ 5,147.10
<u>Franchise Taxes</u>			
GA Power	\$ 21.95	315	\$ 6,914.25
Atlanta Gas	\$ 7.16	315	\$ 2,255.40
Bellsouth/ATT	\$ 7.20	315	\$ 2,268.00
Coweta Fayette EMC	\$ 18.22	315	\$ 5,739.30
Comcast	\$ 5.82	315	\$ 1,833.30
Newnan Utilities	\$ 0.10	315	\$ 31.50

<u>Real Estate Transfer Tax</u>	\$ 1.83	315	\$ 576.45
<u>Local Option Tax</u>	\$ 194.42	315	\$ 61,242.30

Total Revenue Increase \$ 86,007.60

Other Revenues
(Annualized revenues per capita)

	Revenue Per Person	# Average persons added	Annual Taxes
<u>Charges for Services</u>			
EMS Revenues	\$ 8.24	315	\$ 2,595.60
Recycling Revenues	\$ 0.16	315	\$ 50.40
Recreation Program Fees	\$ 13.18	315	\$ 4,151.70
<u>Fines and Forfeitures</u>			
Municipal Court Fines	\$ 30.84	315	\$ 9,714.60
Library Fines	\$ 0.64	315	\$ 201.60

Total Other Revenues \$ 16,713.90

<u>Impact Fees</u>	No. units	Square Footage	Fee/unit	Fee/1000sf	Total
SF Residential Office	90	20000	\$ 1,083.00	\$ 2,183.00	\$ 97,470.00
		0		\$ 2,183.00	\$ 43,660.00
					\$ -
				<u>Total</u>	<u>\$ 141,130.00</u>

The Gates
Economic Impact Schedule

Cost Increases - Utility Costs

<u>Utility Costs</u>	<u>Units</u>	<u>Unit Rate</u>	<u>Total Cost/Year</u>
Street Lights (19)	27	141.39	\$ 3,753.26
Impervious Surface (Sf)	189800	0.010304348	\$ 1,955.77
Street Maintenance (Sy)	18736.67	5.00	\$ 4,684.17
Total			\$ 10,393.19

Cost Increases - Operational Costs

2009 Baseline

Based on 2009 City budget and most recent census for City Population of: 36,242

<u>City Division</u>	<u>2009 Budget</u>	<u>2009 City Staff</u>	<u>Cost per Pop.</u>	<u>Persons per Pop Required.</u>
City Council & City Manager	\$ 477,615.00	5.5	\$ 13.18	0.000151758
Administrative Services	\$ 1,021,658.00	10	\$ 28.19	0.000275923
Financial Services	\$ 895,237.00	10	\$ 24.70	0.000275923
Police/Communications	\$ 5,561,137.00	70	\$ 153.44	0.001931461
Fire/Emergency Services	\$ 5,217,785.00	60	\$ 143.97	0.001655538
Public Works	\$ 3,907,675.00	57	\$ 107.82	0.001572761
Leisure Services	\$ 4,916,774.00	59	\$ 135.67	0.001627945
Developmental Services	\$ 1,648,507.00	18.5	\$ 45.49	0.000510457
Total	\$ 23,646,388.00	290	\$ 652.46	0.008001766

Cost Increases at time of build-out

Based on Population Increase of: 315
Population after build-out: 36,557

<u>City Division</u>	<u>Budget Increase</u>	<u>Staff Increase</u>
City Council & City Manager	\$ 4,151.23	0
Administrative Services	\$ 8,879.82	0.1
Financial Services	\$ 7,781.02	0.1
Police/Communications	\$ 48,335.03	0.6
Fire/Emergency Services	\$ 45,350.76	0.5
Public Works	\$ 33,963.84	0.5
Leisure Services	\$ 42,734.50	0.5
Developmental Services	\$ 14,328.12	0.2
Total	\$ 215,917.51	2.5

The Gates
Economic Impact Schedule

<u>Description</u>	<u>Residential</u>	<u>Office</u>	<u>Total</u>
<u>One Time Fees</u>			
<u>Impact Fees</u>	\$ 97,470.00	\$ 43,660.00	\$ 141,130.00
<u>Rezoning Fee</u>			\$ 19,250.00
<u>NPDES Fee</u>			\$ 600.00
<u>Plan Review Fees</u>	\$ 4,020.00	\$ 730.00	\$ 4,750.00
<u>Land Disturbance Fee</u>			\$ 7,900.00
<u>Construction Fees</u>	\$ 101,296.00	\$ 22,521.43	\$ 123,817.43
<u>Commercial Development Fee</u>		\$ 400.00	\$ 400.00
<u>Sewer Connection Fee</u>	\$ 157,500.00	\$ 10,600.00	\$ 168,100.00
<u>Water Connection Fee</u>	\$ 117,000.00	\$ 4,200.00	\$ 121,200.00
Total	\$ 477,286.00	\$ 82,111.43	\$ 587,147.43

<u>Description</u>	<u>Residential</u>	<u>Office</u>	<u>Total</u>
<u>Annual Fees</u>			
<u>Property Taxes</u>	\$ 427,604.40	\$ 41,616.00	\$ 469,220.40
<u>Sewer Usage</u>	\$ 9,640.16	\$ 1,186.07	\$ 10,826.23
<u>Water Usage</u>	\$ 38,826.00	\$ 1,121.29	\$ 39,947.29
<u>Stormwater Usage</u>	\$ 4,266.00	\$ 721.30	\$ 4,987.30
<u>Revenue Increases</u>	\$ 86,007.60		\$ 86,007.60
<u>Other Revenues</u>	\$ 16,713.90		\$ 16,713.90
Total	\$ 583,058.06	\$ 44,644.66	\$ 627,702.72

Based on:
SF Residential Units
Office (Sf)

90
20000

Cost Increases	
Utility Costs	\$ 10,393.19
City Staff	\$ 215,917.51
TOTAL	\$ 226,310.70
NET COST/BENEFIT TO PEACHTREE CITY	
Costs	\$ (226,310.70)
Income	\$ 627,702.72
NET INCOME TO CITY	\$ 401,392.02

The Gates
Economic Impact Schedule

Licenses, Permits, Fees (One Time Fees)

	<u>Residential</u>	<u>Office</u>	<u>Combined</u>
Rezoning Fee			\$ 19,250.00
NPDES Fees (half to PTC & half to EPD)			\$ 600.00
<u>Plan Review Fees - SD</u>			
Conceptual Plat (\$250 + \$4/lot)	\$ 610.00		
Preliminary Plat (\$250 + \$4/lot)	\$ 610.00		
Constructions Plans (\$300)	\$ 300.00		
Final Plat (\$250 + \$10/lot)	\$ 1,150.00		
Street Numbering Fee (\$15/lot)	\$ 1,350.00		
<u>Plan Review Fees - Office</u>			
Conceptual Site Plan (\$250 + \$10/Ac)		\$ 290.00	
Final Site Plan (\$250 + \$10/Ac)		\$ 290.00	
Landscape Plan (\$150)		\$ 150.00	
Subtotal	\$ 4,020.00	\$ 730.00	
<u>Land Disturbance Fee (\$200 + \$100/Ac)</u>			\$ 7,900.00

Construction Fees

Building Permits (\$0.25/heated sf)	\$ 63,000.00		
Building Permits (\$5 per \$1000 const cost)		\$ 20,000.00	
Plan Review Fee (\$.05/heated sf)	\$ 12,600.00	\$ 1,000.00	
Plumbing Permits (\$50 min)	\$ 4,500.00	\$ 357.14	
Electrical Permits (\$50 min)	\$ 4,500.00	\$ 357.14	
HVAC Permits (\$50 min)	\$ 4,500.00	\$ 357.14	
Soil Erosion Permits (\$100 per acre)	\$ 7,696.00	\$ 400.00	
Certificate of Occupancy (\$50)	\$ 4,500.00	\$ 50.00	
Subtotal	\$ 101,296.00	\$ 22,521.43	
Office Development Fee (\$100 per acre)		\$ 400.00	
Res Sewer Connection Fee (\$1750 per connection)	\$ 157,500.00		
Office Sewer Connection Fee (\$2250/bldg)		\$ 10,600.00	
Res Water Connection (\$1300 per connection)	\$ 117,000.00		
Office Water Connection (\$2100/bldg)		\$ 4,200.00	
Total Construction Fees	\$ 375,796.00	\$ 37,721.43	

Annual Fees

	<u>Residential</u>	<u>Office</u>
Res Sewer Usage	\$ 9,640.16	
Office Sewer Usage		\$ 1,186.07
Res Water Usage	\$ 38,826.00	
Office Water Usage		\$ 1,121.29
Tier 2 DSFR Stormwater User Fee (\$3.95/mo)	\$ 4,266.00	
NSFR Stormwater User Fee (\$3.95/ERU)		\$ 721.30
Total Annual Fees	\$ 52,732.16	\$ 3,028.66

Contributions to Peachtree City on behalf of The Gates subdivision

Project	Basis	Value	Cumulative
Off-Site Cart Paths thru Meade Field	1150 Linear feet	\$ 36,740.00	\$ 36,740.00 for paths
Cart Path to Brechin Park	335 lf	included above	
Land for path to Brechin Park	7000 sf (.1607 ac)	included below	
Right of way to Daycare for sewer/path	6000 sf (.1377 ac)	included below	
Meade Field's portion of Pump Station	Per ISE's Calculation	\$ 25,801.00	\$ 60,551.00 for sewer
Meade Field tie on of existing restrooms	sewer laterals	\$ 34,750.00	
Land for Greenbelt	8.9278 ac	\$ 152,853.22	\$ 160,910.38 for land
Land for path to Brechin Park	7000 sf (.1607 ac)	\$ 2,751.35	
Right of way to Daycare for sewer/path	6000 sf (.1377 ac)	\$ 2,357.57	
Land for City Entrance Sign	7500 sf (.1722 ac)	\$ 2,948.24	
Contribution toward City Sign	lump sum	\$ 10,000.00	\$ 34,000.00 for sign
Sign/Landscaping Maintenance	\$100 per mo for 20 yrs	\$ 24,000.00	
Total		\$ 292,201.38	\$ 292,201.38 Total

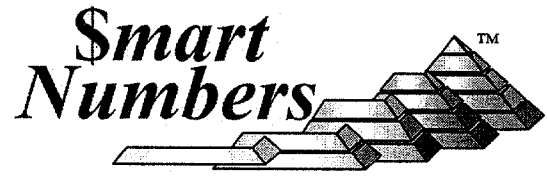
Additional Contribution by Developer		
Land for buffers, ponds, wetlands	18.2 ac	\$ 311,602.93
Land for Rights of way	9.8 ac	\$ 167,786.19
Pocket Park land and development		\$ 14,560.00
Pump Station portion for The Gates	per ISE's Calculation	\$ 96,755.00
without which regional pump station wouldn't be constructed.		\$ 590,704.12

Land value (\$17,121.04/ac)

Golf Cart Path construction based on a bid from Piedmont Paving, Inc

Pump Station cost and percentage based on information from Integrated Science and Engineering

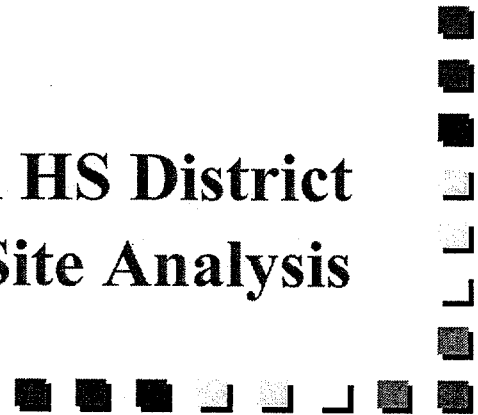
Sewer lateral and main construction cost based on information Brent Scarbrough and Co, Utility Contractors



Prepared For:

Southern Pines Plantation Co

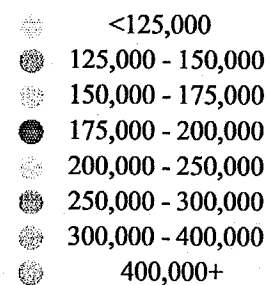
**Starrs Mill HS District
Site Analysis**



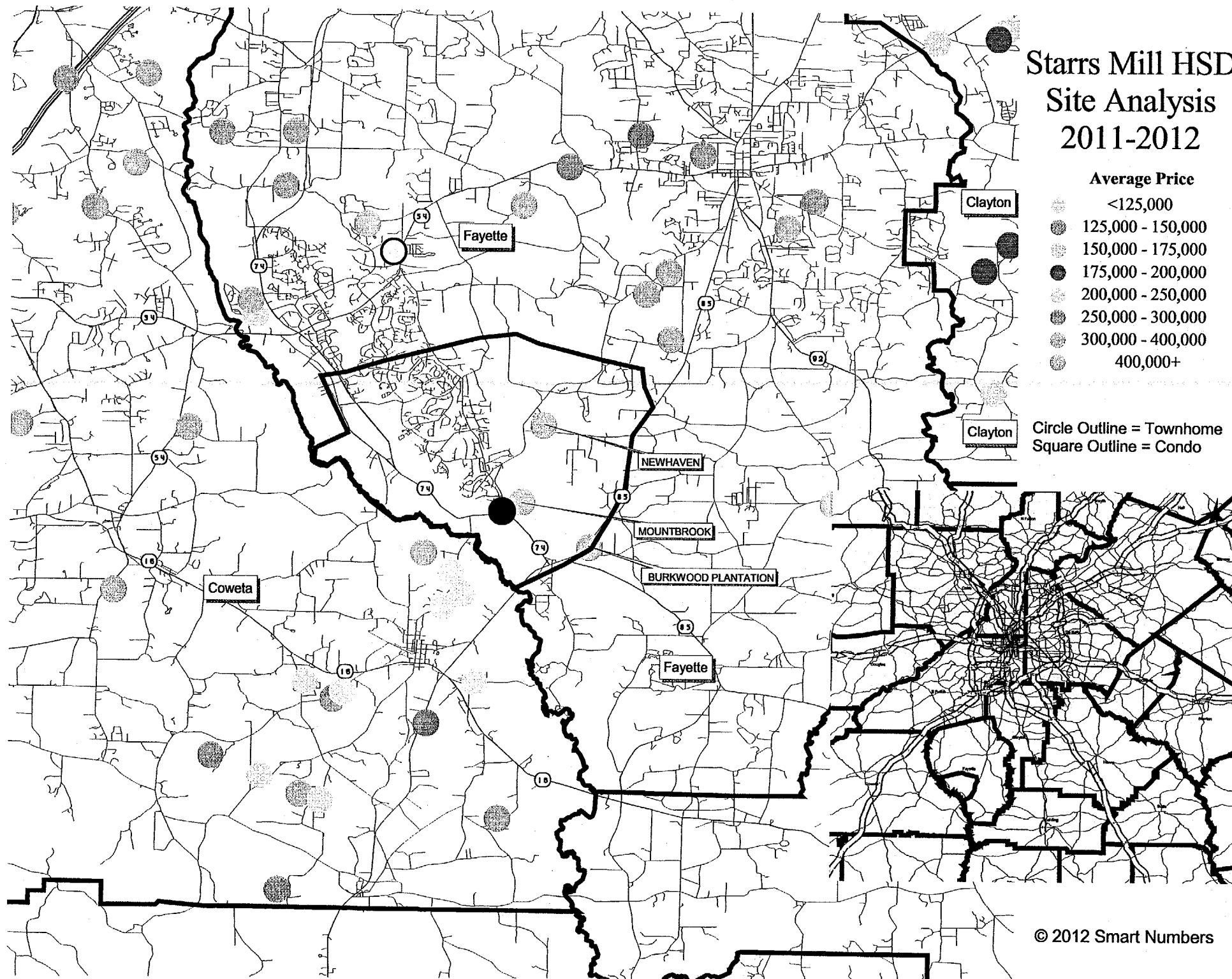
Smart Numbers for Smart Decisions

Starrs Mill HSD Site Analysis 2011-2012

Average Price



Circle Outline = Townhome
 Square Outline = Condo



Months Supply

County = Fayette, ZIPCODE = 30276,30269, UNIT TYPE = d

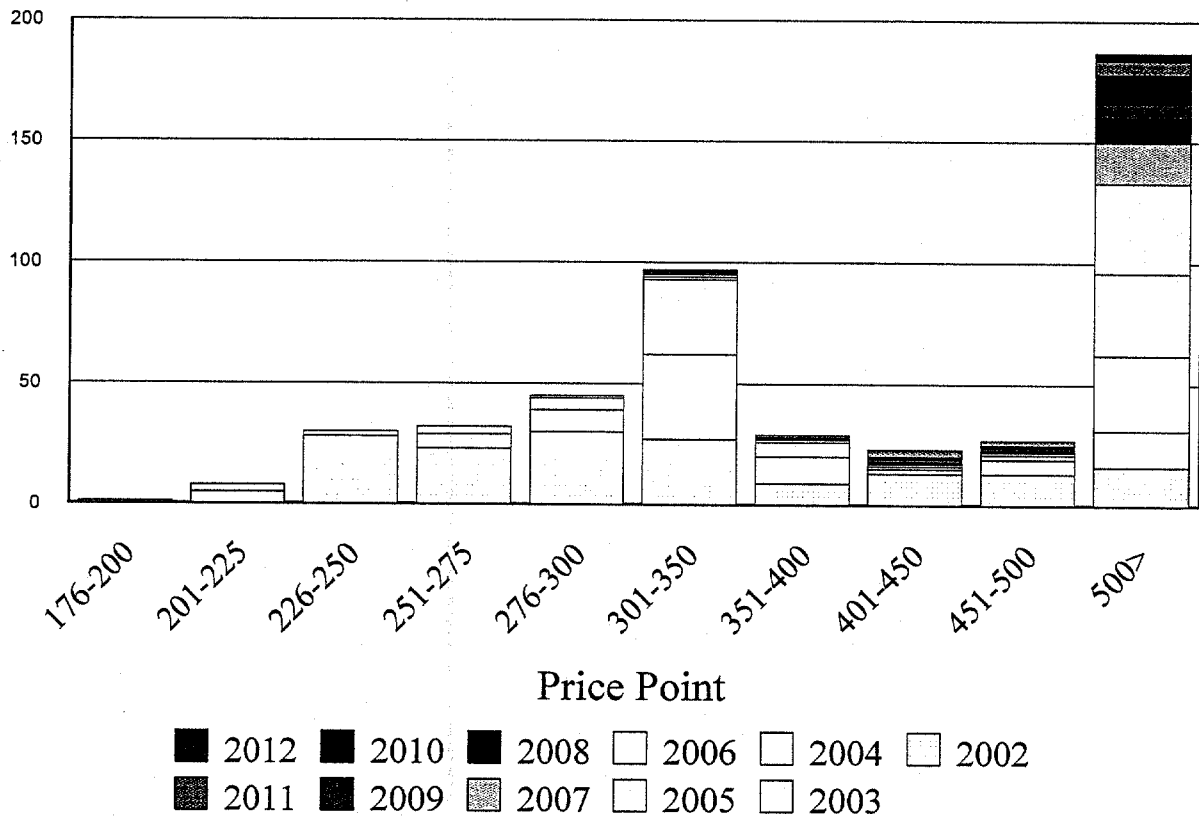
Past 12 Months	< 125	126-150	151-175	176-200	201-225	226-250	251-275	276-300	301-350	351-400	401-500	> 500	Total
New Inventory													
New Closings	1.0				2.0	3.0	4.0	2.0	3.0	1.0	5.0	1.0	22.0
New Months Supply													
Resale Inventory	4.0	6.0	12.0	18.0	10.0	22.0	9.0	18.0	19.0	10.0	20.0	36.0	184.0
Resale Closings	73.0	31.0	31.0	42.0	35.0	35.0	23.0	40.0	48.0	30.0	32.0	21.0	441.0
Resale Months Supply	0.7	2.3	4.6	5.1	3.4	7.5	4.7	5.4	4.8	4.0	7.5	20.6	5.0
Total Inventory	4.0	6.0	12.0	18.0	10.0	22.0	9.0	18.0	19.0	10.0	20.0	36.0	184.0
Total Closings	74.0	31.0	31.0	42.0	37.0	38.0	27.0	42.0	51.0	31.0	37.0	22.0	463.0
Total Months Supply	0.6	2.3	4.6	5.1	3.2	6.9	4.0	5.1	4.5	3.9	6.5	19.6	4.8

Year Price-Point Recap

B

	Target		126 to 150	151 to 175	175 to 200	201 to 225	226 to 250	251 to 275	276 to 300	301 to 350	351 to 400	401 to 500	>500	Tot
Avg Price	<125													
Detached														479
2002	334,955	0.0%	0.0%	0.0%	0.0%	2.4%	17.7%	13.4%	18.3%	17.1%	5.5%	15.9%	9.8%	164
2003	372,804	0.0%	0.0%	0.0%	0.0%	3.4%	2.2%	6.7%	10.1%	39.3%	12.4%	9.0%	16.9%	89
2004	454,678	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	2.5%	7.5%	38.8%	7.5%	3.8%	38.8%	80
2005	639,033	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	2.6%	2.6%	2.6%	89.5%	38
2006	770,091	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	2.6%	94.9%	39
2007	824,837	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0	17
2008	676,760	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%	83.3%	12
2009	649,785	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	75.0%	8
2010	561,122	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.7%	13.3%	80.0%	15
2011	492,632	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	7.7%	38.5%	46.2%	13
2012	530,288	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	0.0%	0.0%	75.0%	4

Closings - Price Points



Year Price-Point Recap

B

Detached		126 to 150	151 to 175	175 to 200	201 to 225	226 to 250	251 to 275	276 to 300	301 to 350	351 to 400	401 to 500	>500	Tot	
Avg Price	<125													
Other County													3,515	
2002	265,003	0.4%	5.4%	3.3%	8.9%	20.0%	16.5%	10.4%	9.1%	10.9%	8.7%	4.8%	1.7%	540
2003	290,060	0.9%	1.3%	2.5%	6.4%	14.4%	19.3%	11.3%	7.5%	12.0%	12.5%	8.9%	3.1%	550
2004	330,802	0.1%	0.7%	1.7%	2.3%	7.1%	10.1%	15.3%	10.9%	17.1%	13.6%	14.9%	6.1%	686
2005	364,203	0.0%	0.2%	0.9%	1.4%	6.9%	7.8%	11.5%	11.7%	15.5%	12.1%	19.7%	12.3%	563
2006	413,248	0.0%	0.6%	0.2%	0.2%	4.6%	5.0%	8.0%	5.7%	14.9%	17.4%	20.0%	23.3%	476
2007	443,458	0.0%	0.0%	0.4%	0.7%	3.2%	6.4%	3.6%	6.1%	11.4%	23.6%	13.6%	31.1%	280
2008	435,732	0.0%	0.0%	0.0%	1.0%	3.1%	8.8%	7.3%	8.8%	10.4%	17.1%	21.2%	22.3%	193
2009	396,506	0.0%	1.9%	0.0%	1.0%	5.8%	10.7%	3.9%	8.7%	12.6%	20.4%	19.4%	15.5%	103
2010	351,262	0.0%	0.0%	0.0%	2.0%	12.0%	12.0%	6.0%	14.0%	10.0%	16.0%	18.0%	10.0%	50
2011	339,054	0.0%	0.0%	0.0%	10.0%	12.0%	6.0%	20.0%	8.0%	10.0%	16.0%	6.0%	12.0%	50
2012	308,485	0.0%	0.0%	4.2%	0.0%	25.0%	8.3%	20.8%	4.2%	20.8%	0.0%	12.5%	4.2%	24
Target													479	
2002	334,955	0.0%	0.0%	0.0%	0.0%	2.4%	17.7%	13.4%	18.3%	17.1%	5.5%	15.9%	9.8%	164
2003	372,804	0.0%	0.0%	0.0%	0.0%	3.4%	2.2%	6.7%	10.1%	39.3%	12.4%	9.0%	16.9%	89
2004	454,678	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	2.5%	7.5%	38.8%	7.5%	3.8%	38.8%	80
2005	639,033	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	2.6%	2.6%	2.6%	89.5%	38
2006	770,091	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	2.6%	94.9%	39
2007	824,837	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	17
2008	676,760	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%	83.3%	12
2009	649,785	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	75.0%	8
2010	561,122	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.7%	13.3%	80.0%	15
2011	492,632	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.7%	7.7%	38.5%	46.2%	13
2012	530,288	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	0.0%	0.0%	75.0%	4

