



**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA**

**Peachtree City
Mayor & City Council**
Vanessa Fleisch, Mayor
Phil Prebor – Post 1
Mike King – Post 2
Kevin Madden – Post 3
Terry Ernst – Post 4

**OCTOBER 3, 2019
6:30 p.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
September 19, 2019, Regular Meeting Minutes
- VII. Consent Agenda**
 - 1. Consider Appointments to Convention & Visitors Bureau – Donna Soper
 - 2. Consider Appointment to Planning Commission – Scott Ritenour
 - 3. Consider Clinical Agreement with West Point Fire Department
 - 4. Consider Elimination/Replacement of Position in Public Works – Heavy Equipment Operator/Crew Leader
 - 5. Consider Elimination/Replacement of Position in Grounds Maintenance – Maintenance Worker (Right-of-Way)/Crew Leader
- VIII. Old Agenda Items**
- IX. New Agenda Items**
10-19-01 Public Hearing – Consider Rezoning. General Industrial (GI) to Limited Use Industrial (LUI), 320 Dividend Drive (*Robin Cailloux*)
- X. Council/Staff Topics**
- XI. Executive Session**
- XII. Adjourn**

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
Thursday, September 19, 2019
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, September 19, 2019. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Fleisch honored Bob Grove, a school crossing guard, as July's Employee of the Month.

Minutes

September 5, 2019, Regular Meeting Minutes

King moved to approve the September 5, 2019, regular meeting minutes. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider FY 2019 Budget Amendment – Change Orders, Stormwater Pipe Rehabilitation Projects**
- 2. Consider Permissions for Digital Library of Georgia to Digitize & Provide Online Public Access to Peachtree City Historical Documents**

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

New Agenda Items

09-19-01 Consider Bid for Tree Trim & Removal Services – Total Outdoors, LLC

Public Works Superintendent Scott Hicks recommended Council approve Total Outdoors, LLC, the lowest bidder, for tree trimming and removal for a one-year contract, followed by two optional years. He said they had checked references on Total Outdoors and found it to be a reputable company.

King moved to approve New Agenda item 09-19-01, bid for tree trimming and removal services – Total Outdoors, LLC. Prebor seconded. Motion carried unanimously.

09-19-02 Consider Draw on Master Lease-Purchase Agreement – Computer & Technology Equipment

Assistant Financial Services Director Kelly Bush explained this was the third draw on the master lease agreement the City signed with Bank of America in January 2017. Every year, the budget included debt services for capital equipment. Staff then came to Council each year with a request to finance because the City paid for the equipment up front, then drew down on the master lease. The total amount was \$1,722,026.64 at an interest rate of 1.8675%. Staff recommended City Council approve Lease Schedule #3 and authorize the Mayor to sign the documents and the Mayor and Council Members to sign the City's Certificate of Incumbency.

Prebor stated that he wanted to clarify for the public what this money was used for; it included the purchase of 10 fully-equipped police cars. Bush said that was correct. Fleisch said she thought they bought the cars, then added the equipment, but Bush said it was all included in the price.

City Manager Jon Rorie remarked that they had changed the mileage requirement several years ago, which required them to update the replacement schedule to include 10 vehicles per year. He asked Police Chief Janet Moon to list the equipment required for a police vehicle.

Moon commented that the amount of equipment in a police vehicle was amazing. They had in-car cameras, body cameras, mobile radios, radars, and other equipment. The car might cost \$30,000, but once it was equipped, the cost jumped to about \$60,000. Moon noted that the officers had everything they needed to function in the field just as they would in the office.

Rorie went on to say the vehicles were downgraded at 125,000 miles, which meant they probably had about 250,000 idle miles on them. He noted that vehicles sat idling at intersections or wherever they were parked with all the computer equipment and cameras running. The policy was to downgrade these vehicles, along with some Fire Department vehicles, to the Public Works Department in order to get more mileage out of them. The City did not just get rid of them; they wore them out, Rorie stated.

Ernst moved to approve New Agenda item 09-19-02, draw on Master Lease-Purchase Agreement – computer and technology equipment in the amount of \$1,722,026.64. Prebor seconded. Motion carried unanimously.

09-19-03 Consider \$500,000 Increase to Paving Contract

City Engineer Dave Borkowski said they were asking for this money to process a change order with their current paving contractor to take advantage of some favorable contract prices they had currently. They were recommending they repave the streets in Calgary Place and Muirfield subdivisions. These were identified as paving projects in 2020, but Borkowski said they wanted to take advantage of the prices they had now and get them done.

Fleisch commented that they had approved about 13 miles of paving for 2019 and asked how much this would add. Borkowski told her he did not know the exact mileage. Fleisch noted these subdivisions were mostly made up of short cul-de-sacs.

Rorie added this was a funding battle they had fought for years. It started out that about 64 miles of the City's 190-mile road network had a condition below 80, which indicated it was time to resurface. Depending on the condition, there could be a need to do a full-depth reclamation (FDR), just mill some of the road and repave, or apply sealant to make a good surface last longer.

Right now, the General Fund carried approximately \$1.8 million in the resurfacing program, with the remainder coming from Special Purpose Local Option Sales Tax (SPLOST) dollars. Rorie stated they had to consider cash flow when it came to rolling out these projects. When the SPLOST was approved in 2017, they did an Infrastructure Management Services (IMS) study that determined condition ratings for all the roadways to determine which should come first. The database was constantly evaluated, and the priorities shifted from year to year. This year, they were under budget in spending on total paving so far, which left a little money. They were coming to Council to ask for an increase in the paving contract based on the current paving numbers in order to get more done this year that was otherwise scheduled for next year. Rorie anticipated returning in the new fiscal year, once they completed the identification and bid for the contract, to ask for more SPLOST dollars to do more roads in 2020.

Rorie said scheduling paving wasn't as simple as saying the City would do 20 or 30 roads a year. It depended on the revenue coming from the SPLOST. They did not want to overspend, but to do it with a reasonable, methodical approach. Rorie noted that he could have approved this change order at a 10% increase, but they wanted to be open about the process. That was why the cover memo said it was 10.4%. They intended to get to as many roads as possible, while protecting the cash.

Fleisch pointed out that they also could not look at just one year of SPLOST proceeds. It was a six-year SPLOST, and there could be several bad years in that span.

Rorie agreed, saying that they had to roll out the approved SPLOST projects, even if there was a sales tax crash next year. If the SPLOST funds were inadequate, the City would have to make up the deficit by using General Fund dollars.

Also, there was no crystal ball for oil prices next year, Borkowski remarked.

Madden moved to approve New Agenda item 09-19-03, \$500,000 increase to paving contract. King seconded. Motion carried unanimously.

King moved to convene in executive session to discuss the lease, acquisition, or sale of real estate at 6:44 p.m. Ernst seconded. Motion carried unanimously.

Madden moved to reconvene in regular session at 7:34 p.m. Ernst seconded. Motion carried unanimously.

There being no further business to discuss, King moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 7:35 p.m.

Martha Barksdale, Reporting Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager 

DATE: September 26, 2019

SUBJECT: Consider Appointment of Convention & Visitors Bureau Board Member
Consent Agenda, October 3, 2019

Recommendation:

Appoint Donna Soper to the CVB Board to fulfill the vacated Hospitality Sector term that runs 10/1/19 – 9/30/21.

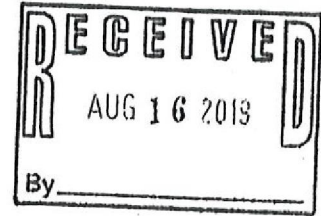
Discussion:

The Selection Committee composed of Mayor Vanessa Fleisch, Council Member Terry Ernst, Rick Adlington-Chairman of the CVB and myself, considered 2 applicants and recommend appointing the above mentioned applicant to fulfill this position.

Applications for the candidates interviewed are included with this memo.

Budget Impact:

This item should have no budgetary impact.



**APPLICATION FOR APPOINTMENT
Peachtree City Convention and Visitors Bureau (CVB)**

Hospitality Sector

The Peachtree City Convention & Visitors Bureau (CVB) is a non-profit organization dedicated to promoting tourism in Peachtree City. The Peachtree City CVB operates the Peachtree City Visitors Center, located at The Avenue - 244 City Circle, Suite 2000B, PTC. The purpose of the CVB is to serve the needs and interests of tourism within the City of Peachtree City. The CVB board meets 9:00 am, the third Wednesday, every other month, at the offices located in The Avenue.

The seven (5) member volunteer Board consists of two (2) members who are citizens of or persons conducting business within the City of Peachtree City, one (1) City Council member or City Council Appointee, one (1) At-large appointee and one (1) Ex-officio member.

At this time, we are seeking volunteers with current or previous tourism/hospitality related experience and, who are citizens of or persons conducting business within the City of Peachtree City. Applications received without experience in the category below will not be considered. These members shall be appointed by the City Council and shall serve for a maximum of two consecutive two-year terms and, are required to attend a minimum of eighty percent (80%) of all CVB Board meetings.

The City will be accepting applications and resumes for this position. All applications must be returned to Debbie Lemay at City Hall, 151 Willowbend Road, Peachtree City, GA 30269 **no later than 5:00 p.m. on Friday, September 6, 2019**

Issued: August 6, 2019
Contact: Debbie Lemay, Executive Assistant
Office: 770-632-4260

Name: Donna D. Soper
 Address: 415 Holly Brook Lane
Peachtree City, GA 30269
 Cell Phone: 678-637-9371
 Alt Phone: _____
 E-mail: DonnaSoper87@gmail.com
Donna D Soper
 Signature

8/13/19

Date



APPLICATION FOR APPOINTMENT

Peachtree City Convention and Visitors Bureau (CVB)

Hospitality Sector

1. What is the name of the company you are a manager / owner / operator of?

Throughout a 30-year career with full- and part-time positions in the publishing industry as a writer and editor, I have been a freelance writer and editor for various publications and nonprofit and school organizations.

2. Which capacity and how long have you served in this capacity?

See above.

3. List your recent employment experiences to include name of company and position.

My most recent hospitality-related position was associate editor of Lifestyles Magazine, a four-color local magazine that covered the Southside of Atlanta, primarily Fayette and Coweta counties. The magazine, which was initially monthly but then transitioned to a quarterly publication, served as a guide for area residents and tourists alike, as it was designed to highlight people and places on the Southside. As associate editor, I worked with freelance writers to assign stories on local dining, entertainment, shopping, special events, museum and gallery exhibitions and theatrical performances, to name a few, as well as medical, business and government stories. As one of the magazine's primary reporters as well, I interviewed people, researched and wrote about the area for more than six years, which furnished me with an informed familiarity with my hometown of Peachtree City along with all of its neighboring municipalities.

4. Are you a resident of Peachtree City? How long? If not, where do you reside?

I have been a Peachtree City resident for 18 years.

5. Why are you interested in serving on the CVB?

I feel passionate about living in Peachtree City and the excellent quality of life it has to offer. I want to volunteer with a group where I can use my skills to help promote and spotlight our unique city for residents and tourists alike.

6. What qualifications and experience do you possess that would benefit the CVB?

In addition to my experience as a published storyteller, my career has also included positions and experience in public relations, fundraising and event planning, skills that would lend themselves to the work of the Peachtree City Convention and Visitors Bureau as it works to promote tourism.

7. Do you have any experience relating to CVB operations? If so, describe.

See above.