Subdivision Recap (alpha)

#	C/T	Detached	Avg Price	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			Tot
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Target																479
29		Ashton Park - Fayette														
	2002	317,710	0	1	2	1	1	1	0	0	1	1	0	2	10	
	2003	329,167	0	1	0	1	1	2	1	1	0	1	1	0	9	
	2004	354,475	1	0	0	0	3	0	1	0	1	2	0	0	8	
	2005	341,600	0	0	0	0	1	0	0	0	0	0	0	0	1	
	2006	349,900	0	0	0	1	0	0	0	0	0	0	0	0	1	
25		Brechin Park - Fayette														
	2002	253,229	4	1	0	0	0	1	2	2	0	2	1	1	14	
	2003	279,300	0	0	1	0	1	0	1	0	0	1	0	0	4	
	2004	296,540	0	0	0	1	2	1	0	0	0	1	0	0	5	
	2005	330,513	0	0	0	0	0	1	0	0	0	1	0	0	2	
13		Burkwood Plantation - Fayette														
	2005	406,000	0	0	0	0	0	0	0	0	0	0	0	1	1	
	2006	521,600	0	0	0	0	0	1	1	0	0	1	0	0	3	
	2007	548,500	0	0	0	0	1	0	0	0	0	1	0	0	2	
	2008	459,225	0	0	0	0	0	0	1	1	0	0	0	0	2	
	2009	410,000	0	0	0	0	0	0	1	0	0	0	0	0	1	
	2010	385,000	1	0	0	0	0	0	0	0	0	0	0	0	1	
	2011	354,500	0	0	0	1	1	0	0	0	0	0	0	0	2	
	2012	313,900	0	0	0	0	1	0	0	0	0	0	0	0	1	
152		Highgrove At Whitewater - Fayette														
	2002	483,319	2	3	4	3	2	3	2	5	2	2	2	2	32	
	2003	533,591	1	0	2	1	3	4	3	4	1	1	0	2	22	
	2004	650,475	0	3	4	1	2	2	3	5	2	4	1	5	32	
	2005	673,507	0	2	3	3	5	5	6	3	2	2	1	1	33	
	2006	731,124	2	1	0	2	4	4	2	3	2	1	2	0	23	
	2007	727,412	2	2	2	1	0	1	0	0	0	0	0	0	8	
	2008	836,800	0	0	0	0	0	0	0	0	1	0	0	0	1	
	2009	675,000	0	1	0	0	0	0	0	0	0	0	0	0	1	
2		Millpond Manor - Fayette														
	2002	296,800	0	0	1	0	0	0	0	0	0	0	0	0	1	
	2003	289,600	1	0	0	0	0	0	0	0	0	0	0	0	1	
28		Mountbrook - Fayette														
	2008	641,250	0	0	0	0	0	1	0	0	0	0	0	1	2	
	2009	572,095	0	1	0	0	0	0	1	0	0	1	0	1	4	
	2010	555,166	0	0	2	3	2	0	0	1	1	0	1	1	11	
	2011	512,469	0	0	0	0	2	0	0	2	2	2	1	0	9	
	2012	587,500	0	0	1	1	0	0	0	0	0	0	0	0	2	
21		Newhaven - Fayette														
	2006	921,677	0	0	1	1	0	1	1	1	1	0	1	1	8	
	2007	975,288	0	1	0	0	1	0	1	1	0	0	0	1	5	
	2008	820,467	0	2	0	0	0	1	0	1	0	0	0	0	4	
	2010	712,500	0	0	2	0	0	0	0	0	0	0	0	0	2	
	2011	600,000	0	0	0	0	0	0	0	0	0	1	0	0	1	
	2012	632,250	0	1	0	0	0	0	0	0	0	0	0	0	1	
13		Registry At Whitewater - Fayette														
	2006	982,392	0	0	0	0	0	2	0	1	0	0	0	1	4	
	2007	1,114,75	0	0	0	0	0	0	1	0	0	0	1	0	2	
	2008	600,500	0	0	0	0	0	0	1	0	1	0	1	0	3	
	2009	912,450	1	1	0	0	0	0	0	0	0	0	0	0	2	
	2010	500,000	0	1	0	0	0	0	0	0	0	0	0	0	1	
	2011	483,000	0	0	0	0	0	0	0	1	0	0	0	0	1	
2		Shores Of Timber Lak - Fayette														
	2002	371,950	0	0	0	1	0	0	0	1	0	0	0	0	2	
1		Village Park - Fayette														
	2004	182,900	1	0	0	0	0	0	0	0	0	0	0	0	1	
18		Whitewater Creek - Fayette														
	2002	450,664	3	0	3	1	2	1	0	1	1	0	2	0	14	
	2003	530,300	1	0	1	0	0	0	0	0	0	0	0	0	2	

Subdivision Recap (alpha)

#	C/T	Detached	Avg Price	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			Tot
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	2004		550,000	0	0	1	0	0	0	0	0	0	0	0	0	1
	2005		648,880	0	0	0	0	0	0	0	0	0	0	0	1	1
175		Wilshire Estates - Fayette														
	2002		279,057	3	6	15	1	4	20	4	10	8	4	6	10	91
	2003		313,935	3	2	14	1	3	6	1	3	3	4	5	6	51
	2004		318,412	1	4	7	0	6	3	11	1	0	0	0	0	33
																479

Subdivision Recap (top-down)

#	C/T	Avg Price	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			Tot
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
TARGET															479
175	Wilshire Estates - Fayette														
	2002	279,057	3	6	15	1	4	20	4	10	8	4	6	10	91
	2003	313,935	3	2	14	1	3	6	1	3	3	4	5	6	51
	2004	318,412	1	4	7	0	6	3	11	1	0	0	0	0	33
152	Highgrove At Whitewater - Fayette														
	2002	483,319	2	3	4	3	2	3	2	5	2	2	2	2	32
	2003	533,591	1	0	2	1	3	4	3	4	1	1	0	2	22
	2004	650,475	0	3	4	1	2	2	3	5	2	4	1	5	32
	2005	673,507	0	2	3	3	5	5	6	3	2	2	1	1	33
	2006	731,124	2	1	0	2	4	4	2	3	2	1	2	0	23
	2007	727,412	2	2	2	1	0	1	0	0	0	0	0	0	8
	2008	836,800	0	0	0	0	0	0	0	0	1	0	0	0	1
	2009	675,000	0	1	0	0	0	0	0	0	0	0	0	0	1
29	Ashton Park - Fayette														
	2002	317,710	0	1	2	1	1	1	0	0	1	1	0	2	10
	2003	329,167	0	1	0	1	1	2	1	1	0	1	1	0	9
	2004	354,475	1	0	0	0	3	0	1	0	1	2	0	0	8
	2005	341,600	0	0	0	0	1	0	0	0	0	0	0	0	1
	2006	349,900	0	0	0	1	0	0	0	0	0	0	0	0	1
28	Mountbrook - Fayette														
	2008	641,250	0	0	0	0	0	1	0	0	0	0	0	1	2
	2009	572,095	0	1	0	0	0	0	1	0	0	1	0	1	4
	2010	555,166	0	0	2	3	2	0	0	1	1	0	1	1	11
	2011	512,469	0	0	0	0	2	0	0	2	2	2	1	0	9
	2012	587,500	0	0	1	1	0	0	0	0	0	0	0	0	2
25	Brechin Park - Fayette														
	2002	253,229	4	1	0	0	0	1	2	2	0	2	1	1	14
	2003	279,300	0	0	1	0	1	0	1	0	0	1	0	0	4
	2004	296,540	0	0	0	1	2	1	0	0	0	1	0	0	5
	2005	330,513	0	0	0	0	0	1	0	0	0	1	0	0	2
21	Newhaven - Fayette														
	2006	921,677	0	0	1	1	0	1	1	1	1	0	1	1	8
	2007	975,288	0	1	0	0	1	0	1	1	0	0	0	1	5
	2008	820,467	0	2	0	0	0	1	0	1	0	0	0	0	4
	2010	712,500	0	0	2	0	0	0	0	0	0	0	0	0	2
	2011	600,000	0	0	0	0	0	0	0	0	0	1	0	0	1
	2012	632,250	0	1	0	0	0	0	0	0	0	0	0	0	1
18	Whitewater Creek - Fayette														
	2002	450,664	3	0	3	1	2	1	0	1	1	0	2	0	14
	2003	530,300	1	0	1	0	0	0	0	0	0	0	0	0	2
	2004	550,000	0	0	1	0	0	0	0	0	0	0	0	0	1
	2005	648,880	0	0	0	0	0	0	0	0	0	0	0	1	1
13	Burkwood Plantation - Fayette														
	2005	406,000	0	0	0	0	0	0	0	0	0	0	0	1	1
	2006	521,600	0	0	0	0	0	1	1	0	0	1	0	0	3
	2007	548,500	0	0	0	0	1	0	0	0	0	1	0	0	2
	2008	459,225	0	0	0	0	0	0	1	1	0	0	0	0	2
	2009	410,000	0	0	0	0	0	0	1	0	0	0	0	0	1
	2010	385,000	1	0	0	0	0	0	0	0	0	0	0	0	1
	2011	354,500	0	0	0	1	1	0	0	0	0	0	0	0	2
	2012	313,900	0	0	0	0	1	0	0	0	0	0	0	0	1
13	Registry At Whitewater - Fayette														
	2006	982,392	0	0	0	0	0	2	0	1	0	0	0	1	4
	2007	1,114,75	0	0	0	0	0	0	1	0	0	0	1	0	2
	2008	600,500	0	0	0	0	0	0	1	0	1	0	1	0	3
	2009	912,450	1	1	0	0	0	0	0	0	0	0	0	0	2
	2010	500,000	0	1	0	0	0	0	0	0	0	0	0	0	1
	2011	483,000	0	0	0	0	0	0	0	1	0	0	0	0	1

Subdivision Recap (top-down)

#	C/T	Detached	Avg Price	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			Tot
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2		Millpond Manor - Fayette														
	2002		296,800	0	0	1	0	0	0	0	0	0	0	0	0	1
	2003		289,600	1	0	0	0	0	0	0	0	0	0	0	0	1
2		Shores Of Timber Lak - Fayette														
	2002		371,950	0	0	0	1	0	0	0	1	0	0	0	0	2
1		Village Park - Fayette														
	2004		182,900	1	0	0	0	0	0	0	0	0	0	0	0	1
																479

Lot Summary Target Area

L

Detached Lots Sold	Lot ratio	Avg Size	Avg Price	1st Qtr			2nd Qtr			3rd Qtr			4th Qtr			Tot	
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Target																	
4	Burkwood Plantation - Faye			425,928													
	2009	7.4	1.10	57,500	0	0	0	0	0	0	0	0	0	0	2	0	2
	2010	7.1	1.10	60,000	2	0	0	0	0	0	0	0	0	0	0	0	2
7	Highgrove At Whitewater - Faye			733,110													
	2006	4.8		153,000	0	0	0	0	0	0	0	0	0	0	0	5	5
	2009	6.1		120,000	0	0	0	1	0	1	0	0	0	0	0	0	2
54	Mountbrook - Faye			552,319													
	2007	4.1	1.17	135,000	0	0	0	0	0	0	0	0	0	6	3	0	9
	2008	4.1	1.17	135,690	0	0	3	4	1	0	0	2	1	0	1	0	12
	2009	4.9	1.17	112,627	0	0	0	0	1	0	6	0	1	2	0	1	11
	2010	4.4	1.17	126,858	1	1	0	0	3	0	0	1	0	0	1	0	7
	2011	4.3	1.17	127,600	0	0	2	0	3	0	4	0	1	0	0	0	10
	2012	5.0	1.17	111,000	0	0	1	1	2	1	0	0	0	0	0	0	5
38	Newhaven - Faye			831,966													
	2006	6.1	1.13	136,085	1	1	3	0	0	2	0	2	0	1	0	0	10
	2007	4.8	1.13	172,656	0	1	4	0	1	1	2	2	0	0	2	1	14
	2008	6.6	1.13	125,500	0	0	0	1	1	0	0	0	0	0	0	0	2
	2009	5.5	1.13	150,000	1	0	0	0	1	0	0	0	0	0	0	0	2
	2011	10.7	1.13	77,500	0	2	0	1	1	0	0	0	0	0	0	0	4
	2012	7.8	1.13	106,908	0	4	2	0	0	0	0	0	0	0	0	0	6
27	Registry At Whitewater - Faye			836,557													
	2006	5.1		165,415	0	0	3	9	1	1	0	4	0	0	0	2	20
	2007	4.3		195,917	0	2	0	1	1	0	1	1	0	0	0	0	6
	2010	12.0		70,000	0	1	0	0	0	0	0	0	0	0	0	0	1

130

Subdivisions Platted Active

07 - 12

@07/01/12

Detached

Months Inventory TableSupply
LotsTotal
Lots

2007

2008

Closings

2009

2010

2011

2012

M

Lot Inv

Target		73	5,357	Last 4 Qtr Absorp:				287		1,736
Burkwood Plantation	425,928	12	14	2	2	1	1	2	1	1
Highgrove At Whitewater	733,110		240	8	1	1				7
Mountbrook	552,319	43	60		2	4	11	9	2	32
Newhaven	831,966	210	56	5	4		2	1	1	35
Registry At Whitewater	836,557		47	2	3	2	1	1		34
		<u>73</u>	<u>5,357</u>	<u>Last 4 Qtr Absorp:</u>				<u>287</u>		<u>1,736</u>

Regression Value Analysis & Price Forecast Data

	Subdivision	SPRICE	PPSF	sf	bsmt	lot	gar	stories	baths	bds	age
New	Mountbrook	618,000	130	4,747	1	1.00	3	1.00	5.00	5	0
New	Mountbrook	445,000	144	3,083	1	1.02	3	1.00	3.50	4	0
New	Mountbrook	415,000	125	3,307	0	1.10	3	2.00	4.00	5	0
New	Mountbrook	530,000	144	3,674	1	1.06	3	1.00	4.50	5	0
New	Mountbrook	469,900	136	3,462	1	1.10	3	2.00	3.50	4	0
New	Mountbrook	655,000	177	3,711	1	1.00	3	2.00	6.00	5	0
New	Mountbrook	574,316	166	3,450	1	2.03	3	1.00	4.50	4	0
New	Mountbrook	514,800	167	3,083	1	1.00	3	1.00	4.00	4	0
New	Mountbrook	649,500	149	4,350	1	1.00	3	1.00	6.00	6	0
New	Newhaven	632,250	154	4,114	1	2.54	3	2.00	4.50	5	0
New	Newhaven	721,770	157	4,584	1	1.60	3	2.00	3.50	5	0
New	Newhaven	600,000	134	4,489	1	1.35	3	2.00	3.50	5	0
New	Newhaven	674,250	140	4,814	1	1.00	3	2.00	5.50	5	0
New	Newhaven	657,500	146	4,489	1	1.35	3	2.00	3.50	5	0
New	Newhaven	696,006	162	4,300	1	1.00	3	2.00	5.50	5	0
Resale	Ashton Park	294,900	103	2,870	0	0.26	2	2.00	2.50	4	8
Resale	Ashton Park	308,000	104	2,974	0	0.00	2	1.50	2.50	4	5
Resale	Ashton Park	299,000	104	2,863	0	0.00	2	2.00	2.50	4	8
Resale	Bedford Park	107,000	58	1,835	0	0.00	2	1.00	2.00	3	21
Resale	Bedford Park	120,000	82	1,457	0	0.00	2	1.00	2.00	3	21
Resale	Bedford Park	144,000	91	1,588	0	0.00	2	1.00	2.00	3	20
Resale	Bedford Park	113,000	82	1,384	0	0.00	2	1.00	2.00	3	19
Resale	Bradford Estates	600,000	108	5,530	1	3.60	3	2.00	6.50	7	20
Resale	Braelinn Courts	75,000	42	1,786	0	0.00	1	2.00	2.50	3	23
Resale	Braelinn Green	116,500	101	1,158	0	0.04	1	1.00	2.00	3	24
Resale	Braelinn Green	112,600	99	1,138	0	0.00	2	1.00	2.00	3	21
Resale	Braelinn Green	59,975	48	1,247	0	0.00	1	1.00	2.00	3	21
Resale	Braelinn Green	122,000	99	1,233	0	0.39	2	1.00	2.00	3	6
Resale	Braelinn Green	113,000	92	1,227	0	0.00	1	1.00	2.00	3	21
Resale	Brechin Park	210,000	85	2,470	0	1.12	2	1.00	3.00	4	12
Resale	Brechin Park	240,000	89	2,684	0	1.60	3	2.00	3.50	4	9
Resale	Brechin Park	230,000	89	2,592	0	1.00	2	1.50	3.00	4	11
Resale	Brechin Park	240,572	68	3,538	1	0.00	2	2.00	3.50	4	10
Resale	Brechin Park	213,500	83	2,557	0	0.00	3	1.50	3.00	4	8
Resale	Brookfield	142,000	89	1,600	0	0.00	2	2.00	2.50	3	15
Resale	Brookfield	155,000	106	1,467	0	0.00	2	1.00	2.00	3	12
Resale	Brookfield	116,000	83	1,390	0	0.00	2	1.00	2.00	3	11
Resale	Calgary Place	170,000	68	2,512	1	0.00	2	2.00	3.50	5	24
Resale	Calgary Place	184,900	72	2,569	0	0.59	2	2.00	2.50	4	21
Resale	Calgary Place	212,500	82	2,582	0	0.00	2	2.00	2.50	4	21
Resale	Center Green	120,000	113	1,060	0	0.00	1	1.00	2.00	3	24
Resale	Center Green	68,000	56	1,212	0	0.00	1	2.00	2.50	3	24
Resale	Center Green	56,000	46	1,213	0	0.00	1	2.00	2.50	3	23
Resale	Chestnut Field	180,000	85	2,121	0	0.00	2	2.00	2.50	3	24
Resale	Chimneys	320,000	103	3,113	0	1.00	2	2.00	3.50	5	13
Resale	Colonnade	310,000	97	3,204	1	0.00	2	2.00	2.50	4	21
Resale	Crescent Oak	169,277	67	2,512	0	0.56	2	2.00	3.00	4	21
Resale	Crescent Oak	255,000	100	2,550	0	0.00	2	1.00	3.00	3	23
Resale	Cypress Pointe	185,000	126	1,469	0	0.00	2	1.00	2.00	2	14
Resale	Cypress Pointe	180,000	104	1,726	0	0.00	2	1.00	2.00	2	13
Resale	Cypress Pointe	152,500	103	1,482	0	0.00	2	1.00	2.00	3	13
Resale	Cypress Pointe	175,000	90	1,935	0	0.33	2	2.00	2.50	3	17
Resale	Estates	425,000	105	4,049	1	1.00	3	2.00	4.50	4	17
Resale	Estates	386,500	115	3,353	0	0.00	2	2.00	2.50	4	19
Resale	Estates	342,000	102	3,367	1	0.00	2	2.00	2.50	4	21
Resale	Estates	368,000	99	3,700	0	1.08	3	2.00	3.50	4	18
Resale	Estates	421,320	93	4,510	1	1.00	2	2.00	4.00	5	16
Resale	Estates	347,900	111	3,148	0	1.13	2	2.00	2.50	4	19
Resale	Estates	390,000	90	4,334	1	1.16	2	3.00	4.50	6	17

Regression Value Analysis & Price Forecast Data

	Subdivision	SPRICE	PPSF	sf	bsmt	lot	gar	stories	baths	bds	age
Resale	Estates	375,000	117	3,205	0	0.00	2	2.00	3.50	4	21
Resale	Estates	255,000	90	2,849	0	0.93	3	2.00	2.50	4	17
Resale	Estates	315,000	101	3,125	0	1.01	2	2.00	2.50	5	21
Resale	Evian	245,000	83	2,941	0	0.00	2	2.00	2.50	4	21
Resale	Evian	168,000	62	2,728	0	0.00	2	2.00	2.50	4	20
Resale	Evian	275,000	77	3,593	1	0.46	3	3.00	3.50	4	23
Resale	Fairways	172,000	94	1,838	0	0.00	2	1.00	2.50	2	20
Resale	Fairways	215,000	127	1,692	0	0.25	2	1.00	2.00	2	20
Resale	Fairways	153,000	107	1,430	0	0.00	2	1.00	2.00	2	17
Resale	Foreston Place	155,000	65	2,390	0	0.28	2	2.00	3.50	5	24
Resale	Foreston Place	103,515	66	1,562	0	0.00	2	1.00	2.00	3	22
Resale	Foreston Place	115,000	83	1,391	0	0.30	2	1.00	2.00	3	21
Resale	Hamptons Corner	189,000	107	1,772	0	0.52	2	1.00	2.00	3	22
Resale	Hamptons Corner	83,606	44	1,881	0	0.00	2	1.00	2.00	3	22
Resale	Highgrove	550,000	117	4,719	1	1.01	3	2.00	4.50	5	10
Resale	Highgrove	549,000	93	5,916	1	1.00	3	2.00	4.50	5	10
Resale	Highgrove	565,000	155	3,637	1	0.00	3	2.00	3.50	5	7
Resale	Highgrove	647,000	100	6,442	1	1.00	3	1.00	4.50	5	12
Resale	Highgrove	539,000	146	3,701	1	0.00	3	1.50	3.50	4	7
Resale	Highgrove	770,000	83	9,261	1	0.00	3	2.00	7.00	6	9
Resale	Highgrove	455,500	97	4,713	1	1.50	3	2.00	4.50	5	8
Resale	Highgrove	480,000	89	5,394	1	1.00	3	2.00	4.50	4	11
Resale	Highgrove	625,000	97	6,462	1	1.00	3	2.00	5.50	5	8
Resale	Highgrove	455,000	64	7,100	1	1.03	3	2.00	4.50	5	8
Resale	Highgrove	499,900	95	5,264	1	1.00	3	2.00	5.00	4	9
Resale	Highgrove At Whitewater	509,400	95	5,344	1	1.00	3	2.00	4.50	5	4
Resale	Highgrove At Whitewater	599,900	106	5,666	1	1.12	3	1.50	4.50	6	4
Resale	Highgrove At Whitewater	521,000	109	4,776	1	0.80	3	2.00	4.50	5	4
Resale	Highgrove At Whitewater	494,000	78	6,300	1	1.20	3	2.00	5.50	4	8
Resale	Highgrove At Whitewater	469,700	92	5,102	1	1.60	3	2.00	5.00	5	10
Resale	Highgrove At Whitewater	650,000	91	7,138	1	1.00	3	3.00	6.50	5	5
Resale	Highgrove At Whitewater	451,000	79	5,685	1	1.00	3	2.00	5.50	5	2
Resale	Highgrove At Whitewater	522,000	99	5,249	1	0.00	3	2.00	4.50	4	5
Resale	Highgrove At Whitewater	440,000	119	3,687	1	1.70	3	1.50	3.50	4	10
Resale	Huntington Place	282,500	96	2,940	0	0.00	2	2.00	3.00	5	22
Resale	Huntington Place	283,000	94	3,018	0	0.00	2	2.00	3.50	4	22
Resale	Huntington Place	254,900	91	2,799	0	0.67	2	1.50	2.50	4	22
Resale	Huntington Place	258,000	98	2,639	0	0.58	2	2.00	2.50	3	19
Resale	Jefferson Woods	243,000	102	2,379	0	0.00	2	2.00	2.50	4	16
Resale	Jefferson Woods	278,000	115	2,427	0	1.00	2	1.00	2.50	3	17
Resale	Jefferson Woods	295,000	137	2,161	0	3.81	2	1.00	2.50	3	16
Resale	Jefferson Woods	280,000	78	3,571	1	1.00	2	2.00	3.50	5	13
Resale	Kari Glen	126,000	70	1,799	0	2.00	2	1.00	2.00	3	14
Resale	Kenton Place	281,000	98	2,875	0	0.60	2	1.50	2.50	4	23
Resale	Kenton Place	233,000	98	2,387	0	0.50	2	2.00	2.50	4	22
Resale	Kenton Place	225,000	105	2,134	1	0.39	2	1.00	2.50	3	22
Resale	Kenton Place	175,000	73	2,400	0	0.38	2	2.00	2.50	4	20
Resale	Kenton Place	197,620	95	2,088	0	0.00	2	2.00	2.50	4	19
Resale	Kenton Place	345,000	82	4,200	1	0.00	2	1.00	3.00	4	23
Resale	Kimmeridge	278,000	69	4,022	1	0.00	3	3.00	3.50	4	22
Resale	Marks North	243,000	96	2,524	0	0.45	2	2.00	2.50	4	22
Resale	Marks South	170,000	99	1,712	0	0.37	2	1.00	2.00	3	23
Resale	Marks South	182,000	91	2,004	0	0.00	2	1.00	2.00	4	22
Resale	Marks South	198,900	91	2,191	0	0.00	2	2.00	2.50	4	23
Resale	Masters Square	215,000	109	1,979	0	0.00	2	1.00	2.00	2	14
Resale	Masters Square	230,000	117	1,963	0	0.00	2	1.00	2.00	2	17
Resale	Millpond Manor	285,000	90	3,177	1	1.00	3	2.00	3.50	4	16
Resale	Millpond Manor	359,900	100	3,592	0	1.00	3	2.00	4.00	5	13
Resale	Millpond Manor	291,000	107	2,712	0	1.00	2	1.00	2.50	4	11