8. Have you attended any CVB meetings in the past year and, if so, how many?

I have not yet attended a meeting.

9. Are you willing to take continuing education classes?

Yes.

10. Would there be any possible conflict of interest between your employment and you serving the CVB?

No.

11. Describe your current community involvement.

--I am a CASA (Court Appointed Special Advocate) with Advo-Kids CASA, which serves Fayette, Spalding, Pike and Upson Counties. In this volunteer position, I am assigned by a juvenile judge to advocate for specific foster children in this judicial circuit.

--I am a volunteer with Grady Hospital, where I rock babies in the NICU once a month.

DONNA D. SOPER

415 Holly Brook Lane • Peachtree City, GA 30269 • 678.637.9371 • donnasoper87@gmail.com

PROFESSIONAL WRITING AND EDITING EXPERIENCE

Associate Editor. LIFESTYLES MAGAZINE, Atlanta, GA (*January 2008-August 2013*)

- Responsible for all editorial functions of a quarterly, four-color magazine with a circulation of 40,000 in the Atlanta metro area.
- Generated story ideas and conferred with the publisher/editorial director on the editorial content for each issue.
- Served as the assignment editor and liaison between the magazine and its core of 10-plus freelance writers.
- Wrote several bylined feature stories per issue.
- Served as the sole copy editor and proofreader for all editorial content of the magazine.

Reporter. THE ATLANTA JOURNAL-CONSTITUTION, Atlanta, GA (*September 2004-March 2007*)

- Covered municipal and county governments, business and community news, and public education primarily in Fayette and Coweta counties.
- Wrote feature stories, profiles and breaking news for print and online (ajc.com).

Development Director. ST. ANDREW THE APOSTLE SCHOOL, New Orleans, LA (*August 1998-June 2001*)

- Responsible for comprehensive development program at 50-year-old Catholic elementary school (grades Pre-K through 8th), including public relations, alumni affairs, publications (annual report, newsletters, brochures), grant-writing, event planning and donor cultivation and solicitation.
- Spearheaded \$150,000 fundraising campaign for new playground and physical fitness equipment.

Editor. TULANE UNIVERSITY, Publications Office, Institutional Advancement, New Orleans, LA (*May 1994-June 1998*)

- Editor and principal writer for *Under the Oaks*, the alumnae magazine of Newcomb College of Tulane University.
- Writer for *Inside Tulane*, the monthly newspaper for Tulane faculty and staff.
- Feature writer for *Tulanian*, the university's 80,000-circulation quarterly alumni magazine
- Writer/editor of brochures, invitations, programs, annual calendars and other fundraising materials for various departments in the Office of Institutional Advancement.

Managing Editor. JACKSONVILLE BUSINESS JOURNAL, Jacksonville, FL (*December 1989-November 1992*)

- Edited all stories and worked with staff reporters on story development, artwork/photo selection, and layout and design of weekly business newspaper owned by American City Business Journals.
- Reported on stories in media, health and general assignment beats and served as feature writer for personal and business profiles.
- Served as editor of special publications, such as real estate guides and the Book of Lists.
- Created style book for the paper.

Freelance Writer/Editor. (December 1992-Present)

Feature writer for a variety of magazines and newspapers in Atlanta and New Orleans, including *Atlanta Style & Design Magazine*, *Lifestyles Magazine*, *Fayette County Chamber of Commerce newsletter*, *Aglaia*, *Under the Oaks*, *Tulanian* and *New Orleans CityBusiness*; along with publicity and fundraising writing for various community and educational organizations.

Promotion Assistant. PELICAN PUBLISHING CO., Gretna, LA (*May 1989-October 1989*)

Public Relations Assistant. KEATING MAGEE & ASSOCIATES ADVERTISING AND PUBLIC RELATIONS, New Orleans, LA (*November 1986-December 1987*)

Editorial Intern. NEW ORLEANS MAGAZINE, Metairie, LA (*June 1986-November 1986*)

ADDITIONAL WORK EXPERIENCE

Substitute Teacher. FAYETTE COUNTY BOARD OF EDUCATION, Fayetteville, GA (August 2013-May 2018)
Serves as qualified substitute teacher in English, Social Studies, Science and Special Needs classes at Starr's Mill High School, a 1,500-student flagship high school of the Fayette County School System.

EDUCATION

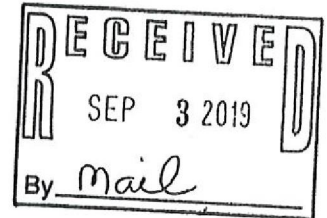
Degrees:

1989 — Master of International Journalism, **BAYLOR UNIVERSITY**, Waco, TX. Completed final semester of master's program at Université Laval, Quebec, Canada (January 1989-May 1989). Recipient of a graduate assistantship.

1987 — Bachelor of Arts, Communication and French, **TULANE UNIVERSITY**, New Orleans, LA. Participated in Tulane's Junior Year Abroad Program in Paris, France (August 1985-June 1986). Recipient of 4-year Dean's Honor Scholarship. Graduated *cum laude*.