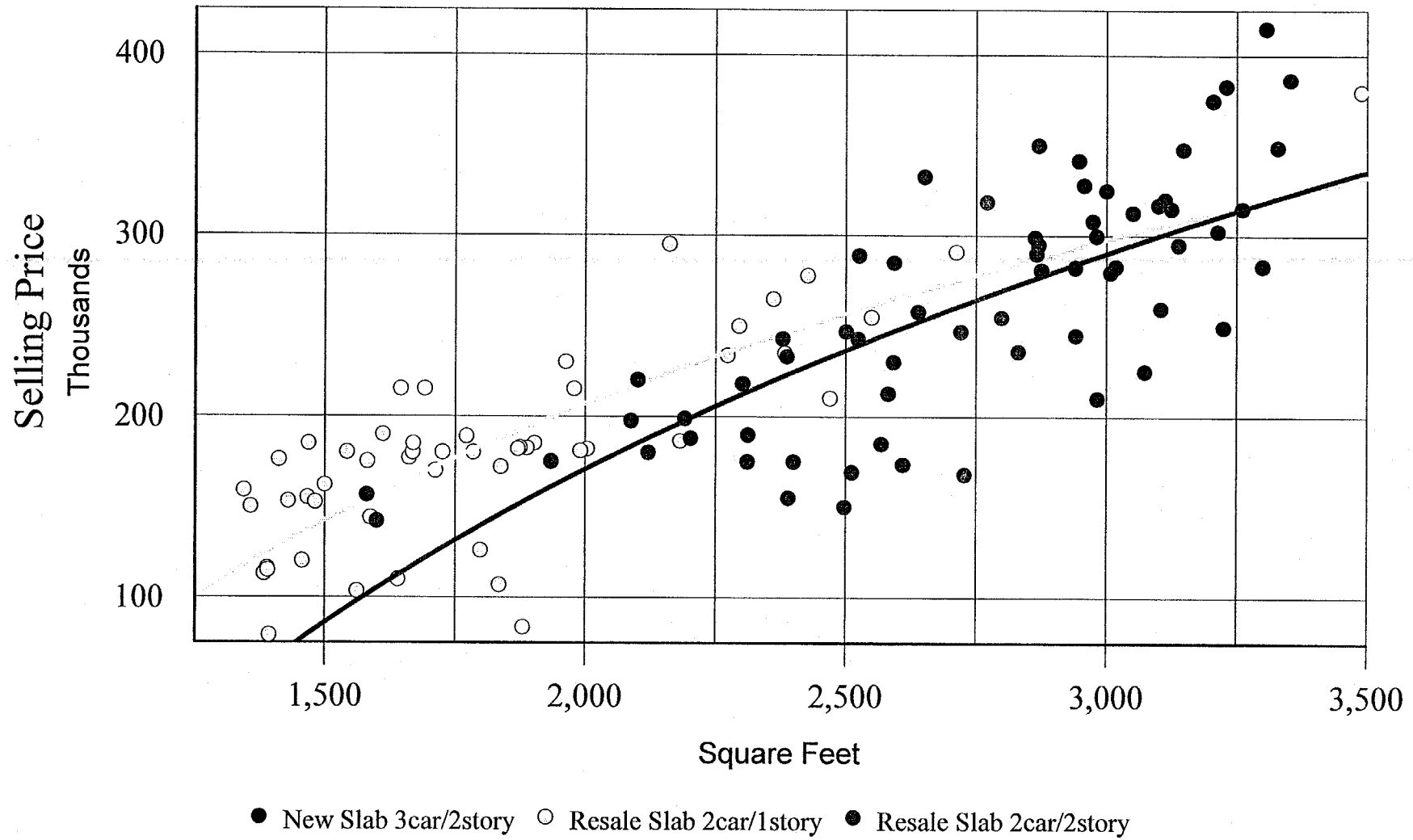
Regression Value Analysis & Price Forecast Data

	<u>Subdivision</u>	<u>SPRICE</u>	<u>PPSF</u>	<u>sf</u>	<u>bsmt</u>	<u>lot</u>	<u>gar</u>	<u>stories</u>	<u>baths</u>	<u>bds</u>	<u>age</u>
Resale	Millpond Manor	283,000	106	2,666	0	0.00	3	2.00	3.50	4	9
Resale	Millpond Manor	335,000	99	3,369	0	1.00	3	2.00	4.00	5	13
Resale	Morallion Hills	175,000	76	2,311	0	0.00	2	2.00	2.50	4	22
Resale	Morallion Hills	247,000	99	2,501	0	0.00	2	2.00	2.50	4	24
Resale	Morallion Hills	181,000	91	1,991	0	0.00	2	1.00	2.00	3	24
Resale	Morallion Hills	265,000	112	2,361	0	0.00	2	1.00	2.00	3	21
Resale	Morallion Hills	150,000	60	2,498	0	0.00	2	2.00	2.50	4	23
Resale	Mountbrook	513,800	139	3,700	1	1.03	3	2.00	5.00	5	1
Resale	Muirfield	341,500	116	2,947	0	0.00	2	1.50	3.50	4	17
Resale	Muirfield	350,000	122	2,870	0	0.00	2	1.50	3.50	4	16
Resale	Oakdale	302,500	94	3,214	0	0.00	2	2.00	3.50	4	19
Resale	Oakdale	260,000	84	3,105	0	0.74	2	2.00	2.50	4	22
Resale	Pleasant Grove	210,000	70	2,983	0	0.00	2	2.00	3.50	4	19
Resale	Preserve	218,000	95	2,302	0	0.64	2	2.00	2.50	4	22
Resale	Preserve	283,400	86	3,300	0	0.00	2	2.00	2.50	4	22
Resale	Preserve	290,000	101	2,866	0	0.80	2	2.00	2.50	4	17
Resale	Prestwick	156,500	99	1,581	0	0.00	2	2.00	2.50	3	19
Resale	Quarters Rd	475,000	116	4,100	1	6.67	2	3.00	5.50	5	3
Resale	Redwine Quarters	550,000	109	5,065	1	5.00	3	3.00	6.50	6	7
Resale	Robinson Bend	348,750	144	2,426	0	5.20	3	1.00	2.50	3	21
Resale	Robinson Bend	465,000	127	3,668	1	9.10	2	1.00	4.50	6	20
Resale	Rockspray	173,500	66	2,610	0	0.45	2	2.00	2.50	3	24
Resale	Rockspray	188,000	85	2,202	0	0.48	2	2.00	2.50	4	24
Resale	Rockspray	189,900	82	2,312	0	0.00	2	2.00	2.50	3	23
Resale	Roundtree Place	268,000	93	2,873	0	9.00	3	1.50	3.50	4	10
Resale	Rubicon	220,000	105	2,101	0	0.00	2	2.00	2.50	4	22
Resale	Rubicon	162,000	108	1,500	0	0.00	2	1.00	2.00	3	21
Resale	Summit	295,000	94	3,139	0	0.00	2	2.00	2.50	5	23
Resale	Tapstry	186,500	85	2,182	0	0.00	2	1.00	2.00	3	23
Resale	The Chimneys	373,000	102	3,643	0	1.00	2	1.50	3.50	5	11
Resale	The Chimneys	236,000	83	2,831	0	0.00	2	2.00	3.50	5	12
Resale	The Preserve	233,750	103	2,273	0	0.75	2	1.00	2.50	3	23
Resale	The Preserve	235,000	99	2,383	0	0.50	2	1.00	2.50	4	22
Resale	Timberlake	328,000	111	2,957	0	0.00	2	2.00	3.00	4	15
Resale	Timberlake	415,000	98	4,253	1	1.00	2	2.00	4.50	5	8
Resale	Timberlake	410,000	90	4,535	1	1.00	3	2.00	5.00	6	11
Resale	Timberlake	430,500	85	5,046	1	5.10	2	2.00	5.00	4	13
Resale	Timberlake	405,000	79	5,134	1	1.30	2	1.50	5.50	6	14
Resale	Timberlay	110,000	67	1,641	0	0.00	2	1.00	2.00	3	22
Resale	Treillage	79,100	57	1,394	0	0.42	2	1.00	2.00	3	24
Resale	Treillage	150,000	110	1,358	0	0.32	2	1.00	2.00	3	24
Resale	Treillage	79,150	57	1,394	0	0.04	2	1.00	2.00	3	24
Resale	Village On Green	175,990	125	1,412	0	0.00	2	1.00	2.00	2	14
Resale	Village On Green	145,000	128	1,129	0	0.00	2	1.00	2.00	2	15
Resale	Village On Green	180,000	117	1,543	0	0.00	2	1.00	2.00	2	14
Resale	Village On Green	215,000	131	1,646	0	0.33	2	1.00	2.00	2	14
Resale	Village On The Green	190,000	118	1,612	0	0.39	2	1.00	2.00	2	17
Resale	Village Park	159,000	118	1,345	0	0.00	2	1.00	2.00	2	11
Resale	Village Park	175,000	111	1,582	0	0.00	2	1.00	2.00	2	15
Resale	Village Park	180,000	101	1,785	0	0.00	2	1.00	2.00	2	15
Resale	Village Park	144,000	115	1,247	0	0.00	1	1.00	2.00	2	12
Resale	Village Park	185,220	97	1,903	0	0.00	2	1.00	2.00	2	11
Resale	Village Park	177,000	106	1,662	0	0.00	2	1.00	2.00	2	13
Resale	Village Park	180,000	108	1,669	0	0.00	2	1.00	2.00	3	11
Resale	Village Park	182,500	97	1,888	0	0.00	2	1.00	2.00	2	11
Resale	Village Park	182,700	97	1,875	0	0.00	2	1.00	2.00	2	11
Resale	Village Park	182,000	97	1,871	0	0.00	2	1.00	2.00	3	11
Resale	Village Park	185,000	111	1,670	0	0.00	2	1.00	2.00	2	13
Resale	Waterford Green	289,000	114	2,526	0	0.00	2	2.00	2.50	3	23

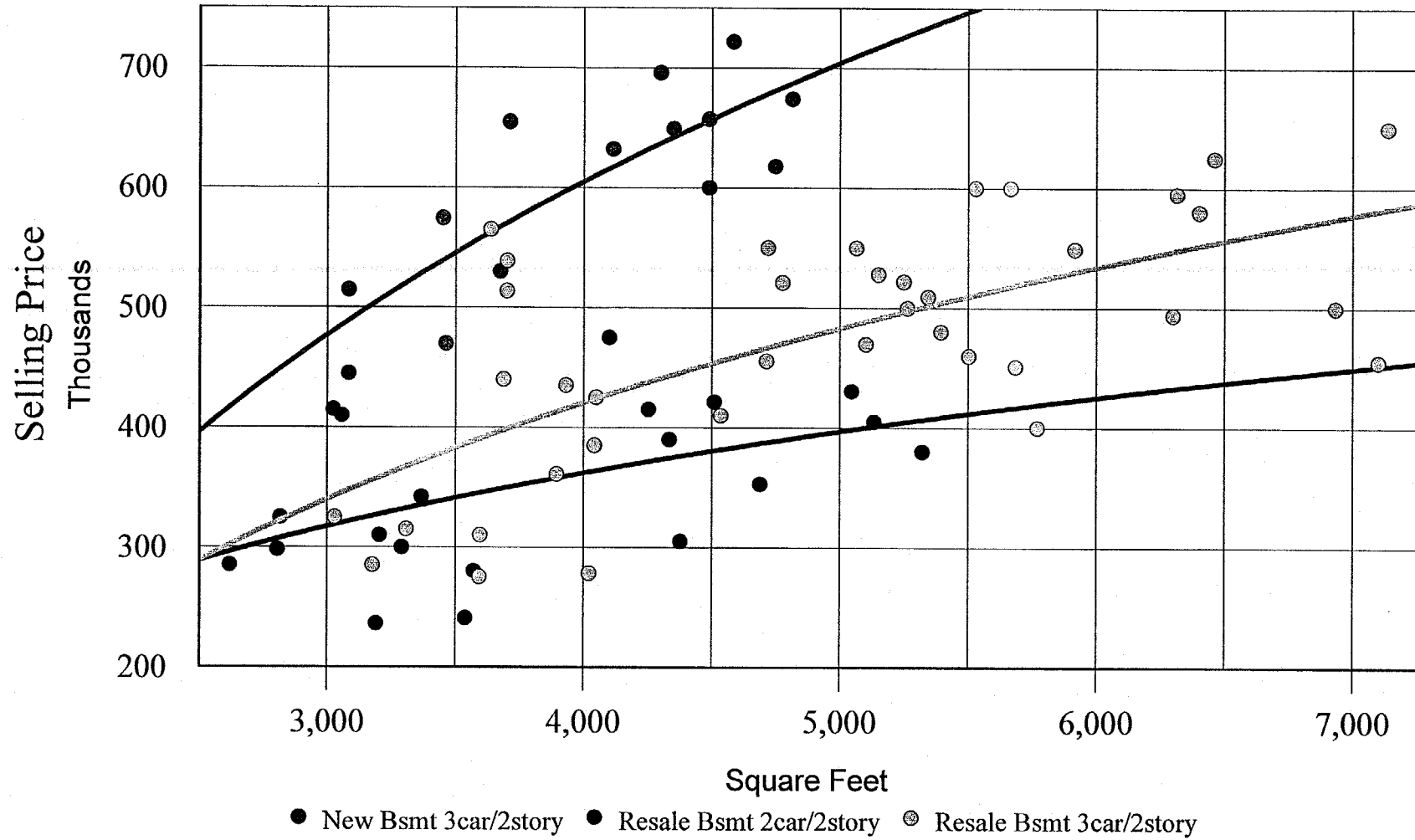
Regression Value Analysis & Price Forecast Data

	Subdivision	SPRICE	PPSF	sf	bsmt	lot	gar	stories	baths	bds	age
Resale	Waterford Green	318,500	115	2,771	0	0.00	2	2.00	3.00	5	19
Resale	Whitewater Creek	379,900	109	3,489	0	1.03	2	1.00	3.50	4	17
Resale	Whitewater Creek	459,900	84	5,503	1	1.30	3	2.00	4.50	5	21
Resale	Whitewater Creek	300,000	91	3,291	1	1.30	2	2.00	4.50	5	15
Resale	Whitewater Creek	580,000	91	6,403	1	1.20	3	2.00	5.00	5	15
Resale	Whitewater Creek	595,000	94	6,316	1	1.50	3	2.00	5.50	6	9
Resale	Whitewater Creek	528,000	103	5,151	1	1.00	3	2.00	4.50	5	16
Resale	Whitewater Creek	315,000	95	3,308	1	1.00	3	2.00	4.50	5	11
Resale	Whitewater Creek	399,900	69	5,770	1	0.00	3	2.00	3.50	4	12
Resale	Whitewater Creek	500,000	72	6,933	1	1.00	3	2.00	4.50	5	12
Resale	Whitewater Creek	635,000	71	8,943	1	0.00	3	2.00	5.50	7	6
Resale	Whitewater Creek	420,000	98	4,266	0	0.00	3	2.00	3.50	5	11
Resale	Whitewater Creek	358,800	111	3,226	1	1.00	2	1.00	3.50	4	21
Resale	Whitewater Creek	360,000	90	3,996	0	1.00	2	2.00	2.50	4	13
Resale	Whitewater Creek	310,000	86	3,596	1	0.00	3	2.00	3.00	5	11
Resale	Wildwood Est	236,000	74	3,191	1	3.00	2	2.00	4.50	5	17
Resale	Wildwood Estates	301,275	74	4,093	0	3.30	3	2.00	4.00	4	16
Resale	Wilshire	317,000	102	3,100	0	0.00	2	2.00	3.50	5	11
Resale	Wilshire Estates	325,000	115	2,817	1	0.60	2	3.00	4.00	5	11
Resale	Wilshire Estates	305,000	70	4,377	1	0.33	2	2.00	4.50	5	7
Resale	Wilshire Estates	225,000	73	3,074	0	0.25	2	2.00	4.50	5	5
Resale	Wilshire Estates	315,000	97	3,261	0	0.29	2	2.00	3.50	5	7
Resale	Wilshire Estates	380,000	71	5,322	1	0.30	2	2.00	5.00	6	8
Resale	Wilshire Estates	298,100	106	2,806	1	0.28	2	2.00	4.00	4	11
Resale	Wilshire Estates	250,000	109	2,295	0	0.00	2	1.00	2.50	3	8
Resale	Wilshire Estates	249,618	77	3,225	0	0.29	2	2.00	3.50	4	9
Resale	Wilshire Estates	353,000	75	4,688	1	0.36	2	2.00	4.00	5	10
Resale	Wilshire Estates	299,900	101	2,981	0	0.00	2	2.00	3.00	5	10
Resale	Wilshire Estates	325,000	108	3,000	0	0.42	2	2.00	4.00	5	10
Resale	Wilshire Estates	325,000	107	3,029	1	0.40	3	3.00	3.00	5	8
Resale	Wilshire Estates	279,900	93	3,008	0	0.00	2	2.00	3.00	5	11
Resale	Wilshire Estates	312,000	88	3,529	0	0.00	3	1.00	3.50	5	6
Resale	Wilshire Estates	247,000	91	2,721	0	0.00	2	2.00	3.00	5	5
Resale	Wilshire Estates	312,800	103	3,051	0	0.50	2	2.00	3.50	5	5
Resale	Wilshire Estates	349,000	105	3,329	0	0.00	2	2.00	4.00	5	10
Resale	Wilshire Estates	285,000	109	2,620	1	0.00	2	2.00	3.00	4	6
Resale	Wilshire Estates	285,000	110	2,593	0	0.00	2	2.00	2.50	5	10
Resale	Woodcreek	361,000	93	3,896	1	0.00	3	2.00	3.50	5	14
Resale	Woodcreek	410,000	134	3,057	1	3.25	2	2.00	2.50	5	17
Resale	Woodcreek	435,000	111	3,932	1	1.00	3	2.00	3.50	5	16
Resale	Woodcreek	385,000	95	4,043	1	2.50	3	2.00	3.50	4	11
Resale	Woodcreek	415,000	137	3,023	1	2.10	2	2.00	3.50	5	13
Resale	Woodcreek	360,000	100	3,592	0	1.00	3	2.00	3.50	4	15
Resale	Woodcreek	383,000	119	3,230	0	1.00	2	3.00	2.50	4	15
Resale	Woodcreek	332,500	125	2,651	0	1.00	2	2.00	2.50	4	13

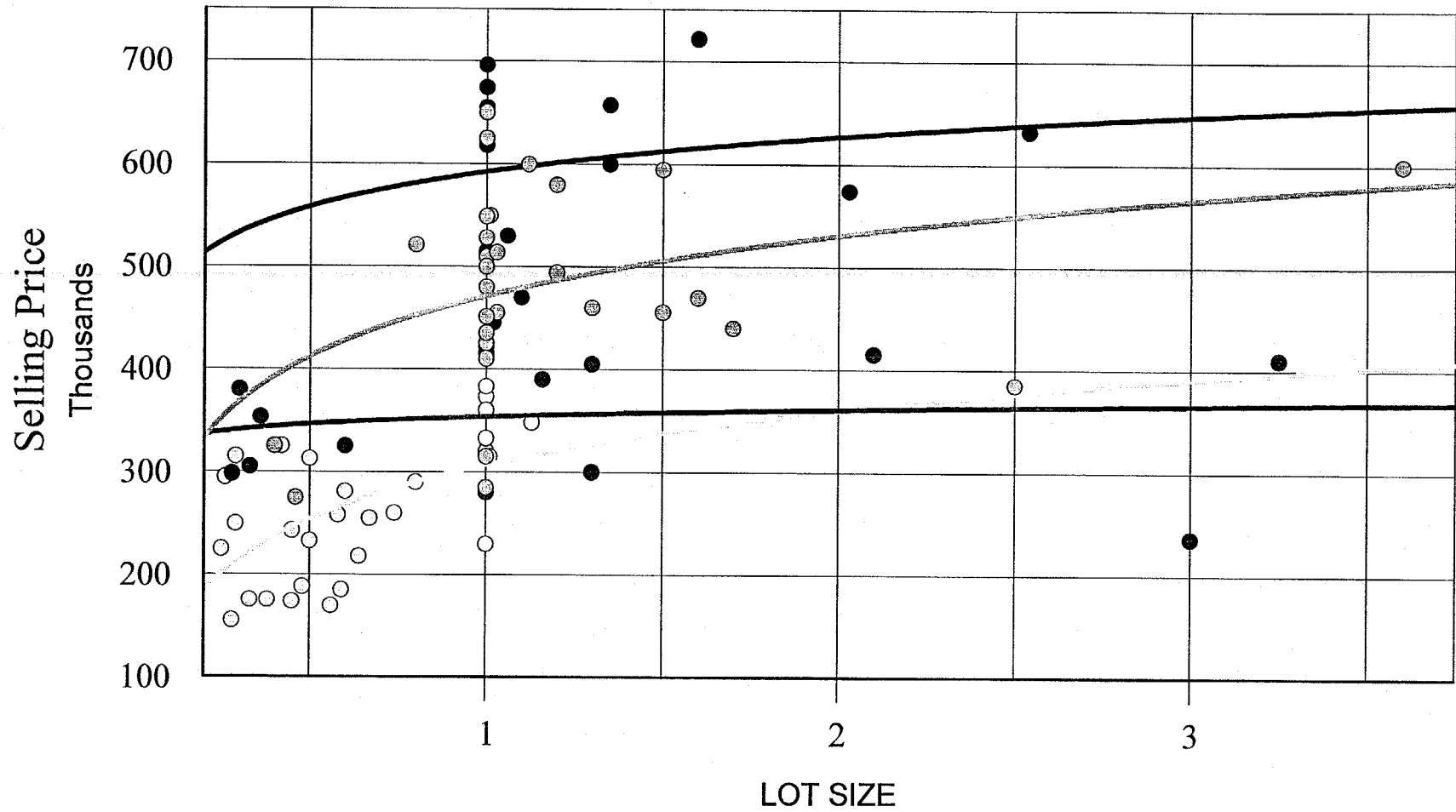
Starrs Mill HSD 7/2011-7/2012



Starrs Mill HSD 7/2011-7/2012



Starrs Mill HSD 7/2011-7/2012



● New Bsmt 3car/2story ○ Resale Slab 2car/2story ● Resale Bsmt 2car/2story ⊗ Resale Bsmt 3car/2story

Forecasted Price Target Area Single Family Detached

Regression Output:		New	Resale				
Constant		15512	-4996				
Std Err of Y Est		53329	54169				
R Squared		0.752	0.847				
No. of Observations		15	105				
Degrees of Freedom		11	99				
			sf	bsmt	lot	gar	stories
X Coefficient(s)	112	102252	25272				
Std Err of Coef.	25	58200	31439				

Resale		New								50%	15%
Forecast		Forecast								Fund	New
Price		Price	sf	bsmt	lot	gar	stories	Lot	Lot	Price	Forecast
								Ratio	Price		Price
221,500	75.6%	292,841	2,400	0	0.30	2.00	2.00	5.5	53,244	26,622	254,725
235,110	74.6%	315,319	2,600	0	0.30	2.00	2.00	5.5	57,331	28,665	270,377
248,720	73.6%	337,798	2,800	0	0.30	2.00	2.00	5.5	61,418	30,709	286,029
262,331	72.8%	360,277	3,000	0	0.30	2.00	2.00	5.5	65,505	32,752	301,680
275,941	72.1%	382,756	3,200	0	0.30	2.00	2.00	5.5	69,592	34,796	317,332
289,551	71.5%	405,235	3,400	0	0.30	2.00	2.00	5.5	73,679	36,840	332,984
274,247	62.3%	440,051	2,800	1	0.30	2.00	2.00	5.5	80,009	40,005	315,385
287,858	62.2%	462,530	3,000	1	0.30	2.00	2.00	5.5	84,096	42,048	331,036
301,468	62.2%	485,008	3,200	1	0.30	2.00	2.00	5.5	88,183	44,092	346,688
315,078	62.1%	507,487	3,400	1	0.30	2.00	2.00	5.5	92,270	46,135	362,340
328,688	62.0%	529,966	3,600	1	0.30	2.00	2.00	5.5	96,358	48,179	377,991
342,298	62.0%	552,445	3,800	1	0.30	2.00	2.00	5.5	100,445	50,222	393,643
355,908	61.9%	574,924	4,000	1	0.30	2.00	2.00	5.5	104,532	52,266	409,295
369,518	61.9%	597,403	4,200	1	0.30	2.00	2.00	5.5	108,619	54,309	424,946
383,129	61.8%	619,882	4,400	1	0.30	2.00	2.00	5.5	112,706	56,353	440,598
396,739	61.8%	642,361	4,600	1	0.30	2.00	2.00	5.5	116,793	58,396	456,250
410,349	61.7%	664,840	4,800	1	0.30	2.00	2.00	5.5	120,880	60,440	471,901
423,959	61.7%	687,319	5,000	1	0.30	2.00	2.00	5.5	124,967	62,484	487,553
437,569	61.6%	709,798	5,200	1	0.30	2.00	2.00	5.5	129,054	64,527	503,205
324,208	65.5%	503,592						5.5	91,562	45,781	372,840

Absorption Trending		12-1									
		Mthly									
		absorption	price	ppsf	sf	bsmt	lot	gar#	stor	bath	beds
MOUNTBROOK		0.75	587,500	149	3652	0.89	1.15	3.00	1.33	4.56	4.67
NEWHAVEN		0.17	632,250	149	4465	1.00	1.47	3.00	2.00	4.33	5.00
BURKWOOD PLANTATION		0.08	313,900								
REGISTRY AT WHITEWATER		0.08	483,000								
HIGHGROVE AT WHITEWATER		0.00	675,000								
Average		0.22									

INSERT

ATTACHMENT "G"

MINUTES

**09-24-12 PLANNING COMMISSION
SPECIAL CALLED MEETING**

**AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF A 77.10-ACRE TRACT OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY AND BORDERED BY
SR 74 TO THE NORTH, UNINCORPORATED FAYETTE COUNTY TO THE EAST AND
SOUTH, AND THE CITY OF PEACHTREE CITY TO THE WEST,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that Section 106 be added to the Peachtree City Code of Ordinances to read as follows:

Sec. 108. Annexation of the Southern Pines Plantation Commercial Group, LLC tract.

Pursuant to O.C.G.A. § 36-36-22 and a vote of our City Council, all of the following described property, known to us as the Southern Pines Plantation Commercial Group, LLC tract, shall be de-annexed from unincorporated Fayette County and annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being located in Land Lots 17 and 18 of the 6th District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of State Highway #74 (right-of-way varies) with the westerly land lot line of Land Lot 18;

Thence along said right-of-way North 85 degrees 30 minutes 07 seconds East for a distance of 119.87 feet to a point; Thence along a curve to the right having a radius of 5925.00 feet and an arc length of 278.29 feet, being subtended by a chord of North 86 degrees 50 minutes 51 seconds East for a distance of 278.27 feet to a point; Thence South 01 degrees 48 minutes 25 seconds East for a distance of 81.00 feet to a point; Thence along a curve to the right having a radius of 5844.00 feet and an arc length of 97.40 feet, being subtended by a chord of North 88 degrees 40 minutes 14 seconds East for a distance of 97.40 feet to a point; Thence North 00 degrees 51 minutes 07 seconds West for a distance of 81.00 feet to a point; Thence along a curve to the right having a radius of 5925.00 feet and an arc length of 842.31 feet, being subtended by a chord of South 86 degrees 46 minutes 45 seconds East for a distance of 841.60 feet to a point; Thence along a curve to the right having a radius of 1289.00 feet and an arc length of 42.56 feet, being subtended by a chord of South 81 degrees 45 minutes 39 seconds East for a distance of 42.56 feet to a point; Thence South 33 degrees 40 minutes 08 seconds East for a distance of 69.43 feet to a point; Thence South 77 degrees 03 minutes 20 seconds East for a distance of 68.12 feet to a point; Thence North 58 degrees 58 minutes 52 seconds East for a distance of 68.79 feet to a point; Thence along a curve to the right having a radius of 1289.00 feet and an arc length of 382.73 feet, being subtended by a chord of South 64 degrees 49 minutes 55 seconds East for a distance of 381.33 feet to a point; Thence South 84 degrees 46 minutes 46 seconds West for a distance of 149.10 feet to a point; Thence South 26 degrees 08 minutes 45 seconds West for a distance of 27.34 feet to the northerly line of the

parcel described in deed book 2003 page 140; Thence leaving said right-of-way, along said northerly line, North 89 degrees 14 minutes 54 seconds West for a distance of 41.55 feet to northwest corner of said parcel; Thence along the westerly line of said parcel South 00 degrees 43 minutes 14 seconds West for a distance of 550.05 feet to the southwest corner of said parcel; Thence along the south line of said parcel South 89 degrees 34 minutes 16 seconds East for a distance of 248.63 feet to a 1" iron rod; Thence leaving said south line, along the west line of lots 6,7,8 and 14 of Brechin Park as recorded in plat book 31 page 170 Fayette County records, South 00 degrees 46 minutes 23 seconds West for a distance of 1026.58 feet to a point; Thence leaving said west line, along the north line of lands now or formerly owned by Starville Development, and the north line of lots 15,16,23,24,26 and 27 of said Brechin Park North 89 degrees 51 minutes 08 seconds West for a distance of 1934.72 feet to a 24" gum tree on the west line of land lot 17; Thence along the west line of land lots 17 and 18, North 00 degrees 40 minutes 16 seconds East for a distance of 1837.19 feet to the Point of Beginning.

Said above tract having an area of 77.10 acres, all as being shown on an ALTA plat of survey dated 7-27-2010 as prepared by Integrated Science & Engineering for Casey Investment Group & Chicago Title Insurance Company.

The above tracts are depicted on the attached Exhibit "A".

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

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

Done, Ratified, and Passed this _____ day of _____ 2012.

Donnie O. Haddix, Mayor

Attest:

City Clerk

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 4.1-ACRE TRACT OF LAND ON SR 74 SOUTH
AND LOCATED WITHIN THE FORMER SOUTHERN PINES TRACT
FOR PROFESSIONAL OFFICE USE,
AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. Article X, Requirements by District, Section 1005B Property rezoned to OI, of the Peachtree City Zoning Ordinance, be amended to add Section 1005B.5 as follows:

(Section 1005B.5) Southern Pines tract.

- (a) Two tracts of land as described below shall be rezoned from their current zoning classification of C-C Community Commercial and O-I Office Institutional (unincorporated Fayette County) to OI Office Institutional (Peachtree City). Said parcels are more particularly described as follows:

Tract 1

INSERT LEGAL DESCRIPTION

Tract 2

INSERT LEGAL DESCRIPTION

- (b) These tracts are illustrated on the Boundary and Topography Survey prepared by Integrated Science and Engineering (last revised August 20, 2012), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the OI zoning district be established specifically for the development of no more than one professional office building and associated parking on each tract of land, to be developed substantially in accordance with the following express conditions:

(1005B.5.1) *Conformance with master plan.*

Development shall take place substantially in conformance with the concept plan for The Gates prepared by Integrated Science and Engineering (last revised September 24, 2012), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan

or any of the conditions and requirements of this section shall require a new rezoning action.

(1005B.5.2) *Permitted uses.*

1. Business, professional and government office facilities.
2. Business involving the rendering of a personal service on the premises in establishments having a size of 6,000 square feet or less
3. Accessory uses (see Section 908).

(1005B.5.3) *Uses not permitted.*

1. Transportation facility or terminal.
2. Self-service storage facilities, i.e., mini-warehouses.
3. Adult bookstores.
4. Package stores.
5. Gas stations.
6. Off-street auto parking facility.
7. Massage parlors.
8. Open yard for the sale, rental, and/or storage of materials or equipment, including junk or salvage materials.
9. Convenience-type stores.
10. Restaurants or food service establishments.
11. Bars.

(1005B.5.4) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(1005B.5.5) *Other requirements.*

1. Maximum building size: The combined gross square footage of both buildings shall not exceed 20,000 SF in size.
2. Building setbacks:
 - (a) Front: 40 feet; provided there is no automobile parking or drop-off area located between the building and the internal street.

(b) Side: 10 feet

(c) Rear: 20 feet

3. Maximum building height: The maximum building height shall not exceed two (2) stories in height or 35 feet in height from finish grade to the ridge line of the roof.
4. Parking: Parking shall be provided as set forth in Section 909 and shall be located so as not to be visible from the internal road as you enter the development from SR 74.

The owner of the property shall ensure that vehicles parking on the property are limited to those used by employees or visitors of the tenants within the buildings. The entire parking lot shall be posted as "No Parking" after business hours and shall not be used as overflow parking for any of the surrounding businesses.

5. Curb cuts: There shall be no more than one access drive into each office tract from the entrance road. No access to these tracts shall be provided from SR 74. The access drives should align and be approved by the City Engineer in respect to design and sight distance as a part of the concept plat process.
6. Transition yard: A transition yard, as defined within the Peachtree City Zoning Ordinance, shall be provided between the office development and the adjoining residential lots as shown on the approved concept plan.
7. Architectural concept: A unified architectural concept for the overall office component shall be submitted to and approved by the Planning Commission. The architectural design, building materials and color selections shall be substantially the same or similar to the existing Starr's Mill Professional Center building across SR 74.

All sides of the office buildings and associated structures shall include similar architectural detailing, building materials and color selections.

8. Storage: No storage shall be permitted on the zoning lot outside of a fully enclosed building.

Dumpsters, loading and service areas shall not be located within any building setback and shall be properly screened from view in accordance with current city ordinances.

9. Business hours: The business hours of operation for all tenants within both buildings open to the general public, unless a specific business operates by appointments, shall be limited to 6:00 AM – 9:00 PM.

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

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

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

Done, Ratified, and Passed this _____ day of _____ 2012.

Donnie O. Haddix, Mayor

Attest:

City Clerk

INSERT

EXHIBIT "A"

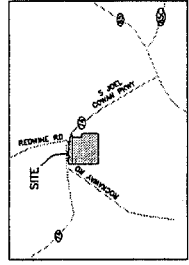
**BOUNDARY AND TOPO SURVEY
OFFICE TRACT ONLY**



Item	Description	Date
1	Prepared for initial review	6/17/12
2	Revised for final review	6/17/12
3	Final City Review Comments	6/27/12
4	Final City Review Comments	6/27/12

Scale	1" = 100'
North Arrow	

LAND LOTS 12 & 18 OF THE 6TH DISTRICT, HAVETTE COUNTY GEORGIA
THE GATES
CONCEPT PLAN
FOR



Owner of Property: Southern Pine Plantation Commercial Group, LLC
Mailing Address: 6501 Paine Rd, Suite 350
Pine Bluff, GA 31770-0000
Phone: 706.333.1200
Email: Travis Griffith, Manager (travis@sppland.com)

- NOTES:
1. TOTAL TRACT AREA 77.10 ACRES
 2. TOTAL IND. LOTS: 100
PROPOSED FRONT SETBACK = 30'
PROPOSED SIDE SETBACK = 20'
PROPOSED REAR AND SETBACK = 20' EXCEPT WHERE ADJOINING EXISTING GREEN BELT = 40'
 3. WETLANDS UNITS SHOWN DELINEATED BY APPLIED 10' BUFFER ZONE
 4. STREET WIDTH PER PRAIRIE TREE CITY STANDARDS
COMMERCIAL: 28' PAVING + 2' CURB & GUTTER
RESIDENTIAL: 22' PAVING + 2' CURB & GUTTER

- LEGEND
- WETLANDS
 - GREENBELT
 - WOODBANK
 - PROTECTION
 - POND AREAS
 - 25' IMPERVIOUS
 - SETBACK
 - 35' UNDISTURBED
 - WETLANDS BUFFER
 - WQ = WATER QUALITY
 - "POCKET" PARK



**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE A 73.0-ACRE TRACT OF LAND
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY
AND BORDERED BY SR 74/ THE CITY OF PEACHTREE CITY TO THE NORTH,
UNINCORPORATED FAYETTE COUNTY TO THE EAST AND SOUTH, AND THE
CITY OF PEACHTREE CITY TO THE WEST FOR A
SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION,
AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. Article X, Requirements by District, Section 1013A, Limited Use Residential of the Peachtree City Zoning Ordinance, be amended to add Section 1013A.16 Limited-use residential district no. 16 as follows:

(Section 1013A.16) Limited-use residential district no. 16

- (a) The zoning of a single tract of land as described below shall be rezoned from its current zoning designation of C-C Community Commercial, O-I Office Institutional and A-R Agricultural Residential (unincorporated Fayette County) to LUR-16 Limited Use Residential (Peachtree City). Said property is more particularly described as follows:

INSERT LEGAL DESCRIPTION

- (b) This tract is illustrated on the Boundary and Topography Survey prepared by Integrated Science and Engineering (last revised August 20, 2012), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUR-16 zoning district be established specifically for the development of a 90-lot single-family detached residential subdivision to be developed substantially in accordance with the following express conditions:

- (c) *Conformance with master plan.*

Development shall take place substantially in conformance with the Concept Plan for The Gates as prepared by Integrated Science and Engineering (last revised September 24, 2012), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

(d) *Permitted uses.*

1. No more than 90 single-family detached residential lots.
2. A neighborhood amenity area, to include a cabana, outdoor pool, tot lot and other customary accessory uses.
4. Publicly owned buildings, facilities or land.
5. Buildings, facilities or land for the distribution of utility services.
6. Buildings, facilities or land for non-commercial park, recreation or open space purposes.
7. Accessory uses (see Section 908).
8. Customary home occupations (see Section 907).

(e) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(f) *Other requirements.*

1. Maximum number of dwelling units: 90.
2. Minimum floor area per dwelling unit: 1,500 SF.
3. Minimum zoning lot area: As described herein and shown on the concept plan approved as a part of the rezoning.
4. Minimum lot width: As described herein and shown on the concept plan approved as a part of the rezoning.
5. Minimum front building setback: 30'; provided that at least two paved parking spaces are provided for each dwelling unit off of the right-of-way; at least one of those spaces must be within a fully enclosed garage, and no part of the garage shall be located within 40' of the right-of-way.
6. Minimum side setback: 10'; provided that at least a 20' separation is maintained between dwelling units.
7. Minimum rear setback: 30'; provided that for lots that adjoin an external greenbelt, the rear setback shall be increased to 40'.
8. Multiple frontage lots: Any lot having a property line adjacent to more than one public street right-of-way shall be deemed a multiple frontage lot. Any rear or side setback that also fronts on a public right-of-way shall have a setback depth equal to the minimum front setback depth.
9. Maximum building height: Two stories, not including a basement level.

10. Architectural concept: A unified architectural concept for the overall subdivision must be presented to and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and structures on the site must be compatible.

Each home with a side elevation facing a public street shall include architectural detailing such that the elevation does not create a blank wall facing the public street.

(g) *The overall development of the tract is subject to the following understandings and conditions:*

1. The overall development shall include no more than 90 lots designated for residential use. It is understood the concept plan submitted as a part of the annexation and rezoning application is illustrative only, and that the developer shall prepare a detailed concept plat in accordance with the established concept plat submittal process. It is also understood the general layout of the streets and individual lots shall be similar to what is shown on the concept plan once final engineering documents are prepared.
2. No less than a 60'-wide tree save and landscape buffer shall be provided along the entire property frontage adjacent to SR 74. This tract of land shall be owned and maintained by the Homeowner's Association and/ or the owners of the office tracts as appropriate.

It is understood the appearance of the tree save and landscape buffer is paramount to assist in creating an attractive gateway into Peachtree City. The Applicant shall develop a detailed berming and landscape plan for this area that shall be reviewed and approved by the City Landscape Architect and the Planning Commission as a part of the concept plat submittal process.

Within this tree save and landscape buffer and extending the entire length of the property, existing vegetation shall be augmented with earthen berms and landscaping, the intent being to create a visual buffer separating the proposed office and residential development from the highway. The landscape plan shall identify berming and landscaping within all areas void of vegetation.

The general appearance shall be consistent with the existing berming and landscaping in front of the Starr's Mill Professional Building and shall include a combination of berms and plant material to provide a permanent vegetative buffer. The berms shall be a minimum of four (4) feet in height with 4:1 slopes. All landscaped areas shall include an underground irrigation system with a programmable timer.

The Applicant shall maintain the landscaping within this area until such time the internal streets within the subdivision are accepted by the city.

Following this dedication, the maintenance of the landscaping shall be the sole responsibility of the Homeowner's Association and/ or the owners of the office tracts in perpetuity.

3. No less than a 50'-wide greenbelt shall be provided along all other property boundaries. This property shall be deeded to the city as a part of the final plat process.

Existing vegetation within these greenbelts shall be preserved to the greatest extent practicable prior to, during and following construction activities. In those areas void of vegetation, the Applicant shall develop a detailed landscape plan that shall be reviewed and approved by the City Landscape Architect and the Planning Commission as a part of the concept plat submittal process.

In areas void of vegetation, a combination of evergreen plant material (Leyland Cypress, Cryptomeria Japonica, etc.) shall be planted in staggered rows at 8' on center. The minimum height of the evergreen plant material shall be no less than 6'-8' in height from finish grade to the top of the plant material at the time of planting.

All exposed areas shall be mulched with no less than 4" of fresh hardwood bark mulch. This plant material shall be guaranteed for no less than two (2) years from date of acceptance by the city. The landscaping shall be installed within six (6) months following the issuance of the first Building Permit within the subdivision.

4. Existing vegetation within all other areas identified on the concept plan as greenbelt, undisturbed buffers or open space shall be protected prior to, during and following construction. These areas shall be deeded to the city for ownership and maintenance as a part of the final plat process.
5. The Applicant shall coordinate with City Staff to identify locations for a multi-use path connection from this development to Meade Field Drive. It is understood this path will traverse the Meade Field Recreation Complex. The Applicant shall be solely responsible for design and construction of these connections at no cost to the city.
6. Sanitary sewer shall be provided to serve each lot within this development. It is understood the location of any sewer main or manhole shall be no closer than 200' to any adjoining property line.
7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the overall development.
8. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and shall provide water

quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.

9. The location of all floodplains and associated buffers shall be field located and surveyed prior to preparation of the concept plat. Absolutely no development shall be permitted within these areas.
10. Initial construction activities shall be limited to clearing and grading associated with road, utility and stormwater facilities. Absolutely no mass clearing or grading shall be permitted on the property.
11. A clearing and grading plan must be submitted for each residential lot prior to issuance of a Land Disturbance Permit. These plans shall be reviewed and approved by the City Landscape Architect as well as the development Inspector to ensure that existing vegetation on each lot is preserved to the greatest extent practicable.
12. Following clearing and grading activities and after commencement of construction of the home on each lot, a landscape plan shall be prepared and submitted for review and approval by the City Landscape Architect. In addition to vegetation preserved during clearing and grading activities, each residential lot shall include no less than three (3) canopy trees, each of which shall be no less than 2 ½" in diameter as measured at breast height (dbh).
13. The Applicant shall provide pocket parks as depicted on the concept plan. The details of these parks and the associated amenities shall be presented to and approved by the Planning Commission as a part of the concept plat approval process.
14. The maintenance of all internal pocket parks, amenity areas, landscaped areas, internal signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association in perpetuity.
15. No less than a ten (10) foot wide landscaped median shall be provided within the entrance road to separate the office tracts from the residential tracts. The location and design of this median shall be presented to and approved by the Planning Commission as a part of the concept plat approval process.
16. Prior to approval of the conception plans, the Applicant shall provide documentation satisfactory to the City Engineer indicating GDOT's approval of the improvements to the existing intersection and traffic signal.
17. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall

establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.