COMMUNITY SERVICE, MEMBERSHIPS AND AWARDS

- CASA (Court Appointed Special Advocate), Advo-Kids CASA, Griffin Judicial Circuit (June 2018-present)
- Volunteer, Grady Hospital, Atlanta, GA (2017-present)
- President, Board of Directors, Wilshire Estates Homeowners Association, Peachtree City, GA (2017-2018); Member At-Large (2016-2017)
- President, Starr's Mill High School PTSO, Fayetteville, GA (2013-2015); Teacher Appreciation (2012-2013); First Vice President (2009-2011); Secretary (2008-2009); Scholarships Chair (2007-2008)
- Front Office Volunteer, Starr's Mill High School, Fayetteville, GA (2007-2016)
- Member, SMHS Baseball Golf Tournament Committee, Fayetteville, GA (2014-2015)
- Publicity Chair, Starr's Mill High School Choral Boosters, Fayetteville, GA (2008-2011)
- Publicity Chair/Volunteer, American Cancer Society Cattle Barons' Ball, Fayette County, GA (2007-2010)
- Chair, *Starr Appeal* Donation Drive, Rising Starr Middle School PTO, Fayetteville, GA (2006-2007)
Co-Chair, Dances/Socials (2005-2007); Chair, Gift-Wrap Fundraiser (2004-2005)
- Chair, Newsletter Committee, Wilshire Estates Homeowners Association, Peachtree City, GA (2003-2005); Directory Editor (2007-2009)
- Member and Catechist, Holy Trinity Catholic Church, Peachtree City, GA (2001-2014)
- Member, PTO Board, First Presbyterian Kindergarten, Peachtree City, GA (2002-2003)
- Archdiocese of New Orleans Distinguished Graduate Award, N.O., LA (1999)
- Member, St. Andrew the Apostle School Foundation Board of Directors, N.O., LA (1995-2001)
- Member, Newcomb College Children's Center Advisory Board, N.O., LA (1995-1997); Secretary (1997-1998)
- Member, St. Andrew the Apostle School Board, N.O., LA (1994-1996, 1998-2001)
- Member, St. Andrew the Apostle Church, N.O., LA (1965-2001)



**APPLICATION FOR APPOINTMENT
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The City will be accepting applications and resumes for this position. All applications must be returned to Debbie Lemay at City Hall, 151 Willowbend Road, Peachtree City, GA 30269 no later than 5:00 p.m. on Friday, September 6, 2019

Issued: August 6, 2019
Contact: Debbie Lemay, Executive Assistant
Office: 770-632-4260

Name: Bryan Smalley

Address: 507 Terra Verte
Peachtree City, GA 30269

Cell Phone: 770-841-6682

Alt Phone: 770-631-6703

E-mail: bryan@slma.org

Bryan Smalley
Signature

8/30/19
Date



APPLICATION FOR APPOINTMENT
Peachtree City Convention and Visitors Bureau (CVB)

Hospitality Sector

1. What is the name of the company you are a manager / owner / operator of?
Southeastern Lumber Manufacturers Association, Inc. (SLMA)
2. Which capacity and how long have you served in this capacity?
President - 8 years
3. List your recent employment experiences to include name of company and position.
Prior to my experience with SLMA, I spent 8 years working as a manager for Timber Products Inspection, which recently moved to Peachtree City.
4. Are you a resident of Peachtree City? How long? If not, where do you reside?
I have been a resident of Peachtree City since 2006.
5. Why are you interested in serving on the CVB?
I could be of value to the community due to my experiences with the events and meetings industry.
6. What qualifications and experience do you possess that would benefit the CVB?
I have familiarity with the hospitality industry throughout the United States from the perspective of convention and fundraising planning.
7. Do you have any experience relating to CVB operations? If so, describe.
I've worked with several CVB agents in different cities and understand their goals and outreach.
8. Have you attended any CVB meetings in the past year and, if so, how many?
I have not.
9. Are you willing to take continuing education classes?
Absolutely.
10. Would there be any possible conflict of interest between your employment and you serving the CVB?
No.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie, City Manager 

DATE: 9/26/2019

SUBJECT: Consider Appointment of Planning Commission Member
Consent Agenda, October 3, 2019

Recommendation:

Appoint Scott Ritenour to a vacant position on the Planning Commission to fulfill a term from 10/1/19 – 9/30/22.

Discussion

The planning commission will have three positions expiring 9/30/2019. One of the expiring terms is the current alternate position filled by Scott Ritenour. Mr. Ritenour is well versed in the role of the planning commission and he has indicated a desire to continue serving in a full-term position, therefore, it is my recommendation to appoint him to fill a full-term position beginning October 1, 2019.

Interviews for remaining vacant positions will be conducted in late October and a recommendation to fill the remaining vacant positions placed on the November 7, 2019 City Council agenda.

Budget Impact:

This item should have no budgetary impact.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: City Manager 

FROM: Clint Murphy, Assistant Fire Chief 

DATE: September 26, 2019

SUBJECT: Approval of Clinical Agreement with West Point Fire Department
Paramedic Academy
October 3, 2019, City Council Agenda

Recommendation:

That the Mayor and Council approve and authorize the City Manager to sign the attached memorandum of agreement with West Point Fire Department Paramedic Academy for the provision of clinical experience to their students.

Discussion:

Many members of our community, including some of our firefighters, have participated in Emergency Medical Technician (EMT) or Paramedic training through the program offered by West Point Fire Department Paramedic Academy. Every EMT/Paramedic student is required to gain clinical experience during their course to understand the challenges of providing emergency medical care in the pre-hospital setting.

The agreement would allow the experienced men and women of the Peachtree City Fire & Rescue Department to serve as clinical preceptors for West Point Fire Department Paramedic Academy's program. We believe this would be a positive experience for both the students and our staff, potentially creating the opportunity to recruit additional trained and certified members for our team.

Budget Impact:

This project should have no budget impact.

Field Internship Agreement

This Field Internship Agreement is made and entered into this 19th day of August, 2019 by and between Peachtree City Fire Department, herein after referred to the **Agency**, and the West Point Fire Department EMS Training Program, herein referred to as the **Academy**.

1. General Agreement

1.1 It is agreed and understood the Agency will serve as the field laboratory for the students in such a manner and at such time as the parties herein mutually agree, and that the Academy will provide faculty for necessary instruction and supervision of its students while on assignment in the Agency.

1.2 The Agency will retain full responsibility for the care of patients and will maintain administrative and professional supervision of the students insofar as their presence affects the operation of the Agency and/or the direct or indirect care of the patients.

2. Responsibility of the Academy

2.1 will be responsible for and will directly control the educational programs in the selection of clinical experiences to meet stated objectives.

2.2 shall warrant the each paramedic student assigned to care for patients has a grade-point average of no lower than a 3.0 (on the 4.0 scale) in paramedic curriculum.

2.3 will collaborate with the Agency to develop a schedule and provide objectives for the learning experience being sought for students prior to beginning of each period of experience.

2.4 will assure, so far as reasonably possible, that students and faculty do not pose health risk/hazards will maintain the following on each student and instructor who will be participating in field internship:

- a. Year of birth
- b. Current phone number where the individual may be reached
- c. All immunizations required by the Agency

2.5 will require each student and faculty member to carry malpractice insurance with a minimum coverage of \$2,000,000 and \$4,000,000 aggregate. The Academy assumes all responsibility in the event of an accident or injury and holds the facility harmless.

2.6 will require each faculty member to hold licensure in the states(s) in which they practice.

2.7 will require each student to have health insurance.

2.8 will require CPR and ACLS certifications for each student and faculty member.

3. Responsibilities of the Agency

3.1 will serve as a field laboratory in which paramedic students (without regard to race, color, sex, creed, national origin, or on basis of handicap) may be assigned educational experience.

3.2 will provide Agency staff time for the orientation of the Academy faculty to the Agency, its policies and procedures.

3.3 will retain its usual responsibility relative to the care of patients and have sole control over the course of treatment and service rendered to patients.

3.4 will make available to the Academy a complete set of rules and regulations of the Agency, together with all amendments, deletions, and revisions thereof, in order that this information can be disseminated to instructors and students.

4. Mutual Responsibilities

4.1 Under no circumstances is any student or instructor or faculty member to be considered an agent or employee of the Agency.

4.2 Neither the Agency nor the Agency will make monetary compensation to the other for the use of the facility.

4.3 The Agency will provide any emergency medical care necessary to paramedic students, faculty members, or other Academy personnel connected with the paramedic education program.

4.4 The Agency shall retain the rights to require the removal for and deny access to its facilities to any student or faculty member whose professional and/or social conduct is, in the opinion of the Agency administration disruptive, disrespectful, or otherwise destructive of the established practices of the Agency or its standing in the community.

5. Terms of the Agreement

This agreement shall commence on the effective date August 19, 2019 and continue in force and effect for a period of one (1) year and shall automatically renew from year to year thereafter unless canceled and terminated upon mutual agreement of the parties or be either party with or without cause upon ninety (90) day written notice to the other party.

Agency Signature

Notary Public

My Commission Expires

Academy Signature

Notary Public

My Commission Expires

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: September 26, 2019

SUBJECT: Elimination of Heavy Equipment Operator Position and Replacement with Crew Leader position within Public Works Department
October 3, 2019, City Council Meeting

Recommendation:

That Council approve the elimination of a Heavy Equipment Operator position in Salary Grade 12 in the Public Works Department and replace it with a Crew Leader position in Salary Grade 14 effective 10/7/19.

Discussion:

The Public Works Superintendent is recommending a reorganization of the Public Works Department. Currently, there are one supervisor and two Crew Leaders overseeing nineteen other employees (Heavy Equipment Operators, Heavy Truck Drivers, and Maintenance Technicians) that work on cart path and SPLOST projects, light street maintenance, and other special projects. In order to accomplish the outlined goals for FY2020 and because of span of control issues, it would be more efficient to eliminate a Heavy Equipment Operator position (Salary Grade 12) and replace this position with a Crew Leader (Salary Grade 14). Then each crew would have a designated Lead/Supervisor to organize the work and to supervise the daily performance of the employees.

Budget Impact:

The annual budgetary impact (including benefits) of this change is up to approximately \$6361.00 depending on who is selected for the Crew Leader position through the Job Bid process. This additional cost will be absorbed in the FY2020 budget of the Public Works Department.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: September 26, 2019

SUBJECT: Elimination of Maintenance Worker (ROW) Position and Replacement with Crew Leader Position within the Grounds Maintenance Department
October 3, 2019, City Council Meeting

Recommendation:

That Council approve the elimination of a Maintenance Worker (ROW) position in Salary Grade 6 in the Grounds Maintenance Department and replace it with a Crew Leader position in Salary Grade 14 effective 10/7/19.

Discussion:

The Right-of-Way mowing crew consists of five (5) Right-of-Way Maintenance Workers. This crew is responsible for mowing, trimming, and edging all primary, secondary, and State Routes within the City. This crew was established without a Crew Leader in FY2019. In order to increase quality, efficiencies, and oversight, the Recreation & Special Events Director is recommending the elimination of a Maintenance Worker (ROW) (Salary Grade 6) and replacement with a Crew Leader (Salary Grade 14) who can focus on organizing the work and supervising the daily performance and operation of the Right-of-Way crew. A current job description is attached.

Budget Impact:

The annual budgetary impact (including benefits) of this change is up to approximately \$9934.00 depending on who is selected for the Crew Leader position through the Job Bid process. This additional cost will be absorbed in the FY2020 budget of the Grounds Maintenance Department.

- Assists with special City events (i.e. Fourth of July parade/fireworks, Shakerag Arts & Crafts Festival, etc.) and special projects.
- Prepares required reports.
- Must attend specialized training, including safety training, as required by management.
- Responds in a courteous, timely, and effective manner to the expressed needs, concerns, and expectations of the City's residents and other customers, both internal and external to the City.
- Performs related duties.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of City policies and procedures.
- Knowledge of grounds maintenance and repair principles, including plumbing, electrical, irrigation, and mechanical systems.
- Knowledge of safe work policies and procedures.
- Knowledge of equipment operation and maintenance principles.
- Knowledge of computers and job-related software programs.
- Skill in the use of construction equipment, including dump truck, backhoe, etc.
- Skill in the use of hand and power tools.
- Skill in prioritizing and planning.
- Skill in interpersonal relations.
- Skill in oral and written communication.
- Ability to work cooperatively and collaboratively in a workplace of dignity and respect.