18. A statement addressing the proximity of the development to the Peachtree City - Falcon Field Airport shall be developed with the involvement of City Staff, the City Attorney, the Peachtree City Airport Authority, and the developer. This statement shall appear on the final plat and in the Deed Restrictions and Covenants for the overall development.
19. A statement addressing the proximity of the development to the Meade Field Recreation Complex shall be developed with the involvement of City Staff, the City Attorney, the Peachtree City Recreation and Special Events Advisory Board, and the developer. This statement shall appear on the final plat and in the Covenants and Deed Restrictions for the overall development.

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

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

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

Done, Ratified, and Passed this _____ day of _____ 2012.

Donnie O. Haddix, Mayor

Attest: _____
City Clerk

INSERT

EXHIBIT "A"

**BOUNDARY AND TOPO SURVEY
RESIDENTIAL TRACT ONLY**

Re: Fayetteville ordinance

Glenn Gresham [gremlingrwlrs@gmail.com]

To:

M

Pamela Dufresne

Wednesday, September 19, 2012 1:04 PM

This notice should serve as a request to address the city council for the Oct 4th meeting. Gremlin Growlers wishes to present an amendment that would allow for their patrons to purchase a "tasting glass" at a price TBD which would allow them to sample up to four different beers at no more than 2oz a piece, once a day.

thanks for your consideration,

Glenn Gresham

Gremlin Growlers

404-908-2707

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Finance Director 
Assistant Finance Director 
Purchasing Agent 

FROM: Community Services Director 

DATE: September 28, 2012

SUBJECT: Facility Bond Funding Re-allocation.
October 4, 2012 Council Meeting

Recommendation: It is staff's recommendation that council approve the re-allocation of available Facility Bond funds as indicated on the attached spreadsheet.

Discussion: During the September 20, 2012 City Council Meeting, Council was presented with an update regarding the financial status of the Facility Bond Funding. Since the beginning, it has been understood that in many cases there are unknown variables that impact budget estimates and ultimately project priorities. As the process evolves, staff continues to identify additional funding needs; therefore, the update also included specific recommendations to re-allocate available funding to higher priority projects.

Budgetary Impact: The re-allocation essentially parks some projects in their present state, moves others into a routine maintenance category, or funds additional projects based upon a higher level priority. Overall, the re-allocation leads to a remaining undesignated/contingency balance of less than \$1,000. It is likely that other projects will come in under budget, leading to additional small amounts reverting back into the undesignated/contingency balance in the future.

Attachment: Funding Re-allocation Spreadsheet

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: City Manager 
Financial Services Director 
Purchasing Agent 

FROM: Community Services Director 

DATE: September 26, 2012

SUBJECT: Consider Agreement with SAFEbuilt Georgia, Inc. for Building Department Services.
October 4, 2012 City Council Agenda

Recommendation:

It is Staff's recommendation that the city enter into an agreement with SAFEbuilt Georgia, Inc. to provide Building Department Services to the City of Peachtree City effective January 1, 2013 with the option of extending the contract for three (3) additional calendar years.

Discussion:

Significant effort was made to contact as many potential vendors as possible with this Request for Proposals (RFP.) Vendors listed in The Blue Book under the heading of Building Inspection Services, the American Society of Home Inspectors, Inc., BOAG, ASHI and Certification & Testing International Code Council, Inc., were all made aware of the City's RFP. Two well qualified vendors submitted proposals: Charles Abbott Associates (CAA) and SAFEbuilt Georgia, Inc.

Proposals were evaluated and rated through a five-member evaluation panel consisting of city staff members. The proposals were evaluated based upon the following categories;

- | | |
|---------------------------------|-----|
| • Project Approach | 30% |
| • Qualifications and Experience | 40% |
| • Presentations | 10% |
| • Price | 20% |

Five was the highest possible score in each category. Each proposal was evaluated and rated independently by each staff member. The results of combining the scores of all staff members include:

Consider Agreement with SAFEbuilt Georgia, Inc.

October 4, 2012

Page 2

Project Approach

SAFEbuilt scored 4.8 and Charles Abbott and Associates (CAA) scored 4.3 for Project Approach.

Qualifications and Experience

SAFEbuilt scored 4.9 and Charles Abbott and Associates (CAA) scored 4.3 for Qualifications and Experience.

Presentations

SAFEbuilt scored 4.8 and Charles Abbott and Associates (CAA) scored 4.0 for their presentations.

Price

Charles Abbott and Associates (CAA) scored 5.0 and SAFEbuilt scored 4.9 based on percentages of prices.

Total Weighted Score

Overall, the combined total weighted score was 4.9 for SAFEbuilt and 4.4 for CAA.

Budget Impact:

Building Department Services will primarily be funded through a revenue sharing approach. Under the agreement, SAFEbuilt will retain 70% of the fees collected and the city will retain 30% of the fees collected. City expenses will be limited to a full-time permit technician and ancillary costs required for service delivery. Based upon past history, the need to support the service through additional General Fund contribution beyond fees collected should be limited to less than 5% of overall costs.

EVALUATION SUMMARY
BLDG INSP & PLAN REVIEW SVCS
COMBINED EVALUATION

Company	Amount	Price Proposal (20% weight)	Project Approach (30% weight)	Qualifications & Experience (40% weight)	Presentation (10% weighted)	Weighted Score
Charles Abbott Associates, Inc.	68%	5.0	4.3	4.3	4.0	4.4
Safebuilt	70%	4.9	4.8	4.9	4.8	4.9

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Finance Director
Assistant Finance Director 
Purchasing Agent 

FROM: Community Services Director 

DATE: September 28, 2012

SUBJECT: Vendor Recommendation for Roof Replacement
October 4, 2012 Council Meeting

Recommendation: That the City Manager approves Advantage Building Contractors, Inc., at \$30,000.00 to provide both materials, labor and equipment for the installation of new roofs at the City's Frederick Brown Amphitheater and Braelinn Recreation Concession Stand. The award amount also includes a \$5,000.00 contingency for the replacement of defective roof sheathing, and fascia boards that may be discovered upon old roof removal.

Discussion: Bids were issued for the labor, materials and equipment for the reroofing of two City Facilities. Bids were received from five bidders:

Adv. Bldg. Cont.	\$25,777.00
Able Cont.	\$33,210.00
Ben Hill Roofing	\$37,270.00
Horizon	\$44,500.00
S. Garrett	\$64,162.00

Budgetary Impact: Amphitheater improvements are an approved project utilizing facility bond funding. The original budget for the project totaled \$100,000.00. Staff proposes that funding, not to exceed approximately \$30,000.00 for these expenses, be drawn from Facilities Authority Bond based upon Council's approval of Facility Bond re-allocation recommendations.

CITY OF PEACHTREE CITY
FUND 380 (FACILITIES AUTHORITY)
AUGUST 30, 2012

Project	Budget Status			Funding Balance Status			
	Budget as of 7/31/2012 =H5+I5	Proposed Budget Adjustments	Amended Budget 8/31/2012 =SUM(J5,K5)	Previous FY Expenditures	To Date FY12 Expenditures	Encumbered as of 8/31/2012	Project Balance 8/31/2012 =L5+N5+O5+P5
Fire Department							
Station 81 Driveway & Parking Lot	50,000	(50,000)	-	-	-	-	-
Fire Department Parking Resurfacing	25,055		25,055	-	(25,055)	-	-
Station 82 Exterior Sealing	30,000	(7,000)	23,000	-	-	(23,000)	-
Station 82 Roof Remodel	-		-	-	-	-	-
Station 81 Exterior Sealing	40,000	(13,000)	27,000	-	-	(27,000)	-
			-				-
Public Works							
BSC Building Improvements	-	-	-	-	-	-	-
PW Breakroom & Restrooms	-	7,000	7,000	-	-	-	7,000
PW Fuel Pump Canopy	60,000	(5,000)	55,000	-	(920)	-	54,080
Bulk Oil Storage	50,000	(30,000)	20,000	-	-	-	20,000
			-				-
Culture & Recreation							
Gathering Place Improvements	60,000	(606)	59,394	-	(59,394)	-	(0)
Recreation Admin. Building Upgrade	79,918	470,000	549,918	-	(48,005)	(34,473)	467,440
All Children's Playground	-		-	-	-	-	-
All City Pools Electrical Upgrade	5,000	(5,000)	-	-	-	-	-
			-				-
BMX Tower/Pavilion Upgrade	40,000	(36,259)	3,741	-	(3,741)	-	-
BSC Parking Lots	-		-	-	-	-	-
BSC Irrigation Pump	60,000	2,013	62,013	-	(5,877)	(56,136)	(0)
Battery Way Boat Docks	-		-	-	-	-	-
Braelinn Field Upgrade	80,000	(60,000)	20,000	-	(3,291)	(10,051)	6,658
Cast House	50,000	(39,886)	10,114	-	(10,114)	-	-
City Tennis Court Upgrades	260,000	(46,520)	213,480	-	(90,320)	(113,160)	10,000
Tennis Center Improvements	208,662	31,000	239,662	-	(33,762)	(174,900)	31,000
Amphitheater Improvements	100,000	30,000	130,000	-	(31,965)	(25,241)	72,794
McIntosh Sanitary Sewer	210,000		210,000	-	(19,671)	(7,807)	182,522
Meade Field Electrical Upgrade	20,000	(7,000)	13,000	-	-	(12,318)	682
Riley Field Sewer Upgrade	39,000		39,000	-	-	-	39,000
Kedron Large Pool Resurfacing	40,000		40,000	-	-	-	40,000
Kedron Small Pool Resurfacing	20,000		20,000	-	-	-	20,000
Kedron Bubble Replacement	666,699	806	667,505	(107,908)	(559,597)	-	-
Library Exterior Sealing	121,000	(6,000)	115,000	-	-	(115,000)	-
Library Building Repairs	56,596		56,596	(8,133)	(48,463)	-	-
Library Roof Replacement	215,000	(100,000)	115,000	-	(2,830)	(943)	111,227
Fire Dept Training Fac Upgrade	-	72,000	72,000	-	-	-	72,000
Station 83 Sewer	-	51,000	51,000	-	-	-	51,000
PD HVAC Upgrades	-	102,000	102,000	-	-	-	102,000
Amphitheater Box Office	-	50,000	50,000	-	-	-	50,000
Glenlock Rec Center	-	15,000	15,000	-	-	-	15,000
PIP Contingency	425,375	(424,548)	827	\$	-	\$	827
	\$ 3,012,305	\$ -	\$ 3,012,305	\$ (116,041)	\$ (943,005)	\$ (600,029)	\$ 1,353,230

GA Public Library Grant
Interest Earnings (through April)

Check
\$ 3,012,305

Proceeds of \$5,774,330 consisted of \$5,475,000 (bond par value) & \$299,330 (premium on bonds)
Costs associated with retiring debt consisted of the following:

Premium on Bond Redemption	\$18,532
2007 Brick & Mortar Principal (Note w/BB&T)	\$1,853,215
2006 Lease Principal (Energy Performance)	\$725,773
2007 B&M Interest	\$5,504
	<u>\$2,603,024</u>
Costs associated with issuance	\$159,001
Balance left for projects	<u>\$3,012,305</u>
	\$5,774,330

CITY OF PEACHTREE CITY
FUND 380 (FACILITIES AUTHORITY)
AUGUST 30, 2012

FACILITIES BOND FINANCIAL STATUS	Budget Status			Funding Balance Status			
	Budget as of 7/31/2012 =H5+I5	Proposed Budget Adjustments	Amended Budget 8/31/2012 =SUM(J5:K5)	Previous FY Expenditures	To Date FY12 Expenditures	Encumbered as of 8/31/2012	Project Balance 8/31/2012 =L5+N5+O5+P5
Project							
Fire Department							
Station 81 Driveway & Parking Lot	50,000	(50,000)	-	-	-	-	-
Fire Department Parking Resurfacing	25,055		25,055	-	(25,055)	-	-
Station 82 Exterior Sealing	30,000	(7,000)	23,000	-	-	(23,000)	-
Station 82 Roof Remodel	-		-	-	-	-	-
Station 81 Exterior Sealing	40,000	(13,000)	27,000	-	-	(27,000)	-
			-				-
Public Works							
BSC Building Improvements	-	-	-	-	-	-	-
PW Breakroom & Restrooms	-	7,000	7,000	-	-	-	7,000
PW Fuel Pump Canopy	60,000	(5,000)	55,000	-	(920)	-	54,080
Bulk Oil Storage	50,000	(30,000)	20,000	-	-	-	20,000
			-				-
Culture & Recreation							
Gathering Place Improvements	60,000	(606)	59,394	-	(59,394)	-	(0)
Recreation Admin. Building Upgrade	79,918	470,000	549,918	-	(48,005)	(34,473)	467,440
All Children's Playground	-		-	-	-	-	-
All City Pools Electrical Upgrade	5,000	(5,000)	-	-	-	-	-
			-				-
BMX Tower/Pavilion Upgrade	40,000	(36,259)	3,741	-	(3,741)	-	-
BSC Parking Lots	-		-	-	-	-	-
BSC Irrigation Pump	60,000	2,013	62,013	-	(5,877)	(56,136)	(0)
Battery Way Boat Docks	-		-	-	-	-	-
Braelinn Field Upgrade	80,000	(60,000)	20,000	-	(3,291)	(10,051)	6,658
Cast House	50,000	(39,886)	10,114	-	(10,114)	-	-
City Tennis Court Upgrades	260,000	(46,520)	213,480	-	(90,320)	(113,160)	10,000
Tennis Center Improvements	208,662	31,000	239,662	-	(33,762)	(174,900)	31,000
Amphitheater Improvements	100,000	30,000	130,000	-	(31,965)	(25,241)	72,794
McIntosh Sanitary Sewer	210,000		210,000	-	(19,671)	(7,807)	182,522
Meade Field Electrical Upgrade	20,000	(7,000)	13,000	-	-	(12,318)	682
Riley Field Sewer Upgrade	39,000		39,000	-	-	-	39,000
Kedron Large Pool Resurfacing	40,000		40,000	-	-	-	40,000
Kedron Small Pool Resurfacing	20,000		20,000	-	-	-	20,000
Kedron Bubble Replacement	666,699	806	667,505	(107,908)	(559,597)	-	-
Library Exterior Sealing	121,000	(6,000)	115,000	-	-	(115,000)	-
Library Building Repairs	56,596		56,596	(8,133)	(48,463)	-	-
Library Roof Replacement	215,000	(100,000)	115,000	-	(2,830)	(943)	111,227
Fire Dept Training Fac Upgrade	-	72,000	72,000	-	-	-	72,000
Station 83 Sewer	-	51,000	51,000	-	-	-	51,000
PD HVAC Upgrades	-	102,000	102,000	-	-	-	102,000
Amphitheater Box Office	-	50,000	50,000	-	-	-	50,000
Glenlock Rec Center	-	15,000	15,000	-	-	-	15,000
PIP Contingency	425,375	(424,548)	827	\$	-	\$	827
	\$ 3,012,305	\$ -	\$ 3,012,305	\$ (116,041)	\$ (943,005)	\$ (600,029)	\$ 1,353,230

GA Public Library Grant
Interest Earnings (through April)

Check
\$ 3,012,305

Proceeds of \$5,774,330 consisted of \$5,475,000 (bond par value) & \$299,330 (premium on bonds)
Costs associated with retiring debt consisted of the following:

Premium on Bond Redemption	\$18,532
2007 Brick & Mortar Principal (Note w/BB&T)	\$1,853,215
2006 Lease Principal (Energy Performance)	\$725,773
2007 B&M Interest	\$5,504
	<u>\$2,603,024</u>
Costs associated with issuance	\$159,001
Balance left for projects	<u>\$3,012,305</u>
	\$5,774,330

CITY OF PEACHTREE CITY
FUND 380 (FACILITIES AUTHORITY)
AUGUST 30, 2012

Project	Budget Status			Funding Balance Status			
	Budget as of 7/31/2012 =H5+I5	Proposed Budget Adjustments	Amended Budget 8/31/2012 =SUM(J5,K5)	Previous FY Expenditures	To Date FY12 Expenditures	Encumbered as of 8/31/2012	Project Balance 8/31/2012 =L5+N5+O5+P5
Fire Department							
Station 81 Driveway & Parking Lot	50,000	(50,000)	-	-	-	-	-
Fire Department Parking Resurfacing	25,055		25,055	-	(25,055)	-	-
Station 82 Exterior Sealing	30,000	(7,000)	23,000	-	-	(23,000)	-
Station 82 Roof Remodel	-		-	-	-	-	-
Station 81 Exterior Sealing	40,000	(13,000)	27,000	-	-	(27,000)	-
Public Works							
BSC Building Improvements	-	-	-	-	-	-	-
PW Breakroom & Restrooms	-	7,000	7,000	-	-	-	7,000
PW Fuel Pump Canopy	60,000	(5,000)	55,000	-	(920)	-	54,080
Bulk Oil Storage	50,000	(30,000)	20,000	-	-	-	20,000
Culture & Recreation							
Gathering Place Improvements	60,000	(606)	59,394	-	(59,394)	-	(0)
Recreation Admin. Building Upgrade	79,918	470,000	549,918	-	(48,005)	(34,473)	467,440
All Children's Playground	-		-	-	-	-	-
All City Pools Electrical Upgrade	5,000	(5,000)	-	-	-	-	-
BMX Tower/Pavilion Upgrade	40,000	(36,259)	3,741	-	(3,741)	-	-
BSC Parking Lots	-		-	-	-	-	-
BSC Irrigation Pump	60,000	2,013	62,013	-	(5,877)	(56,136)	(0)
Battery Way Boat Docks	-		-	-	-	-	-
Braelinn Field Upgrade	80,000	(60,000)	20,000	-	(3,291)	(10,051)	6,658
Cast House	50,000	(39,886)	10,114	-	(10,114)	-	-
City Tennis Court Upgrades	260,000	(46,520)	213,480	-	(90,320)	(113,160)	10,000
Tennis Center Improvements	208,662	31,000	239,662	-	(33,762)	(174,900)	31,000
Amphitheater Improvements	100,000	30,000	130,000	-	(31,965)	(25,241)	72,794
McIntosh Sanitary Sewer	210,000		210,000	-	(19,671)	(7,807)	182,522
Meade Field Electrical Upgrade	20,000	(7,000)	13,000	-	-	(12,318)	682
Riley Field Sewer Upgrade	39,000		39,000	-	-	-	39,000
Kedron Large Pool Resurfacing	40,000		40,000	-	-	-	40,000
Kedron Small Pool Resurfacing	20,000		20,000	-	-	-	20,000
Kedron Bubble Replacement	666,699	806	667,505	(107,908)	(559,597)	-	-
Library Exterior Sealing	121,000	(6,000)	115,000	-	-	(115,000)	-
Library Building Repairs	56,596		56,596	(8,133)	(48,463)	-	-
Library Roof Replacement	215,000	(100,000)	115,000	-	(2,830)	(943)	111,227
Fire Dept Training Fac Upgrade	-	72,000	72,000	-	-	-	72,000
Station 83 Sewer	-	51,000	51,000	-	-	-	51,000
PD HVAC Upgrades	-	102,000	102,000	-	-	-	102,000
Amphitheater Box Office	-	50,000	50,000	-	-	-	50,000
Glenlock Rec Center	-	15,000	15,000	-	-	-	15,000
PIP Contingency	425,375	(424,548)	827	\$	\$	\$	827
	\$ 3,012,305	\$ -	\$ 3,012,305	\$ (116,041)	\$ (943,005)	\$ (600,029)	\$ 1,353,230

GA Public Library Grant
Interest Earnings (through April)

Check
\$ 3,012,305

Proceeds of \$5,774,330 consisted of \$5,475,000 (bond par value) & \$299,330 (premium on bonds)
Costs associated with retiring debt consisted of the following:

Premium on Bond Redemption	\$18,532
2007 Brick & Mortar Principal (Note w/BB&T)	\$1,853,215
2006 Lease Principal (Energy Performance)	\$725,773
2007 B&M Interest	\$5,504
	<u>\$2,603,024</u>

Costs associated with issuance	\$159,001
Balance left for projects	<u>\$3,012,305</u>
	\$5,774,330

CITY OF PEACHTREE CITY
FUND 380 (FACILITIES AUTHORITY)
AUGUST 30, 2012

Project	Budget Status			Funding Balance Status			Project Balance 8/31/2012
	Budget as of 7/31/2012 =H5+I5	Proposed Budget Adjustments	Amended Budget 8/31/2012 =SUM(J5:K5)	Previous FY Expenditures	To Date FY12 Expenditures	Encumbered as of 8/31/2012	
Fire Department							=L5+N5+O5+P5
Station 81 Driveway & Parking Lot	50,000	(50,000)	-	-	-	-	-
Fire Department Parking Resurfacing	25,055		25,055	-	(25,055)	-	-
Station 82 Exterior Sealing	30,000	(7,000)	23,000	-	-	(23,000)	-
Station 82 Roof Remodel	-		-	-	-	-	-
Station 81 Exterior Sealing	40,000	(13,000)	27,000	-	-	(27,000)	-
Public Works							
BSC Building Improvements	-		-	-	-	-	-
PW Breakroom & Restrooms	-	7,000	7,000	-	-	-	7,000
PW Fuel Pump Canopy	60,000	(5,000)	55,000	-	(920)	-	54,080
Bulk Oil Storage	50,000	(30,000)	20,000	-	-	-	20,000
Culture & Recreation							
Gathering Place Improvements	60,000	(606)	59,394	-	(59,394)	-	(0)
Recreation Admin. Building Upgrade	79,918	470,000	549,918	-	(48,005)	(34,473)	467,440
All Children's Playground	-		-	-	-	-	-
All City Pools Electrical Upgrade	5,000	(5,000)	-	-	-	-	-
BMX Tower/Pavilion Upgrade	40,000	(36,259)	3,741	-	(3,741)	-	-
BSC Parking Lots	-		-	-	-	-	-
BSC Irrigation Pump	60,000	2,013	62,013	-	(5,877)	(56,136)	(0)
Battery Way Boat Docks	-		-	-	-	-	-
Braelinn Field Upgrade	80,000	(60,000)	20,000	-	(3,291)	(10,051)	6,658
Cast House	50,000	(39,886)	10,114	-	(10,114)	-	-
City Tennis Court Upgrades	260,000	(46,520)	213,480	-	(90,320)	(113,160)	10,000
Tennis Center Improvements	208,662	31,000	239,662	-	(33,762)	(174,900)	31,000
Amphitheater Improvements	100,000	30,000	130,000	-	(31,965)	(25,241)	72,794
McIntosh Sanitary Sewer	210,000		210,000	-	(19,671)	(7,807)	182,522
Meade Field Electrical Upgrade	20,000	(7,000)	13,000	-	-	(12,318)	682
Riley Field Sewer Upgrade	39,000		39,000	-	-	-	39,000
Kedron Large Pool Resurfacing	40,000		40,000	-	-	-	40,000
Kedron Small Pool Resurfacing	20,000		20,000	-	-	-	20,000
Kedron Bubble Replacement	666,899	806	667,505	(107,908)	(559,597)	-	-
Library Exterior Sealing	121,000	(6,000)	115,000	-	-	(115,000)	-
Library Building Repairs	56,596		56,596	(8,133)	(48,463)	-	-
Library Roof Replacement	215,000	(100,000)	115,000	-	(2,830)	(943)	111,227
Fire Dept Training Fac Upgrade	-	72,000	72,000	-	-	-	72,000
Station 83 Sewer	-	51,000	51,000	-	-	-	51,000
PD HVAC Upgrades	-	102,000	102,000	-	-	-	102,000
Amphitheater Box Office	-	50,000	50,000	-	-	-	50,000
Glenlock Rec Center	-	15,000	15,000	-	-	-	15,000
PIP Contingency	425,375	(424,548)	827	\$	\$	\$	827
	\$ 3,012,305	\$ -	\$ 3,012,305	\$ (116,041)	\$ (943,005)	\$ (600,029)	\$ 1,353,230

GA Public Library Grant
Interest Earnings (through April)

Check
\$ 3,012,305

Proceeds of \$5,774,330 consisted of \$5,475,000 (bond par value) & \$299,330 (premium on bonds)
Costs associated with retiring debt consisted of the following:

Premium on Bond Redemption	\$18,532
2007 Brick & Mortar Principal (Note w/BB&T)	\$1,853,215
2006 Lease Principal (Energy Performance)	\$725,773
2007 B&M Interest	\$5,504
	<u>\$2,603,024</u>

Costs associated with issuance	\$159,001
Balance left for projects	<u>\$3,012,305</u>
	\$5,774,330

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: City Council

VIA: City Manager
Community Services Director

FROM: Planning and Zoning Administrator 

DATE: October 3, 2012

Re: Southern Pines tract - annexation and zoning request
Additional information for consideration

In addition to the information already provided, please find attached the following information:

Density analysis of Braelinn Village

In regards to the density of the proposed subdivision, Staff's position paper included the statement "These densities are consistent with many of the existing residential subdivisions within the southern portion of Braelinn Village." In an effort to clarify that statement, we have analyzed each subdivision within Braelinn Village based on "gross density" and "net density".