SUPERVISORY CONTROLS

The Grounds Maintenance Supervisor assigns work in terms of general instructions. The supervisor spot-checks completed work for compliance with procedures, accuracy, and the nature and propriety of the final results.

GUIDELINES

Guidelines include traffic laws, safety standards, and City and department policies and procedures. These guidelines are generally clear and specific, but may require some interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of related supervisory and grounds maintenance duties. Inclement weather contributes to the complexity of the position.
- The purpose of this position is to supervise and participate in the work of an assigned crew of grounds maintenance personnel. Successful performance contributes to safe and well-maintained City facilities.

CONTACTS

- Contacts are typically with coworkers, vendors, and the general public.
- Contacts are typically to exchange information, motivate persons, resolve problems, and provide services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while intermittently sitting, standing, stooping, walking, bending, or crouching. The employee frequently lifts light and occasionally heavy objects and uses tools or equipment requiring a high degree of dexterity.
- The work is performed outdoors, occasionally in cold or inclement weather. The employee may be exposed to noise, dirt, grease, and machinery with moving parts. Work requires the use of protective devices, such as masks, goggles, gloves, etc.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This position has direct supervision over an assigned crew of personnel.

MINIMUM QUALIFICATIONS

- Knowledge and level of competency commonly associated with completion of specialized training in the field of work, in addition to basic skills typically associated with a high school education.
- Experience sufficient to thoroughly understand the work of subordinate positions to be able to answer questions and resolve problems, usually associated with one to three years' experience or service.
- Possession of or ability to readily obtain a valid driver's license issued by the State of Georgia for the type of vehicle or equipment operated.

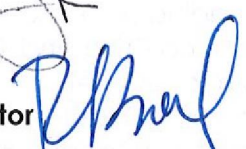
The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director 

DATE: September 25, 2019

SUBJECT: Rezoning of 13.8-Acres, Tax Parcels 0614 006 and 0614 081, located at 320 Dividend Drive from General Industrial (GI) to Limited Use Industrial (LUI)
October 3, 2019 City Council Meeting

Applicant: Steadfast of Peachtree City
Property Owner: John Barrow
Land Use - Existing: Industrial and Undeveloped
Land Use - Proposed: Industrial
Future Land Use Map: Industrial

Request

Steadfast of Peachtree City, the Applicant, is requesting the rezoning of 13.8 acres from GI General Industrial to LUI Limited Use Industrial. The proposal is to allow all uses permitted in the Light Industrial (LI) and General Industrial (GI) zoning districts as well as a restaurant up to 4,000 gross square feet.

Location

The subject property is two parcels (Tax Parcel 0614 006 and 0614 081) located at 320 Dividend Drive at the corner of Dividend Drive and Kelly Green. The 6.5-acre tract at 320 Dividend Drive is developed into a 99,000 square foot industrial building built in 1964 by the Photocircuits Corporation, according to tax records. The 7.3-acre parcel fronting Kelly Green is currently undeveloped. The City's Future Land Use Map designates the subject properties for industrial use.

Zoning Requirements and Proposed Development

The applicant is not proposing to make any exterior changes to the existing building and does not have immediate development plans for the Kelly Green parcel.

The LUI zoning code (section 1014) states that all uses permitting in the LI and GI district are allowed so long as the applicant specifies those uses. The Applicant is requesting all these uses as well as a café/restaurant space of up to 4,000 gross square feet. A list of all permitted uses in the GI and LI districts are attached to this memo.

Section 1014 also states that if development standards are not explicitly provided by the applicant, the development standards for the LI and GI district shall apply. These are:

- Setbacks:
 - Front building setback – 50 feet
 - Parking/loading setback – 50 feet from property line adjacent to a public road (Dividend Drive and Kelly Green)
 - Side setback – 20 feet
 - Rear setback – 50 feet
- Maximum impervious surface: 75%

Section 1014 also states that no site development within an LUI district may take place within 300 feet of a residential zoning district. Portions of the undeveloped lot on Kelly Green are within 300 feet of residential lots in the Planterra Ridge subdivision. The closest residential lot is roughly 285 feet from the proposed LUI district. If the rezoning is approved, the Applicant will be made aware of this development restriction required by the LUI code.

Section 916 of the Zoning Code establishes Transitional Yards on commercial/industrial zoning districts adjacent to residential zoning districts. Although this lot does not trigger the transitional yard requirement (the parcel is separated from the Planterra Ridge subdivision by the Golf Course and a City-owned Greenbelt), the LUI zoning code states that the “planning commission and city council may change a developer’s proposal in any way necessary to protect the public interest and promote the master development plan for the city.” Staff is of the opinion that a 75-foot no-disturb buffer along the property line adjacent to the city greenbelt would provide additional separation of industrial uses from residential uses and promote the Land Use goals established in the City’s Comprehensive Plan.

Evaluation Criteria:

Staff has reviewed the proposal based on the criteria established in Section 1304(d) of the City’s Zoning Ordinance:

(1) *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*

The proposal conforms with the future land use plan, which shows this property as industrial.

Staff has identified two (2) Comprehensive Plan policies that are relevant to this application:

- Promote the location of industrial uses in the industrial park.
- Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.

(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The request for rezoning does not change the existing industrial uses on the property. Industrial use is compatible with surrounding industrial uses. The nearby residential uses are separated from the industrial use by a golf course and city greenbelt.

(3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The request for rezoning does not change the existing industrial uses of the property. Industrial use does not adversely affect the adjacent industrial uses or usability of the nearby residential properties.