Residential densities can be measured in five (5) ways: site, net, gross, urban and metropolitan. All measures are calculated using the same basic ratio formula: the number of dwellings divided by the area of the land they occupy.

Attachment "A" identifies the **gross density** of each subdivision within Braelinn Village. Gross residential density is determined by dividing the total number of lots by the total acreage occupied by roads, rights-of-way and non-residential land uses (wetlands, buffers, greenbelts, open space, parks, etc.). The gross density of the proposed subdivision would be 1.23 lots per acre.

Likewise, Attachment "B" identifies the **net density** of each subdivision within Braelinn Village. Net density is determined by dividing the total number of lots by the total acreage occupied by roads and rights-of-way. The gross density of the proposed subdivision would be 1.97 lots per acre.

In most cases, net density is the most versatile measure of density to use as it provides a reasonable indication of the intensity of a development.

Southern Pines tract - annexation and zoning request

October 3, 2012

Page 2

Financial Impact Analysis

Attachment "C" was prepared internally by City Staff in an effort to determine if the proposed development would provide a "net positive" or "net negative" financial impact on the city. The analysis was prepared using information provided by the Applicant, financial information within the FY13 budget, current staffing levels and levels of service.

The document assumes a 5-year build-out of all residential homes and the development of both office tracts within the first year. Based on this model, the proposed development would provide a significant positive financial impact the first year and then maintain a positive financial impact once the residential component was completed.

Minutes – Planning Commission meeting of September 10, 2012

The annexation and zoning request was first heard by the Public Commission at their meeting on September 10, 2012. Following a lengthy discussion, the Planning Commission voted to table this item until a Special-called Meeting on September 24, 2012. These minutes were referenced as Attachment "C" to Staff's Position Paper dated September 25, 2012.

Minutes – Planning Commission meeting of September 24, 2012

At this meeting, the Planning Commission voted 3-2 to forward the request to City Council with a recommendation that it be approved. There were a number of conditions the Planning Commission wanted to see imposed on the Applicant, which are included in the information previously forwarded to City Council.

			GROSS DENSITY		
Subdivision	Land Use	Zoning	Platted lots	Gross acreage	Gross density = platted lots/ gross acreage (lots per acre)
Robinson Bend Estates S/D	SFL	ER	13	69.51	0.19
Camden Hill S/D	SFL	ER	7	30.01	0.23
Bradford Estates S/D	SFL	ER	22	79.74	0.28
Oaks at Timberlake, The S/D	SFM	R-22	35	54.03	0.65
Jennings Yard S/D	SFM	R-22	16	19.96	0.80
Wedgewood S/D	SFM	R-22	17	20.89	0.81
Summit, The S/D	SFM	R-22	46	52.74	0.87
Estates, The S/D	SFL	R-43	154	162.20	0.95
Tapestry S/D	SFM	R-22	32	31.92	1.00
Kimmeridge S/D	SFM	R-22	82	67.64	1.21
Oakdale S/D	SFM	R-22	27	21.96	1.23
Gates, The S/D	SFM	LUR-16	90	73.00	1.23
Muirfield S/D	SFM	GR-10	41	32.56	1.26
Everhill S/D	SFM	R-12	46	35.43	1.30
Wickerhill S/D	SFM	R-12	17	12.90	1.32
Huntington Place S/D	SFM	R-22	101	76.20	1.33
Crescent Oak S/D	SFM	R-15	47	34.35	1.37
Marks North S/D	SFM	R-15	68	49.07	1.39
Marks South S/D	SFM	R-15	86	61.40	1.40
Burnham Woods S/D	SFM	R-15	58	40.03	1.45
Preserve, The S/D	SFM	R-22	85	58.59	1.45
Colonnade, The S/D	SFM	R-15	73	46.40	1.57
Trellage S/D	SFM	R-10	38	23.90	1.59
Chestnut Field S/D	SFM	R-12	108	67.90	1.59
Meadow Run S/D	SFM	R-10	63	38.93	1.62
Rockspray S/D	SFM	R-12	133	82.04	1.62
Waterford Green S/D	SFM	R-12	64	38.00	1.68
Tamerslane S/D	SFM	R-12	40	23.39	1.71
Evian S/D	SFM	R-12	33	19.14	1.72

Summer Brooke S/D	SFM	R-12	60	34.48	1.74
Hamptons Corner S/D	SFM	R-12	103	58.97	1.75
Rubicon, The S/D	SFM	R-12	66	36.84	1.79
Kenton Place S/D	SFM	R-12	90	50.20	1.79
Bedford Park S/D	SFM	R-12	59	31.70	1.86
Timberlay S/D	SFM	R-10	38	20.41	1.86
Calgary Place S/D	SFM	R-12	68	36.23	1.88
Foreston Place S/D	SFM	R-12	171	90.54	1.89
Morallion Hills S/D	SFM	R-12	197	102.44	1.92
Retreat, The S/D	SFM	R-12	53	27.45	1.93
Pleasance Grove S/D	SFM	R-12	32	15.70	2.04
Peachtree Walk S/D	SFM	R-10	50	22.73	2.20
Terrace, The S/D	SFM	R-10	44	19.73	2.23
Center Green S/D	SFC	GR-4	69	22.77	3.03
Wilshire Estates S/D	SFM	R-12	250	78.27	3.19
Glen Clarin S/D	SFC	GR-16	30	8.76	3.42
Braelinn Green S/D	SFC	GR-6	91	25.77	3.53
Braelinn Courts S/D	SFC	GR-6	44	12.05	3.65
Brookfield S/D	SFC	GR-18	89	21.14	4.21
Prestwick S/D	SFC	GR-6	64	13.49	4.74
Master's Square S/D	SFC	GR-10	35	6.63	5.28
Cypress Pointe S/D	SFC	GR-12	42	7.59	5.54
Fairways, The S/D	SFC	GR-12	55	9.71	5.67
Village on the Green S/D	SFC	GR-12	81	14.06	5.76

				NET DENSITY			
Subdivision	Land Use	Zoning	Platted lots	Gross acreage	Greenbelt/ open space	Net acreage	Net density = platted lots/ net acreage (lots per acre)
Robinson Bend Estates S/D	SFL	ER	13	69.51	0.21	69.30	0.19
Camden Hill S/D	SFL	ER	7	30.01	0.00	30.01	0.23
Bradford Estates S/D	SFL	ER	22	79.74	2.57	77.17	0.29
Estates, The S/D	SFL	R-43	154	162.20	2.06	160.14	0.96
Wedgewood S/D	SFM	R-22	17	20.89	3.55	17.34	0.98
Jennings Yard S/D	SFM	R-22	16	19.96	3.69	16.27	0.98
Summit, The S/D	SFM	R-22	46	52.74	8.45	44.29	1.04
Tapestry S/D	SFM	R-22	32	31.92	2.25	29.67	1.08
Oaks at Timberlake, The S/D	SFM	R-22	35	54.03	27.59	26.44	1.32
Oakdale S/D	SFM	R-22	27	21.96	2.31	19.65	1.37
Huntington Place S/D	SFM	R-22	101	76.20	6.70	69.50	1.45
Kimmeridge S/D	SFM	R-22	82	67.64	11.71	55.93	1.47
Muirfield S/D	SFM	GR-10	41	32.56	5.17	27.39	1.50
Crescent Oak S/D	SFM	R-15	47	34.35	3.05	31.30	1.50
Preserve, The S/D	SFM	R-22	85	58.59	3.53	55.06	1.54
Marks North S/D	SFM	R-15	68	49.07	6.57	42.50	1.60
Wickerhill S/D	SFM	R-12	17	12.90	2.40	10.50	1.62
Burnham Woods S/D	SFM	R-15	58	40.03	4.26	35.77	1.62
Colonnade, The S/D	SFM	R-15	73	46.40	2.75	43.65	1.67
Tamerlane S/D	SFM	R-12	40	23.39	0.18	23.21	1.72
Evian S/D	SFM	R-12	33	19.14	0.47	18.67	1.77
Chestnut Field S/D	SFM	R-12	108	67.90	7.90	60.00	1.80
Waterford Green S/D	SFM	R-12	64	38.00	2.60	35.40	1.81
Marks South S/D	SFM	R-15	86	61.40	13.90	47.50	1.81
Hamptons Corner S/D	SFM	R-12	103	58.97	2.12	56.85	1.81
Everhill S/D	SFM	R-12	46	35.43	10.41	25.02	1.84
Rockspray S/D	SFM	R-12	133	82.04	10.12	71.92	1.85
Rubicon, The S/D	SFM	R-12	66	36.84	2.63	34.21	1.93

Morallion Hills S/D	SFM	R-12	197	102.44	0.35	102.09	1.93
Gates, The S/D	SFM	LUR-16	90	73.00	27.30	45.70	1.97
Meadow Run S/D	SFM	R-10	63	38.93	7.50	31.43	2.00
Timberlay S/D	SFM	R-10	38	20.41	1.73	18.68	2.03
Kenton Place S/D	SFM	R-12	90	50.20	6.10	44.10	2.04
Treillage S/D	SFM	R-10	38	23.90	5.30	18.60	2.04
Bedford Park S/D	SFM	R-12	59	31.70	3.27	28.43	2.08
Calgary Place S/D	SFM	R-12	68	36.23	3.59	32.64	2.08
Foreston Place S/D	SFM	R-12	171	90.54	8.63	81.91	2.09
Pleasance Grove S/D	SFM	R-12	32	15.70	0.41	15.29	2.09
Summer Brooke S/D	SFM	R-12	60	34.48	7.02	27.46	2.18
Retreat, The S/D	SFM	R-12	53	27.45	3.60	23.85	2.22
Terrace, The S/D	SFM	R-10	44	19.73	1.93	17.80	2.47
Peachtree Walk S/D	SFM	R-10	50	22.73	5.28	17.45	2.87
Center Green S/D	SFC	GR-4	69	22.77	3.86	18.91	3.65
Braelinn Green S/D	SFC	GR-6	91	25.77	3.09	22.68	4.01
Glen Clarin S/D	SFC	GR-16	30	8.76	2.10	6.66	4.50
Braelinn Courts S/D	SFC	GR-6	44	12.05	2.91	9.14	4.81
Prestwick S/D	SFC	GR-6	64	13.49	0.60	12.89	4.97
Brookfield S/D	SFC	GR-18	89	21.14	4.41	16.73	5.32
Wilshire Estates S/D	SFM	R-12	250	78.27	31.60	46.67	5.36
Master's Square S/D	SFC	GR-10	35	6.63	0.51	6.12	5.72
Fairways, The S/D	SFC	GR-12	55	9.71	0.65	9.06	6.07
Village on the Green S/D	SFC	GR-12	81	14.06	1.33	12.73	6.36
Cypress Pointe S/D	SFC	GR-12	42	7.59	1.02	6.56	6.40

Financial Impact Analysis - The Gates

SUMMARY

Financial Impact Analysis - The Gates											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 Year Total
Revenues:											
One Time Fees:	\$ 9,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$9,852
Construction/Permit Fees:	\$ 11,366	\$ 11,366	\$ 11,366	\$ 11,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$45,464
Connection Fees:	\$ 283,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$283,200
Impact Fees:	\$ 254,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$254,984
Annual Fees:	\$ 9,322	\$ 18,644	\$ 27,965	\$ 37,287	\$ 37,287	\$ 37,287	\$ 37,287	\$ 37,287	\$ 37,287	\$ 37,287	\$316,940
Other Revenues:	\$ 5,434	\$ 10,868	\$ 16,303	\$ 21,264	\$ 21,264	\$ 21,264	\$ 21,264	\$ 21,264	\$ 21,264	\$ 21,264	\$181,456
Property Tax:	\$ 24,280	\$ 48,559	\$ 72,839	\$ 97,118	\$ 97,118	\$ 97,118	\$ 97,118	\$ 97,118	\$ 97,118	\$ 97,118	\$825,506
Other Tax:	\$ 22,910	\$ 45,820	\$ 68,730	\$ 89,648	\$ 89,648	\$ 89,648	\$ 89,648	\$ 89,648	\$ 89,648	\$ 89,648	\$765,000
Total Revenues	\$621,347	\$135,257	\$197,203	\$256,684	\$245,318	\$245,318	\$245,318	\$245,318	\$245,318	\$245,318	\$2,682,401
Costs:											
City Operation Costs:	\$ 55,846	\$ 111,692	\$ 167,538	\$ 218,528	\$ 218,528	\$ 218,528	\$ 218,528	\$ 218,528	\$ 218,528	\$ 218,528	\$1,864,768
Utility Costs:	\$ 863	\$ 1,726	\$ 2,589	\$ 3,452	\$ 3,452	\$ 3,452	\$ 3,452	\$ 3,452	\$ 3,452	\$ 3,452	\$29,342
Maintenance Costs:	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$ 7,624	\$76,245
Total Costs	\$64,333	\$121,042	\$177,751	\$229,604	\$229,604	\$229,604	\$229,604	\$229,604	\$229,604	\$229,604	\$1,970,355
Difference (Revenues - Costs)	\$557,014	\$14,215	\$19,452	\$27,080	\$15,714	\$15,714	\$15,714	\$15,714	\$15,714	\$15,714	\$712,046

Increases per Year		1	2	3	4	5	6	7	8	9	10
Acres Developed	0.838043478 AC/yr	19.28	19.28	19.28	19.28	0.00	0.00	0.00	0.00	0.00	0.00
Units Built	23 units/yr	23.00	23.00	23.00	23.00	0.00	0.00	0.00	0.00	0.00	0.00
Number of People per Dwelling	3.50 people/dwelling	80.50	80.50	80.50	80.50	0.00	0.00	0.00	0.00	0.00	0.00
Population Growth	315 people	80.50	161.00	241.50	315.00	315.00	315.00	315.00	315.00	315.00	315.00
Total Units	92 units	23.00	46.00	69.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00

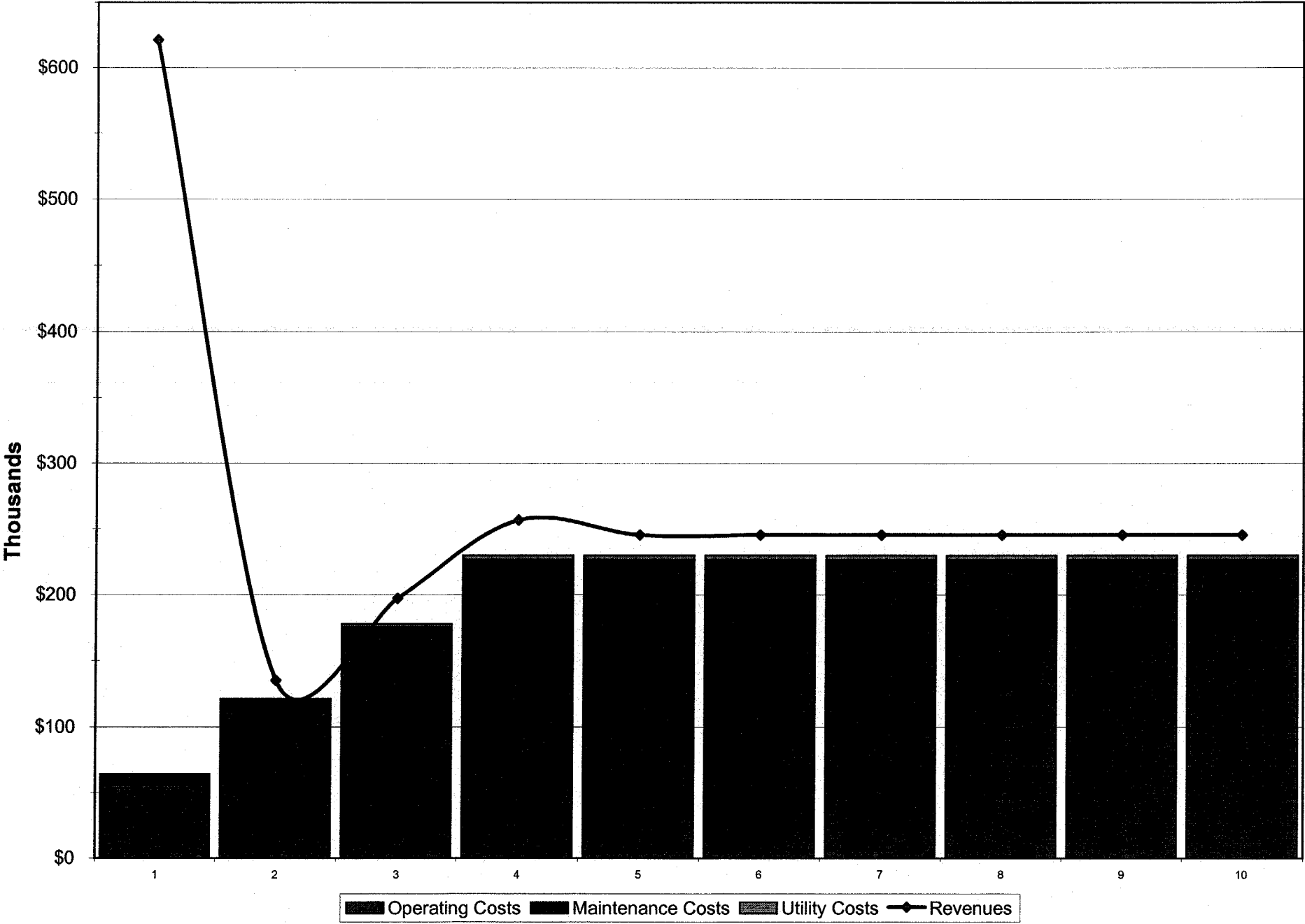
* Table assumes no inflation - constant 2012 dollars

* Table assumes no apprication or depreciation

* Table is based on population and development density

* Table does not include increases to the millage rate from the base 2012 rate

The Gates - Incremental Costs & Revenues for City of Peachtree City



Financial Impact Analysis - The Gates

FEES

Licenses, Permits, Fees (One Time Fees)					
Fee Name	Calculation	Residential	Office	Total	
Annexation Fees:	(\$800 + \$50/ac)			\$	4,455.00
Residential Plan Review Fees:					
Conceptual Plat	(\$250 + \$4/lot)	\$ 610.00	\$		610.00
Preliminary Plat	(\$250 + \$4/lot)	\$ 610.00	\$		610.00
Construction Plans	(\$300)	\$ 300.00	\$		300.00
Final Plat	(\$250 + \$10/lot)	\$ 1,150.00	\$		1,150.00
Commercial Plan Review Fees:					
Conceptual Site Plan	(\$250 + \$10/ac)		\$ 291.00	\$	291.00
Final Site Plan	(\$250 + \$10/lot)		\$ 291.00	\$	291.00
Landscape Plan	(\$150)		\$ 150.00	\$	150.00
City NPDES Fees:	(\$40/disturbed ac)			\$	1,436.00
Land Disturbance Fee:	(\$200 + \$10/ac)			\$	559.00
Subtotal				\$	9,852.00
Construction Fees:					
Building Permits: (based on valuation - see fee schedule)		\$ 94,500.00	\$ 8,850.00	\$	103,350.00
Plan Review Fee: (Residential: \$150/unit)	(Commercial: 50% permit fee)	\$ 13,500.00	\$ 4,425.00	\$	17,925.00
Plumbing Permits†	(\$80 min)	\$ 7,200.00	\$ 160.00	\$	7,360.00
Electrical Permits†	(\$80 min)	\$ 7,200.00	\$ 160.00	\$	7,360.00
HVAC Permits†	(\$80 min)	\$ 7,200.00	\$ 160.00	\$	7,360.00
Soil Erosion Permits	(\$100/ac)			\$	3,590.00
Certification of Occupancy	(\$50)	\$ 4,500.00	\$ 100.00	\$	4,600.00
Subtotal				\$	151,545.00
30% City share				\$	45,463.50
70% SAFEbuilt share				\$	106,081.50
Connection Fees:					
Sewer Connections: (Residential: \$1750/unit)	(Commercial: \$2250/bldg)	\$157,500	\$4,500.00		\$162,000
Water Connection: (Residential: \$1300/unit)	(Commercial: \$2100/bldg)	\$117,000	\$4,200.00		\$121,200
Subtotal					\$283,200
TOTAL					\$338,516
† Assumes minimal permit fee					

Impact Fees				
2012 City Impact Fees	\$ 233,983.80	\$ 21,000.00	\$	254,983.80
Subtotal			\$	254,983.80
* Table assumes office development is "general office" as outlined in the PTC impact fee methodology				

Annual Fees				
*Sewer Usage:	\$ 9,602.21	\$ 2,698.30	\$	12,300.51
**Water Usage:	\$ 19,958.40	\$ 1,619.42	\$	21,577.82
Stormwater Fee:	(\$3.95/4,600 sqft impervious surface)		\$	3,408.67
Subtotal			\$	37,287.01
Annual fee table for sewer and water assumes minimum 17.94 gpd/person usage				
*Sewer Usage: (Residential: \$26/month + \$4.65/1000 gal), (Commercial: \$26/month @ \$6.15/1000 gal)				
**Water Usage: (Residential: \$18.48/mth for first 2000 gal), (Commercial: \$18.48/mth for first 2000 gal, \$3.23/1000 gal thereafter)				

Other Revenues			
Charges for Services:	2012 Budget	Cost per Person	Increase from Development
Ambulance Fees	\$502,988	\$ 13.88	\$ 4,371.76
Plan Review	\$163,569	\$ 4.51	\$ 1,421.67
Recreation Program Fees	\$527,927	\$ 14.57	\$ 4,588.52
Fines & Forfeitures:			
Municipal Court fines	\$1,105,629	\$ 30.51	\$ 9,609.66
Miscellaneous Court	\$107,683	\$ 2.97	\$ 935.93
Library Fines	\$38,758	\$ 1.07	\$ 336.87
Subtotal	\$ 2,446,554.00	\$ 67.51	\$ 21,264.40

Financial Impact Analysis - The Gates

TAXES

Residential Property Tax							
Entity	Avg Sales Price	40% Assessed Value	Avg Homestead Exemption	Assessed Value	Millage	Annual Taxes	Increase from Development
PTC	\$350,000.00	\$140,000.00	\$3,000.00	\$137,000.00	7.178	\$983.39	\$88,504.74
County	\$350,000.00	\$140,000.00	\$3,000.00	\$137,000.00	5.852	\$801.72	\$72,155.16
School	\$350,000.00	\$140,000.00	\$3,000.00	\$137,000.00	21.45	\$2,938.65	\$264,478.50
State	\$350,000.00	\$140,000.00	\$3,000.00	\$137,000.00	0.2	\$27.40	\$2,466.00
Subtotal					34.68	\$4,751.16	\$427,604.40

Office Property Tax				
Entity	Avg Sales Price	40% Assessed Value	Millage	Annual Taxes
PTC	\$3,000,000.00	\$1,200,000.00	7.178	\$8,613.60
County	\$3,000,000.00	\$1,200,000.00	5.852	\$7,022.40
School	\$3,000,000.00	\$1,200,000.00	21.45	\$25,740.00
State	\$3,000,000.00	\$1,200,000.00	0.2	\$240.00
Subtotal			34.68	\$41,616.00

Other Taxes			
	2012 Budget	Cost per Person	Increase from Development
Motor Vehicle Taxes:	\$653,749	\$ 18.04	\$ 5,682.11
Franchise Taxes:			
Georgia Power	\$945,259	\$ 26.08	\$ 8,215.79
Atlanta Gas	\$261,031	\$ 7.20	\$ 2,268.77
Bell South	\$36,000	\$ 0.99	\$ 312.90
Coweta Fayette EMC	\$892,389	\$ 24.62	\$ 7,756.26
Comcast	\$274,584	\$ 7.58	\$ 2,386.57
Newnan Utilities	\$5,849	\$ 0.16	\$ 50.84
Selective Sales & Use Taxes:			
Alcoholic Beverage Tax	\$627,300	\$ 17.31	\$ 5,452.22
Mixed Drink Tax	\$77,250	\$ 2.13	\$ 671.42
Real Estate Transfer Tax:	\$21,000	\$ 0.58	\$ 182.52
Local Option Tax:	\$6,520,000	\$ 179.90	\$ 56,669.06
Subtotal	\$10,314,411	\$286	\$89,648

Financial Impact Analysis - The Gates

COSTS

Incremental Operation Costs

City Divisions	2012 Budget	2012 Population	2012 City Personnel			Cost per Population	Personnel per Population	The Gates		
			Full Time	Part Time*	Total			Population Increase	Incremental Increase in Budget	Incremental Increase in Staff
City Council & City Manager	\$452,542	36,242	3	5	5.5	\$12.49	0.00015	315	\$3,933.30	0.048
Administrative Services	\$1,239,019	36,242	10	0	10	\$34.19	0.00028	315	\$10,769.02	0.087
Financial Services Division	\$1,166,805	36,242	11	0	11	\$32.19	0.00030	315	\$10,141.37	0.096
Police/Communications Division	\$7,148,427	36,242	73	12	79	\$197.24	0.00218	315	\$62,131.08	0.687
Fire/Emergency Services Division	\$6,619,326	36,242	66	24	78	\$182.64	0.00215	315	\$57,532.36	0.678
Public Works Division	\$4,422,090	36,242	40	2	41.25	\$122.02	0.00114	315	\$38,434.92	0.359
Community Services Division	\$4,094,248	36,242	25	39	44.7	\$112.97	0.00123	315	\$35,585.46	0.389
Total	\$25,142,457	36,242	228	82	269	\$694	0.0074	315.0	\$ 218,527.51	2.342

*Part-time Employees are counted as half full time employees
 **Table assumes the current level of service is sufficient, so increases in staff & budgets will be need to serve the new population

Utility Costs

City Street Light Bill:	\$23,703 monthly bill per	2,005 street lights within the city =	\$11.82 per street light
Number of street lights in development:	1 street light per	300 linear feet of road =	24 street lights
Total Annual Utility Cost			\$3,452.01
*Table assumes similar lighting technology is used within the development as the rest of the City (no LED).			\$ 37.52

Maintenance Costs

City Street Paving Cost:	\$19.55 per foot every	20 years, or	\$0.98 per foot/yr
Miles of roads & paths in development:			7,799.959 feet
Total Annual Street Maintenance Cost			\$7,624.46
* Table assumes that there is a annual cost to maintain roads in order to show incremental infrastructure cost. However, street repaving is not budgeted annually.			

UNAPPROVED

PEACHTREE CITY PLANNING COMMISSION MINUTES OF MEETING September 10, 2012

The regular meeting of the Planning Commission was called to order in the City Hall Council Chambers at 7:02 p.m. on September 10, 2012. Those members present were the Chairman, Mr. David Conner; the Vice Chairman, Mr. Frank Destadio; and Commissioners Patrick Staples, Lynda Wojcik, and Aaron Daily. Also present were the Planning and Zoning Administrator, Mr. David Rast, and the Recording Secretary, Ms. Jennis Rice. The Planning Commission Alternate, Mr. Robert Napoli; the City Council Liaison, Mayor Don Haddix; and Council Member Vanessa Fleisch were also in attendance.

ADDITIONS OR DELETIONS

Mr. Rast explained that the Applicant for the Callula Hill rezoning application had requested that Public Hearing PH-12-02 be continued to the October 8, 2012, Planning Commission meeting. Since the public hearing had been advertised, it was necessary that the Planning Commission make a motion for continuance. A motion was made by Ms. Wojcik, seconded by Mr. Staples, and unanimously adopted that Public Hearing PH-12-02 be continued to the October 8, 2012, Planning Commission meeting.

ANNOUNCEMENTS AND REPORTS

Mr. Rast stated that the last couple of months had been pretty busy with plan review.

- The final site plan for the RaceTrac on SR 54 West had been approved and the pre-construction meeting was scheduled for the following morning.
- Both the Somerby and Hearthside developments were wrapping up and the Planning Commission reps for both projects would soon be contacted to sign off on the final site plans. Both properties were scheduled to close on September 14, 2012, and would move right into construction.
- The final site plan for the MEI warehouse addition off of Dividend Court would probably be ready for Planning Commission representative signature that week.
- The revised final site plan for the All Star Baseball and Softball complex had been received and might also be ready that week.
- The MEJA office/warehouse located on Lot 3 on Guthrie Way within the 74 South Industrial Park was under construction.

- Staff had received the final site plan for a site that had been approved a couple of years ago on Parkade Court off of Gardner Drive. KW Contracting had sold the property to Lumsden Transfer and Staff was reviewing their plans.
- Staff had met with a prospective company looking at property in the city; their proposal should be on the agenda as a workshop item for the next Planning Commission meeting.
- Staff had also been working on an ordinance for mobile food trucks. The owner and operator of Grazing Here, a business which operated out of the farmers' market, had petitioned City Council to allow more food trucks within the city. Staff was researching this and might go to Atlanta to see their food truck areas. It was planned this would be discussed at the Planning Commission meeting on October 8, 2012, and the recommendation would be considered by City Council at their meeting of either October 18 or November 1.
- The Applicant for the Callula Hill rezoning was still working with the Airport Authority on some issues but should be on the agenda for the October 8 Planning Commission meeting.

Mr. Conner pointed out that this was Mr. Staples' last official Planning Commission meeting as his term ended on September 30, 2012. Mr. Conner thanked him for his time and guidance while serving on the Planning Commission. Mr. Staples said it had been an absolute honor to serve this community and it had been fun. He and his family were very happy they had relocated to Peachtree City and intended to stay here. He was a big believer in term limits and felt it was time for him to step down so that someone else could inject new ideas. He expressed particular appreciation for Mr. Theo Scott who also served on the Commission during the time Mr. Staples did. He learned a lot from him and he especially appreciated the passion with which he vocalized the Pledge of Allegiance at each meeting. It was truly a pledge for him and you could tell how passionate he was about his country and this community.

APPROVAL OF MINUTES

A motion was made by Mr. Destadio, seconded by Ms. Wojcik, and unanimously adopted that the minutes of the Planning Commission meeting of August 13, 2012, be approved.

PUBLIC HEARINGS

The Chairman called the public hearing to order, and the public hearing protocols were read.

PH-12-01 Consider proposal to annex the 77.21-acre Southern Pines tract located within unincorporated Fayette County and zone the property for no more than 90 single-family detached residential lots. The Applicant is Southern Pines Plantation Group, LLC.

Mr. David Kirk, an attorney and planner with Troutman Sanders, LLP, was in attendance to represent Southern Pines Plantation Commercial Group and provided the following information:

- The tract was roughly 77 acres in size and was located on the south side of SR 74 at its intersection with Redwine Road. Adjacent properties included the Starrs Mill Academy Pre-School, the Brechin Park subdivision, and the Meade Field complex.
- The property was currently zoned in Fayette County for about 177,000 SF of office and retail uses, about 111,000 SF of which was for retail.
- Their request was much less intense and would permit two small office buildings in the front of the property where the zoning would be OI Office Institutional; the remainder of the property would be zoned LUR Limited Use Residential for a 90-lot subdivision.
- The site was currently surrounded by a mix of OI, Open Space, Commercial, and Residential uses and was located near the Wilshire Pavilion and the Starrs Mill school complex.
- This would be a logical, attractive, and appropriate use at this major gateway to Peachtree City.
- They would preserve, protect, and enhance the natural features on the site. Almost half (48 percent) of the property would be dedicated to the city in the form of greenbelt, buffers along streams, or wetlands.
 - They believed this would contribute in a meaningful way to improving the city's wastewater system by helping to put the lift station in place which would be needed in this area.
 - The development would support the existing commercial uses, complement the other uses, and provide a good residential transition from Wilshire Estates to Brechin Park.

- It would also provide Peachtree City with control over the nature, scale, and type of development at this significant parcel at the gateway to the community.
- They were protecting the stream buffers all along the wetlands. As had been stated at the workshop on August 13, stream crossings were allowed with state waters and preservation. He confirmed they had not disturbed the wetlands but had crossed the stream buffers.
- They had taken a hard look at the pocket parks. Realizing there was a major park (Meade Field) so close to their development, they determined it made more sense to focus on preserving the natural areas as much as possible and supplementing them as needed. They would also focus on some active use of the amenity area.
- They proposed that about four acres of the parcel would consist of two 2-story office buildings (10,000 SF each) and would be developed based on the market.
- Most of the 50' greenbelt along the eastern, southern, and western boundaries was anticipated to remain in its natural state. If supplemental plantings were required, Mr. Kirk said they were agreeable to providing them.
- Along the frontage, their intent would be to mirror what was across the street at the Starrs Mill Professional Building in terms of berming and landscaping to focus on the gateway effect.
- The neighborhood amenity area would be just south of the office component and would have a pool, cabana, tot lot, etc., for the residents of the subdivision to use.
- He provided some detail on their conceptual plan which would include a planted berm along the frontage and a 60' greenbelt along SR 74 to provide a nice buffer between the highway and the property.
- Within the property, the conceptual streetscape provided trees that would be planted into the lots rather than between the sidewalk and the street. The 50' greenbelt would be either in its natural state or appropriately supplemented.
- The development would consist of single-family detached homes with a target price point in the \$300,000's. The homes would be developed in phases to respond to the market.
- Overall density was about 1.3 lots per acre. For those lots that were not heavily wooded, the developer would plant three shade trees on each lot.
- He showed examples of the architecture and types of homes they would expect to have in the development and noted the architecture would be consistent throughout the development. A builder had not yet been selected.
- The sewer main would be located more than 200' from the property line to protect the city so they could extend sewer at their discretion.

- They intended to form a homeowners association and they would maintain the common areas and the overall integrity of the neighborhood.
- As currently zoned, approximately 12,700 vehicle trips would be generated per day. Their engineers estimated this development would generate less than 1,100 vehicle trips per day so the impact on the transportation system would be significantly less.
- Part of this project would be to upgrade and modify the signal at Redwine Road.
- Internal sidewalks as well as connections to the multi-use path would also be provided. The City had expressed a desire for them to connect to Meade Field.
- Water, power, gas, cable and phone services were available.
- The Peachtree City Water and Sewer Authority (WASA) had indicated there was treatment capacity for the development. However, a regional lift station would be needed to serve this development and others in this area, i.e., Somerby, Meade Field, etc. Their understanding was that the lift station was being re-permitted by WASA who was working to determine the actual cost of the lift station and to estimate potential flows from each of the potential users.
 - Mr. Kirk expected to have that information in sufficient time to discuss appropriate cost-sharing before this item was heard by City Council. He did not currently have the information.
- It was their intent to fund the multi-use path connection to Meade Field and to work with City Staff, City Council, and the Planning Commission to determine the appropriate point to link into the path that was already proposed for the Somerby development.
 - They would need the consent and cooperation of the neighboring property owners to the east and south in order to extend the cart path to the Starrs Mill Academy Pre-school or the Brechin Park subdivision.
 - A private agreement would be needed to extend the path to their boundaries or to provide for an extension in the future.
- Their proposal was to dedicate a space for the gateway signage and then contribute to the cost. He thought the city should design and construct the sign the way they wanted it.
 - As part of the gateway coming into the city, the greenbelt along SR 74 would be dedicated to the city.

There were two additional items Mr. Kirk wanted to mention:

1. One of the conditions recommended by Staff talked about putting a berm in the 50' buffer along with a fence and some English ivy. Most of this area was probably better left in its natural state with supplemental plantings, as appropriate. He was not convinced a berm was necessary for this area since berms typically were used to protect incompatible uses from each other, e.g., office or commercial from residential. The majority of the boundary was either residential against residential or residential against recreation. A 50' natural buffer was much more desirable than a berm along the south, east, and west sides. They agreed a berm was appropriate along SR 74 for aesthetic purposes to match the development on the other side of the highway. A berm might also be appropriate between the residential and offices uses.
2. He had not yet been able to speak to the City Attorney about the concept that the City would own these areas but the HOA would be responsible for maintaining them. He thought this was fraught with legal and practical complications that might be hard to work out. If the City was going to own these areas, it seemed to him the City should have the responsibility of maintaining them.

Mr. Kirk appreciated this opportunity to address the Planning Commission and said he would be happy to answer any questions.

Mr. Rast provided some additional background information to supplement Mr. Kirk's presentation including the property's location, surrounding development, current zoning and the development that zoning would permit, as well as the proposals for development that had previously been made for the property. If annexed, this property would become the city's southern boundary.

Early in the process, Staff had asked the Applicant to submit a plan that showed at least a 50' greenbelt around the perimeter, the 60' greenbelt adjacent to SR 74 as well as the buffers and wetlands that would be required. This, in essence, showed how much of the property could be developed.

The plan being presented at this meeting was a tweaked version of the plan from the workshop on August 13, 2012. It contained the 90 lots that had been discussed as well as two office components adjacent to SR 74. The only point of access into the property would be a signalized intersection; turn lanes were already there so it would just be

modifying the signals to accommodate traffic in and out of the development. The perimeter buffers would be deeded to the city as greenbelt as would the greenbelt along SR 74. All of the internal stream buffers and ponds would also be deeded to the city as would roads and rights-of-way.

Mr. Rast also clarified the condition about supplementing the plant material in the greenbelts. They did not intend to clear and then replant. Most of the greenbelts on the site were pretty heavily vegetated, and the intent was to augment those areas where there was no vegetation with additional trees and shrubs. A berm and landscaping would be needed along SR 74 close to the entrance where the office buildings would be located. Staff would like that to be consistent with the berm and landscaping at the Starrs Mill Professional Building.

The gross density would be 1.23 lots per acre. Mr. Rast noted this density was consistent with other subdivisions in that area, e.g., Wilshire Estates and some of the subdivisions along Holly Grove Road. Everything in the county south of Redwine was residential.

Mr. Rast stated that one of the things Staff had felt strongly about was the location of the parking. They wanted the buildings to be at least at the 40' setback and the parking to be behind the buildings. It was thought that would be a better entrance coming into the residential subdivision. A transitional yard would separate the office from the residential.

Mr. Rast further explained that when the Starrs Mill Professional Building was rezoned, there were some fairly specific permitted uses. Staff felt that should be consistent on these two tracts as well. In trying to create that gateway into the city, it was felt it would be important for these buildings to also be consistent, not identical, with the others. That architectural concept would have to be submitted to and approved by the Planning Commission. Another component was a limitation on business hours and had been included with other rezonings where office buildings were in close proximity to residential. The ordinance designated hours of operation for businesses; however, those businesses that scheduled appointments would be permitted to operate past those hours.

Mr. Rast noted that the residential portion of this parcel would have an LUR zoning classification. He reviewed the specific zoning conditions that would be adopted as a part of that zoning and added that the architecture for the homes would be brought back to the Planning Commission so it could be approved as part of the overall development.

The perimeter greenbelt would be deeded to the city as part of the final plat. Mr. Rast agreed with Mr. Kirk that the City Attorney should be consulted about the ownership and maintenance of the buffers/greenbelts in the subdivision. He added that the definition of a greenbelt was that it was to remain undisturbed but some type of maintenance would be required especially along the frontage.

Mr. Rast stated that Staff was in support of the annexation and the OI and LUR zonings. He explained that several years ago, one of the things that was discussed during the public process of updating the Comprehensive Plan was the establishment of growth boundaries. That concept involved either maintaining the city limits as they were or identifying tracts of land that could be annexed into the city in an effort to protect the city and control development. This particular tract of land was identified as property that Staff felt should be considered for annexation.

A specific use was not identified at that time; however, through the years, there had been annexation requests for industrial, commercial, and residential. Staff felt residential was the best fit primarily because there was already residential on two sides, and the office component would be compatible with the Starrs Mill Professional Building across the street. It was also felt the buffering between this development and Meade Field would be sufficient to avoid it's butting up against an active play field.

Mr. Roland Myers, the president of the Brechin Park Homeowners Association, stated that to the extent that they understood the proposal, their Board felt this was the most sensible use of the land and would work with the developers as needed.

No one else spoke in favor of the proposed annexation and zoning.

Mr. Josh Bloom, a resident of Peachtree City, was not so much against the annexation as he was the zoning and felt a corporate headquarters that would bring higher paying jobs was a more suitable use of the property. His comments included the following:

- Peachtree City and Fayette County were always looking for corporate headquarters to relocate here.
- The Fayette County Development Authority was actively seeking corporate relocation opportunities with higher paying jobs.
- It was imperative there were multiple options for site location.
- Peachtree City needed available space for corporate headquarters and was rapidly running out of space to offer suitable sites for relocation opportunities.

- This parcel of land was an ideal location for a new corporate headquarters for the following reasons:
 - Sewer lines and fiber optic cables were nearby.
 - It was located on a four-lane state route.
 - There was easy access to the public airport at Falcon Field.
 - The world's busiest airport was only a 30-minute drive.
 - Most importantly, the parcel was not land locked so there was room for growth.
- If annexed, rezoned, and built as proposed, 90 single-family homes would consume more in services than they would pay in taxes.
- This would stretch our municipal services more to the south and over-extend fire and police services.

He was not against the development or the developers, but he wanted to see the city and the county grow responsibly.

No one else spoke in opposition to the proposal.

The Chairman closed the public portion of the public hearing at 8:00 p.m.

The Commissioners had the following comments/concerns:

Ms Wojcik:

- This property was heavily wooded. The developer was proposing only three shade trees per lot which sounded to her as if they would be removing trees because it was easier to clear cut them and then plant some 15' trees that might grow up in 20 years. Was this correct? This concerned her very much.
 - Mr. Kirk apologized if he had given that impression and assured her there would be no mass grading of the site.
 - Their intent was to put in the roads and infrastructure.
 - As the lots were developed, each would be dealt with individually as far as how much tree coverage there was to begin with and how much it would be supplemented.
 - The proposal to provide three shade trees was in response to a comment Ms. Wojcik had made at the workshop about wanting to see them plant some trees. They were committing to plant three shade trees per lot but this clearly would not be all of the landscaping and shrubs that would be on the lot.

- If the property owners around them were amenable to extending the multi-use cart path through their property, were they willing to pay for most of that or would they want to share that cost? What was the plan?
 - Extending the path would depend on whether their neighbors (Breachin Park and the preschool) were amenable at the time. If they were not, they would reserve space so there could be connections in the future.
 - It was clearly their intention to provide that connection all the way over to Meade Field. He was sure there was a fair cost-sharing formula between them and Somerby to get the path to the tunnel.
- Since the city would be extending sewer and doing the pumping station they would be sharing, Ms. Wojcik wondered if the developer would be willing to donate money toward the following:
 - Restroom facilities at Meade Field.
 - Mr. Kirk said they could explore this possibility, but he thought it was premature to determine a dollar amount as they were still waiting to hear from WASA about how much the lift station would cost. He would ask the developer whether they were willing to do this.
 - The developer agreed to donate land for the gateway signage. Would they commit to a minimum dollar amount to pay for the signage?
 - Would they be willing to agree to do something to connect the cart path system to Meade Field and the tunnel?
- Mr. Steve Brown, former mayor of the City of Peachtree City and sitting Fayette County Commissioner, had sent a letter to the commissioners stating that this property would be a good industrial site. She did not agree with that because it was already surrounded by homes.

Mr. Conner:

- Was the lift station already in the works for the Somerby development? If this property was annexed and rezoned, would it need to be larger?

Mr. Rast provided the following information:

- WASA had resubmitted the plans for the regional lift station that were permitted several years ago. That lift station would provide sewer for Meade Field, Somerby, the Southern Pines property, and the Starrs Mill Professional Building.

- Several years ago there was an agreement between the property owners that they all would assist in funding the design and construction of the lift station, but that agreement had since fallen apart.
- Somerby had secured an easement through this property over to the water treatment plant and was moving forward with their plans that would include a private lift station on their property. At the same time, the plans for developing the regional lift station were being reviewed by the state. If the regional lift station was approved, Somerby would abandon the private lift station, participate in the regional one, and still be part of the cost sharing.

In response to questions from Mr. Destadio, Mr. Rast stated the following:

- The regional lift station was proposed to be located on the Meade Field property in Peachtree City.
- Per the City Attorney, the 50' greenbelt was one line of defense and the sewer mains and manholes being located more than 200' from the property line was a second line of defense to prohibit additional users from tying into the sewer system. The lift station would be located beyond 200' from the property line.

Mr. Conner continued:

- The conceptual site plan could look completely different from the concept they had presented.
 - The two main questions at this point were:
 - Did we want to bring this into the city?
 - If so, did we want this zoning?
- Forty-eight percent of the land would be donated to the city. If maintenance was required for these greenspaces, in reality, they would be donating potential maintenance issues to the city.
 - Mr. Kirk noted they did not have to donate all of that land to the city; however, their understanding was that the city desired it be dedicated.
 - Mr. Conner said the 48 percent land donation would really need to be spelled out as to whether they were donating maintenance to the city or something that was worthwhile and whether it would be HOA controlled.
 - If it was donated as greenspace, it would not be maintained. This would be something to consider when the conceptual site plan was reviewed. The Planning Commission was not approving the site plan at this time.