(4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Staff is of the opinion that the property has reasonable economic use as currently zoned.

The Applicant purchased the property in 2006. At that time, the GI zoning code permitted all the uses in the LI zoning district, which included: *"Retail business; provided such business is incidental to a permitted use or is intended to primarily serve the commercial needs of the uses permitted in the LI zoning district."* The existing building had a bakery with a café open to the general public.

The City amended the GI and LI zoning code in 2008 to clearly distinguish the industrial districts from commercial districts. The LI zoning code no longer allows retail uses that are not specifically permitted in the ordinance, and the GI zoning code no longer allows all LI permitted uses by right. Existing LI uses in GI districts were automatically granted legally non-conforming status (i.e. grandfathered) when this change was adopted. Legally non-conforming uses are permitted to remain until they close for more than one year or are restored for more than 50 percent of its replacement cost.

The bakery café closed in 2013 and has been closed since that time, resulting in the loss of the legally non-conforming status. The applicant states that the kitchen is still located in the building and they would like to re-open a small café, which would not be permitted in the GI zoning district.

(5) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The rezoning would not cause an excessive burden to existing public infrastructure such as streets, utilities, or schools.

(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.

Although the text amendment to the GI zoning district occurred in 2008, the applicant states he has only recently been made aware of this change. There are no other known conditions affecting the use and development of this property.

Planning Commission Action

The Peachtree City Planning Commission conducted a Public Hearing on this request at their September 9, 2019 regular meeting. At that meeting, Commissioners voted unanimously to recommend approval of the request to Council with staff conditions.

Recommendation

Staff is of the opinion that the proposed rezoning meets a majority of the criteria for rezoning and recommends approval of the request with the following conditions:

- Permitted uses shall include those identifies in the GI General Industrial and LI Light Industrial zoning districts except neither a petroleum refinery nor a ready-mix concrete plant and pre-cast concrete manufacturing facility are permitted.
- The conditional uses shall include those uses and conditions identified in the GI General Industrial and LI Light Industrial zoning districts
- Conditional uses shall also include:
 - Sit-down restaurant up to 4,000 gross square feet per tenant. The owner of the property shall provide documentation to the city indicating there is sufficient parking on the site to accommodate the proposed use as well as the other tenants within the buildings, and that parking will not interfere with existing service courts, loading docks and/or truck traffic. The owner of the property shall also include a detailed site plan identifying where parking will be provided for each use within the building or buildings.
 - Retail sales so long as the publicly-accessible retail showroom occupies less than half the gross floor area of the tenant, up to a maximum retail sales area of 10,000 square feet. The owner of the property shall provide documentation to the city indicating there is sufficient parking on the site to accommodate the proposed use as well as the other tenants within the buildings, and that parking will not interfere with existing service courts, loading docks and/or truck traffic. The owner of the property shall also include a detailed site plan identifying where parking will be provided for each use within the building or buildings.
- Development standards shall conform to those established in the GI General Industrial zoning district and the LUI zoning district. Should these standards conflict, that which is more stringent shall be applied.
- Other requirements:
 - A 75-foot no-disturb buffer shall be located along the western property line abutting the city-owned greenbelt.
 - No development activity shall occur within 300 feet of a residentially-zoned property.
 - Development shall comply with all adopted City policies, ordinances, and procedures.

LI & GI Permitted Uses

The following uses shall be permitted in any LI zoning district provided no noise, vibration, smoke, gas, fume, odor, dust, fire hazard, radiation or other injurious or obnoxious condition related to those uses creates a nuisance beyond the premises on which they are located.

- Accessory uses to permitted uses;
- Agriculture and forestry;
- Aircraft hangar and maintenance facility;
- Ambulance service;
- Amusement or recreational activities located wholly within a building;
- Animal hospital, veterinary clinic, kennel, animal boarding or animal grooming salon;
- Assembly and distribution of products and merchandise;
- Automatic teller machine, provided that it is not a part of, or on the same parcel as, a bank or financial institution;
- Automobile repair and maintenance facility;
- Automobile, truck and trailer leasing or rental facility;
- Aviation facility;
- Bakery and catering service;
- Barber and/or beauty shops;
- Building contractor and related construction;
- Building material sales and service (wholesale, with no sales to the general public);
- Cabinet shops and furniture repair;
- Car wash facility;
- Commercial greenhouse or plant nursery (wholesale);
- Day care facilities;
- Distribution facility;
- Dry cleaning plant operations and service outlets;
- Electrical/electronic appliances, sales and service;
- Electrical/electronic supply facility;
- Electrical, telephone or other public utility station;
- Electronic, video or mechanical game amusement center;
- Emissions and inspection testing;
- Equipment rental;
- Fabricating shops (woodworking, upholstery, sheet metal, etc.);
- Farm and garden supply stores, including nurseries and greenhouses;
- Floor coverings sales and supply;
- Fraternal clubs and lodges (non-commercial);
- Furniture repair, refinishing, refurbishing and upholstery;
- Glass sales and installation;
- Golf cart rental, sales and service facility;
- Hardware sales;
- Health service clinics, including accessory pharmacies;

- Indoor shooting range;
- Light manufacturing, processing, and assembly;
- Lighting assembly, sales and service;
- Manufacturing and assembly;
- Offices, professional;
- Office furniture sales and supply;
- Outdoor storage facilities, excluding junk, salvage yards or wrecked vehicles;
- Paint sales and supply;
- Photography studio, photo processing facility;
- Plumbing and/or HVAC sales and supply;
- Printing, blueprinting, book binding, Photostatting, lithography and publishing facility;
- Public buildings, facilities and utilities;
- Radio, television, recording and/or rehearsal studio facility;
- Ready-mix concrete plants and pre-cast concrete manufacturing and sales;
- Recovered materials processing facility;
- Recycling collection centers;
- Research and development facility;
- Research laboratories, including medical and dental labs;
- Self-storage mini-warehouse facility;
- Sewage treatment facility;
- Sign painting and fabricating shops;
- Small electric motor repair;
- Studio for teaching music, voice, dance, karate, etc.;
- Telegraph or messenger service;
- Trade or vocational school.
- Transportation equipment storage and maintenance facility;
- Truck fleet maintenance shop;
- Warehouse and storage facility;
- Wholesale trade and distribution facility, including office showrooms and display areas.