- He loved Ms. Wojcik's idea of giving something back to the city, e.g., the restroom facility.
- He agreed with Mr. Kirk that anyone could go to Meade Field and use it. The reality was this would be a perfect place for residents to walk their dogs so there would be increased traffic.
- The annexation would put the reigns back in Peachtree City's hands for the gateway, and he thought the city would benefit from that.
- He liked the idea about the island as a break between the office and residential components.
- The sewer control was huge and he thought as-builts would be required at every turn.
- What would the height restriction be on the office buildings? Mr. Rast said it would be 35'.
- Would the City want a multi-use path connection to Brechin Park?
- Mr. Conner asked whether the city really wanted to connect the cart path to county developments.
 - Mr. Rast explained there were several paths from outside the city that tied into our path system.
 - There were advantages to allowing Fayette County residents to use our cart paths, i.e., additional registration fees for county golf carts, access to our shopping, participation in the city's recreational activities, etc.
 - Redwine Road, Tyrone, and some of Robinson Road were areas in the county that had access to our path system.
- Was the price range for the homes in Wilshire Estates and some of the subdivisions along Holly Grove Road consistent with the projected price range for these homes?
 - Mr. Rast thought Wilshire Estates might be in the \$300,000 range.
 - Council Member Fleisch, who was also a real estate agent, said that price point and the fact these would be new homes would be very appealing to home buyers.
 - The inventory of homes in that price range in Peachtree City had gone down.
 - It would be helpful to develop the property in phases.
 - Would there still be 90 lots even after they met all of the development requirements for the property? Mr. Kirk confirmed there would be.
- The fact that Mr. Destadio did not have the answers to the questions he was asking could be a reason for him to vote not to approve this request.

Mr. Destadio

- Who did the transportation study that was performed?
 - Mr. Kirk said the study was based on the Institute of Transportation Engineers (ITE) numbers and could be made available as desired.
- Mr. Destadio did not want the city to incur any additional cost related to the maintenance of the greenbelt that bordered SR 74 nor the sewer tie-in.
 - It was not yet known what the cost would be for the City to maintain the greenbelt. Mr. Kirk thought it would be a complicated situation if the City owned the property and the HOA was responsible to maintain it.
- Did the Applicant agree with all 13 conditions recommended by Staff?
 - Mr. Kirk explained that he was concerned about their establishing a berm, putting a fence on top of it, and then saddling the HOA with the maintenance.
 - Mr. Destadio referred to previous discussions where it had been shown that other berms/fences in the city were not being properly maintained. Why was there no standard?
 - Mr. Rast pointed out that this was the same solution that was used to address a similar situation between the Line Creek retail development and the Cardiff Park subdivision. This was verbatim from what was included in the Special Use Permit and the Memorandum of Understanding.
- Mr. Destadio was also concerned about the placement of the building and parking behind the building. He did not see anything in the conditions of approval recommended by Staff. Mr. Rast pointed out this would be included in the LUR zoning. Mr. Kirk confirmed this was addressed in condition #4 of the ordinance amendment for the office tract.
 - Mr. Conner noted this was only a public hearing and the Planning Commission would be making a recommendation to City Council. The ordinance was in a draft format so that it could be changed if necessary. If City Council approved this request, the conceptual site plan would come back to the Planning Commission for review.
 - Ms. Wojcik was concerned about City Council approving the request without the concessions the Planning Commission had requested of the developer. She noted they could not request concessions once the annexation was approved.
- Mr. Destadio had concerns about the Planning Commission being asked to approve something when there were still unanswered questions:
 - The ordinance was a "Draft" document.
 - One of the commissioners had asked whether the developer would be willing to donate something to improve the park.

- It was not known how much, if anything, they would actually donate to the lift station.
- It was really hard for him to make a recommendation if he did not have all the facts.
- This was a beautiful residential area but he had some of the same concerns voiced by one of the residents relative to corporate use of this property. All of these things should be considered as the Planning Commission made their recommendation.

Mr. Daily

- One of his concerns during the workshop was making the pocket parks more usable. It seemed that the solution had been to do away with the pocket parks and use Meade Field instead, which was the opposite direction he hoped it would go.
- Why should the City buy into using a public facility as a pocket park, i.e., Meade Field, for a community? This would reduce the developer's cost.
 - Mr. Kirk explained their thought process was two-fold:
 1. Rather than small active recreation areas right next to the houses, they thought it was more appropriate to consolidate that activity in the amenity area. This did not mean the greenspace that was originally labeled as pocket parks on the conceptual plan had been removed.
 2. There was a large recreational facility right next door. They had consolidated their on-site amenity area (the pool, cabana, etc.), not in reliance on Meade Field but as an acknowledgement it was there. It would be a natural place for people to go.
 - This was an attractive site, partly because it was near Meade Field. However, this was not necessarily a substitute for the recreation activity the amenity area would provide for the residents of the subdivision.
- If the residents were encouraged to use Meade Field, it would increase the costs to the city.
 - Mr. Kirk said they expected neighbors would gather at the amenity park, not Meade Field.
 - The amenity area would be a natural gathering place for the people in the subdivision.
 - Just as other residents of Peachtree City were welcome to use Meade Field, he hoped these Peachtree City residents would also be welcome to use it.
- Was the size of the amenity area increased when they removed the pocket parks?
 - Mr. Kirk said they had not done a detailed plan of the area yet, but they wanted to be sure it was something that would draw the residents of the subdivision.

- He did not think the lots would necessarily have to be reduced to get the pocket parks, just reconfigured. An internal pocket park might even be appropriate as long as there was access from the street.
- The Planning Commission would need to see the traffic study, especially with the signalization.
 - One of the conditions of approval should be that the traffic study be performed before City Council looked at this proposal.
 - A traffic study would be part of a change to the light configuration.
 - If the traffic study was not done prior to the City Council meeting, it was important Council knew what concerns the Planning Commission had with this proposal.
- Would a traffic study be done at some point? They had a similar situation in his subdivision and traffic did stack up.
 - Mr. Destadio was confident that because this was a state road and they were making a curb cut and changing a light, a traffic study would be required by the State Department of Transportation.
 - Mr. Kirk pointed out that this property was already zoned for 12,700 vehicle trips per day.
 - Mr. Daily did not think that was necessarily for a combination of commercial and residential as they sometimes did not seem to get along when one was in front of the other.
 - Mr. Kirk had been a transportation engineer doing transportation plans for the Atlanta Regional Commission (ARC) for 12 years.
 - There would be almost as many peak hour trips for a commercial load as there would be all day for what they were proposing. However, that had not yet been studied specifically.
 - Two access points had been approved previously for the County; there would only be one for this development.

Mr. Staples:

- The fact that Mr. Destadio did not have the answers to the questions he was asking could be a reason for him to recommend additional clarifying conditions.
- The Planning Commission's focus, expertise, and rationale were grounded in land use and planning. He hoped that when City Council considered these items, the Planning Commission's recommendation was part of their consideration. It was hoped they had a fuller breadth of information that included financial data before they made their decisions.

- The Planning Commission was merely looking at this proposal from a planning perspective, i.e., did it fit with the Comprehensive Plan? They did not have the financial data needed to address their very real concerns before making their recommendation. He did not think it was inappropriate to include that fact in their recommendation.
- He agreed with Mr. Daily and was disappointed with the parks. He also thought they needed to be a fabric of the plan and that this should be part of the Commission's recommendation.
 - He confirmed for Mr. Conner that, like the common areas, the pocket parks would be owned by the HOA.
- The office space in the gateway piece contained the most execution risk, and they only had one shot at it. He wondered if it would be appropriate to have a small grassy median with a couple of trees.
 - He was not sure what it did in terms of aesthetics or traffic calming at the entrance to the subdivision, but it might give some ambience when entering the area where the office buildings were located.
- The gateway aspect was critical.

Ms. Wojcik asked for a roll call vote so that City Council would have a clear idea of each of the Commissioner's thoughts and recommendations. Mr. Staples recommended that the points made by each commissioner be included as conditions of approval.

Mr. Conner called for a roll call vote and asked for a list of the items that would be considered benefits for the city. These would be added to the 13 conditions of approval recommended by City Staff:

14. An agreement to connect the cart path system to Meade Field and to the tunnel. (Wojcik)
15. A commitment to a minimum dollar amount the applicant was willing to donate for the signage that welcomed people to Peachtree City. (Wojcik)
16. A commitment to a minimum dollar amount for the extension of cart paths to the tunnel and for construction of restroom facilities at Meade Field. (Wojcik)
17. A commitment that the existing trees would be preserved as much as possible. (Wojcik)
18. The concept of pocket parks would be reintroduced as an HOA-owned function of the subdivision. (Daily)
19. An acknowledgement that there was financial backing for the lift station and the sewer tie-in.

20. Additional financial consideration that what we did not have was not part of the fabric of this recommendation because that information was not available at this time. That included but was not limited to the sewer lift station and additional uses at a cost to the city. (Staples)
21. What impact would these 90 homes have on the city's tax base? How much tax would be brought in versus how much cost would there be to the city? (Conner)
22. A requirement that before this was approved, the city would see an authorized, approved traffic study. (Destadio)
23. That they will absolutely put the parking behind the building (not just a draft ordinance). (Destadio)
24. Clear determination from City Council on the maintenance of the greenspace. If the maintenance of the greenspace legally could not be done, the developer should provide some other consideration. (Destadio) He was more concerned about the north and the west than the south and east sides mentioned by the other commissioners.
25. That the developer donate \$100,000 for the city's sign or restroom facilities although he acknowledged that the Commission did not have all the financial information. (Destadio)
26. A raised traffic island between the residential and office. (Conner and Destadio)

Mr. Staples was reluctant to put in a hard dollar amount (\$100,000) as an understanding within the recommendation and suggested "a very generous contribution" be added instead. He felt that when all of the figures were available, it might make more sense that the amount be \$175,000 or \$125,000 or even \$50,000. Putting a hard dollar amount undermined the premise that the Commission did not have the full financial picture.

Mr. Destadio felt this was the only time the Commission had any leverage with the developer. He meant no offense to Mr. Kirk as he felt they had done an excellent job. However, even though during the six years Mr. Staples had been a Planning Commission member and the city had probably gotten the majority of the things they had requested, since he had been on the Commission, he was not sure they ever got the things they had asked for. He thought they needed to be more specific.

Mr. Staples asked if the condition could be rephrased to say "additional consideration of at least \$100,000." Mr. Destadio said he would be more than happy to grant Mr. Staples "that last and final wish."

Ms. Wojcik was concerned about what the \$100,000 would buy for the city. She would hope that between now and the City Council meeting, they would investigate what the dollar amount, even if it was a rough estimate, should be. Mr. Destadio suggested this be part of the Planning Commission's recommendation so it could be part of City Council's approval.

Mayor Haddix loved what he was hearing. When these items came to Council, he would like clarity and not just a bunch of ideas. Speaking for himself, he would love for the Commission to get the answers so they could voice their opinions on them and Council could really nail down their recommendations. This would help him a lot.

In response to a comment from Mr. Conner, Mr. Rast clarified that the Planning Commission's options were as follows:

- Table the proposal to a future meeting.
- Forward the proposal to City Council with additional conditions.
- Forward the proposal to City Council with a recommendation that it not be approved.
- Forward the proposal to City Council with a recommendation that it be approved.
- Refer to the applicant with their concurrence.

Mr. Kirk stated he could not give legal advice because he was not the city's attorney. However, they were committed to working on all of these items and getting the answers prior to the public hearing before City Council. If the Planning Commission wanted to take action on the proposal and move it forward, they would commit to working with Staff, the Planning Commission Chair, or the Chair's designee to hash out those specific numbers so that when they went to Council, they would have the numbers. They would really like to keep this process moving forward rather than delaying it another month.

Mr. Staples thought the Planning Commission had to figure out what their role was, the scope of how it made its decisions and recommendations.

- If they were going to be considering more involved financial analyzes, they needed to expect a lot more input than they had ever had in the past, i.e., information from WASA, the accountants, etc.
- He did not think there was a good half-way.
- There might need to be a discussion as to what Council expected of the Planning Commission and how those decisions and recommendations were made.

Mr. Destadio was not suggesting the Planning Commission go into the deep financial developments of each developer's concept. He was just saying that things that had been requested in the past for which they had not received answers had a financial impact on the city. His biggest concern since being appointed to the Commission was the maintenance cost to the city and how they could eliminate or reduce any further maintenance cost to the city. He thought the Planning Commission's responsibility was more than just looking at concepts, making broad recommendations, and passing it off to the Council to make a decision.

Mr. Conner thought this particular project had been brought to the Planning Commission under a certain set of their past actions. He did not think it was up to them to trip this one up in the middle of its process. He did think they should re-examine so that very clear goals could be put in place for the Planning Commission. At this point, he thought they needed to act in the same general fashion they had been acting in which case they needed to make one of three decisions:

1. Take the additional conditions that had been identified and recommend to push this forward with the understanding that all of these things needed to be presented in detail to Council so they could make an educated decision.
2. Vote to forward to City Council with a recommendation that it not be approved because the Planning Commission did not think it would be good for the city.
3. Vote to table this to get a specific bullet point answered at the next meeting, either special called or routine.

Mr. Conner thought one of these actions was the way to proceed and asked for a roll call vote:

Mr. Destadio

Table this item until the Planning Commission was provided answers to the financial questions that had been asked, specifically what they were willing to donate in support to the city and what maintenance impact the current concept would have on the city.

Ms. Wojcik

She agreed with Mr. Destadio and thought that, in fairness to the applicant, there should be a special called meeting in a week or two so he would not have to wait another month.

Mr. Daily

At this point, he would vote to forward with a recommendation not to approve as he had concerns about the pocket parks. He agreed with the Mayor in that they were the Planning Commission and their role was to evaluate site plans and provide answers so Council did not have to fight all those battles. If the Commission only forwarded recommendations with a lot of questions, they did a disservice to the Council.

Mr. Staples

There clearly was a consensus among the commissioners that more information was needed. The Planning Commission owed it to the city and the developers to have a very efficient process. He agreed with Ms. Wojcik that a special called meeting should be scheduled. He hoped the financial deliverables would be delivered in a timely fashion to support that expeditious approach.

Mr. Conner

He thought all of these were good comments. If the Planning Commission tabled this item before forwarding it to City Council, the Planning Commission would want the Applicant to come back with the following:

- A specific minimum dollar amount they would be willing to donate for a city sign, restroom facilities at Meade Field, and path connections.
- A revised concept plan that laid out the proposed conceptual pocket parks along with clarification of the maintenance agreements
- Clarification of where pocket parks could be located, general sizes of the pocket parks, and maintenance clarifications for the pocket parks.
 - Mr. Kirk stated that the intent would be that the greenbelts, the stream buffers, and the buffers around wetlands would be city owned. The pocket parks would be HOA owned and would not be deeded to the city.
 - Mr. Daily clarified that what he did not like about the initial plan was using leftover space that would not work for lots for pocket parks. It needed to be a space that was desirable to hang out in, a designed space. This was what he would like to see. Mr. Kirk apologized; they had misunderstood his comment from the last meeting.

- Clarification that there would be a minimum of three new trees on each lot in addition to existing vegetation.
 - Mr. Kirk wanted to confirm that he understood what Ms. Wojcik was saying. She wanted a condition of the zoning to be that the natural vegetation would be preserved to the greatest extent possible and supplemented with at least three shade trees per lot. Ms. Wojcik said that was pretty much what she had said. Mr. Kirk added that there might be some lots where trees would have to be cleared. Ms. Wojcik understood that, but she did not want to see all of the lots cleared of trees. Mr. Kirk reiterated that it was not their intent to mass grade this property.

Mr. Daily was hoping that the reintroduction of functionally designed pocket parks would be part of this but noted this might be part of the site plan review. He would take part in any design charrettes to study the reintroduction of serious pocket parks into this plan. Mr. Daily explained that he thought the concept of a pocket park was a contiguous piece of land that could actually be used for functions as opposed to a linear strip behind houses. He was not advocating that everything be cut down, but he thought there might be a few spaces where we could get greenspace. He would like to resolve this issue before this proposal was forwarded to City Council. Although he knew the plan forwarded to Council would come back to the Planning Commission for review, he was afraid that if it was approved, they would lose the leverage to get some of the things they wanted.

Mr. Conner confirmed that the Planning Commission wanted to ask Mr. Kirk to provide a pre-conceptual site plan that more clearly defined what pocket parks could exist. In his mind, this would be a good faith attempt to say the pocket parks would be provided. Mr. Destadio wanted to see a second concept site plan that specifically laid out pocket parks that would address Mr. Daily's concerns.

Mr. Daily was not concerned about the maintenance of the pocket parks. He thought it had already been clarified that the HOA would maintain them. Mr. Destadio said the maintenance issue concerned the vegetation that would grow out from the city-owned greenbelt into the city-owned streets. Mr. Conner pointed out that this was already a function of the city for property owned by the city.

After considerable discussion, a motion was made by Ms. Wojcik, seconded by Mr. Destadio, and unanimously adopted that the public hearing be continued until such time that the Applicant could provide the following information:

1. A dollar amount the Applicant was willing to donate to the city for amenities to include the restroom facility at Meade Field, the extension of the cart path to the tunnels, and signage into the city.
2. A conceptual site plan indicating there would be pocket parks in the development.
3. An agreement in writing that they would conserve trees existing on the property as much as possible and add at least three trees to each lot.

Mr. Staples thought it was clear this public hearing needed to be continued. However, he was hesitant to ask for a dollar amount as the developer did not yet have enough information about their costs to provide a specific dollar amount. Mr. Daily agreed there were too many unknowns to come up with a dollar amount.

Mr. Destadio and Ms. Wojcik disagreed because the only time the city could ask for specifics regarding this development was when the Applicant wanted something from the city, i.e., the annexation. If he received that, he would not be as willing to negotiate the items for which the Planning Commission was asking.

Ms. Wojcik pointed out that this annexation would allow this developer to build 90 homes; otherwise, he would not be able to do so. In exchange for that, he should have to agree to provide the city certain amenities. It would not be necessary for them to agree to a dollar amount if they were specific in what they would provide, e.g., a restroom facility for boys and girls. This was the only time the Planning Commission could ask for that. Mr. Staples disagreed with doing that at a public hearing. Although it was agreed the city would lose leverage after the property was annexed and rezoned, Ms. Wojcik felt that, per the Mayor's request, their recommendation to Council needed to be specific and not just suggestions.

Mr. Daily noted that clarification had been provided that the city would be responsible for the buffer, the perimeter and all of the buffers around the wetlands and the streams.

After discussion, a motion was made by Ms. Wojcik, seconded by Mr. Destadio, and unanimously adopted that PH-12-01 be continued to a Special Called Planning Commission meeting on September 24, 2012.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:53 p.m.

David Conner, Chairman

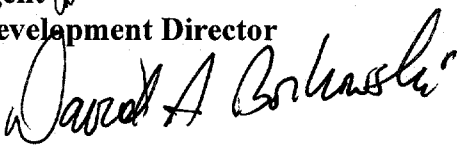
Attest: _____
Jennis Rice, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager 
Financial Services Director
Assistant Financial Services Director
Purchasing Agent 
Community Development Director

FROM: City Engineer 

DATE: October 1, 2012

SUBJECT: Sirius XM Lease Amendment
October 4, 2012, City Council Meeting

Recommendation:

Staff recommends that Council authorize the Mayor to sign the attached lease amendment with Sirius XM increasing their lease space and the amount paid the City by an additional \$2,400/year.

Discussion:

Sirius XM has an existing agreement with the City of Peachtree City whereby they have lease space on the City's tower at the library. Sirius XM desires to amend this lease to add additional equipment and also increase the yearly fee to the City.

Staff has reviewed the attached agreement and has made comments on the agreement to add stipulation that staff has to approve proper site plan and structural analysis. XM has agreed to the changes and staff recommends approval of the amendment.

Budget Impact:

If approved, the lease amount paid to the City will increase by \$2,400/year.

Attachment

Amendment to Sirius XM Agreement

FIRST AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT

This FIRST AMENDMENT TO PEACHTREE CITY GROUND LEASE AGREEMENT ("First Amendment") is made this _____ day of _____, 2012, by and between SIRIUS XM Radio Inc. fka XM Satellite Radio Inc. ("Lessee"), with a mailing address of 1221 Avenue of the Americas, 37th Floor, New York, NY 10020, and The City of Peachtree City, Georgia, an incorporated municipality in the State of Georgia ("Lessor").

WITNESSETH:

WHEREAS, Lessor and Lessee previously entered into that certain Peach Tree City Ground Lease Agreement dated October 1, 2000 (the "Agreement"); under and pursuant to the terms of which Lessee has the right to install, maintain, operate, repair, replace and remove the Equipment at that certain tower situated at 201 Williwobend Road Peachtree City, GA 30269 ("Lessor's Property"), as more particularly described in the Agreement; and

WHEREAS, Lessee desires to install additional Equipment at Lessor's Property and Lessor has agreed to allow such installation; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Lessee Equipment. Lessor hereby agrees that upon City approval of a structural analysis, which shall be performed by a professional engineer licensed in the State of Georgia, and the submission of a site plan to the City and approval thereof, Lessee shall have the right to install additional Equipment at the tower as listed and attached within "Exhibit B" to this Amendment ("Additional Equipment"), therefore Exhibit B of the original Agreement is hereby deleted in its entirety and replaced by Exhibit B attached hereto which reflects a consolidated list of Lessee Equipment and Additional Equipment authorized by this Amendment.

a) Upon the installation of the Additional Equipment, the Rent shall be increased by an amount of (\$2,400.00) per year, which amount shall be added to the annual rent set forth in the Agreement.

2. Notice. The Agreement is hereby amended to provide that a copy of all notices sent to any party pursuant to Paragraph 13 of the Agreement shall be sent to the following addresses:

Lessor: The City of Peachtree City
 153 Williwobend Road
 Peachtree City, GA 30269

To Lessee: SIRIUS XM Radio Inc.
 1221 Avenue of the Americas 37th Floor
 New York, NY 10020
 Attn: General Counsel

With a copy to: SIRIUS XM Radio Inc.
 1500 Eckington Place NE
 Washington, DC 20002
 Attn: Lease Administration

3. Unless otherwise defined herein, or the context otherwise clearly requires, terms defined in the Agreement shall have such meanings when used herein.

4. Lessor and Lessee agree that all other terms and conditions of the Agreement not otherwise inconsistent with this First Amendment shall remain in full force and effect by and between the parties.

5. Each of the parties represent and warrant that they have the right, power, legal capacity and authority to enter into and perform their respective obligations under this First Amendment.

6. This First Amendment will be binding on and inure to the benefit of the parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

7. Effect of Amendment. Except as set forth herein, the remaining terms and condition of the Agreement are unaffected hereby and by their assent hereto, the parties hereby ratify and confirm the same. The parties affirm that this Amendment sets forth the entire agreement of the parties with respect to the subject matter hereof and all verbal or written agreements to the contrary are hereby superseded and shall be of no force and effect. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the Agreement, the terms and conditions of this Amendment shall control to the extent of any such conflict.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day and year first written above.

**The City of Peachtree City, Georgia, an
incorporated municipality in the State of
Georgia**

SIRIUS XM Radio Inc.
a Delaware corporation

By: _____

Title: _____

Date: _____

By: _____

Virginia Ann Sandor
Its: Vice-President, Associate General Counsel

Date: _____

EXHIBIT B
Lessee Equipment

Current Lessee Equipment

One (1) Til-Tek TA-2350-DAB-T2 *to be replaced by antenna below*
One (1) HNS-XM200 Standard Cabinet * to be replaced with cabinet below*
One (1) Til-Tek TA-2324-LHCP

Additional Equipment to be installed

One (1) Til-Tek TA-2304-2-DAB(160)
One (1) 1.8 meter Prodelin VSAT dish
One (1) 3" GPS unit
One (1) DRU200 cabinet