LI & GI Conditional uses

- Open yard for the storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
- Church or other place of worship
- Indoor and/outdoor athletic training facility on the following conditions:
- Telecommunications facilities and support structures in accordance with the provisions of the wireless telecommunications facilities ordinance.

To City of Peachtree City

Planning and Zone

Attention: Robin Cailloux

I am requesting the property located at 320 dividend drive as well as 7 acres behind it rezoned from G.I .to L.U.I. When this property was purchased in 2006 it was purchased with the belief that we had zoning for G.I. and L.U.I. nobody notified us in 2008 that there was a change in zoning. This property was bought in 12 acres track which we split at time of purchase. We are requesting that both parcels be rezoned to L.U.I.

Sincerely

A handwritten signature in black ink, appearing to read 'John Barrow', with a long horizontal flourish extending to the right.

John Barrow
Steadfast of Peachtree City



REZONING APPLICATION

Planning & Development
 153 Willowbend Rd, Peachtree City, GA 30269
 P: (770) 487-5731
WWW.PEACHTREE-CITY.ORG

LOCATION	Address <u>320 Dividend DR</u>		ZONING & LAND USE	Zoning <u>G.I.</u> <u>L.U.I.</u>	
	Parcel #(s): <u>0614 006</u>			Existing Proposed	
	Property Size: <u>6.47 Ac</u>			Land Use Map _____ _____ Existing Proposed	
APPLICANT	Name <u>Steadfast of Peachtree City</u>		OWNER	Name <u>John Barrow</u>	
	Address <u>320 Dividend DR</u>			Address <u>473 Christopher Rd</u>	
	City, State, Zip <u>Peachtree City, GA 30269</u>			City, State, Zip <u>Sharsburg, GA 30277</u>	
	Phone # <u>404 379 8490</u>			Phone # <u>404-379-8490</u>	
	Email <u>John@abetterwayministries.com</u>			Email <u>John@abetterwayministries.com</u>	
OPEN SPACE & PUBLIC	Open Space _____ _____ Acres %		MULTI-USE PATH	Distance to nearest multi-use path: _____ ft.	
	Land Dedicated for Public Use _____ (school, emergency response, public park, greenbelt, etc.)			Linear feet of multi-use path to be provided: _____ ft.	
TRANSPORTATION	Name of access or adjacent street		# of access points		
	<u>Dividend Dr Peachtree City</u>				
	<u>Kelly Dr</u>				
	Estimated trip generation (Based on ITE ratios)		ADT		
	Vehicle Type: _____				
	Vehicle Type: _____				
	Vehicle Type: _____				
FIRE SUPPRESSION	Automatic Fire Sprinklers: ☐ Yes ☐ No, why? _____		Briefly describe daily operations: (Number of employees, etc. A separate detailed explanation may be included in the Written Narrative) _____ _____ _____		
	Automatic Fire Alarm: ☐ Yes ☐ No, why? _____				
	Hazardous Material On Site? (If yes, describe type and method of storage to the right:)		Material(s): _____ Storage: _____		

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the property to collect data. By signing below, I certify that the above listed information and the accompanying materials are accurate.

Applicant Signature: _____

Date: 8-5-19

Property Owner Signature: _____

Date: 8-5-19



REZONING APPLICATION

Planning & Development
 153 Willowbend Rd, Peachtree City, GA 30269
 P: (770) 487-5731
WWW.PEACHTREE-CITY.ORG

LOCATION	Address <u>Kelly Drive</u>		ZONING & LAND USE	Zoning <u>G.I.</u> <u>L.U.I.</u>	
	Parcel #(s): <u>06 14 08.1</u>			Existing Proposed	
	Property Size: <u>7.33 AC</u>			Land Use Map Existing Proposed	
APPLICANT	Name <u>Steadfast of Peachtree City</u>		OWNER	Name <u>John Barrow</u>	
	Address <u>320 Dividend Dr</u>			Address <u>473 Christopher Rd</u>	
	City, State, Zip <u>Peachtree City, GA 30269</u>			City, State, Zip <u>Sharsburg, GA 30277</u>	
	Phone # <u>404 379 8490</u>			Phone # <u>404-379-8490</u>	
	Email <u>John@abetterwayministries.com</u>			Email <u>John@abetterwayministries.com</u>	
OPEN SPACE & PUBLIC	Open Space <u>7.33</u> Acres <u>100</u> %		MULTI-USE PATH	Distance to nearest multi-use path: _____ ft.	
	Land Dedicated for Public Use _____ (school, emergency response, public park, greenbelt, etc.)			Linear feet of multi-use path to be provided: _____ ft.	
TRANSPORTATION	Name of access or adjacent street			# of access points	
	<u>Dividend Dr Peachtree City</u>				
	<u>Kelly Dr</u>				
	Estimated trip generation (Bases on ITE ratios)			ADT	
	Vehicle Type:				
	Vehicle Type:				
	Vehicle Type:				
FIRE SUPPRESSION	Automatic Fire Sprinklers: ☐ Yes ☐ No, why? _____		Briefly describe daily operations: (Number of employees, etc. A separate detailed explanation may be included in the Written Narrative)		
	Automatic Fire Alarm: ☐ Yes ☐ No, why? _____				
	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 property to collect data. By signing below, I certify that the above listed information and the accompanying materials are accurate.

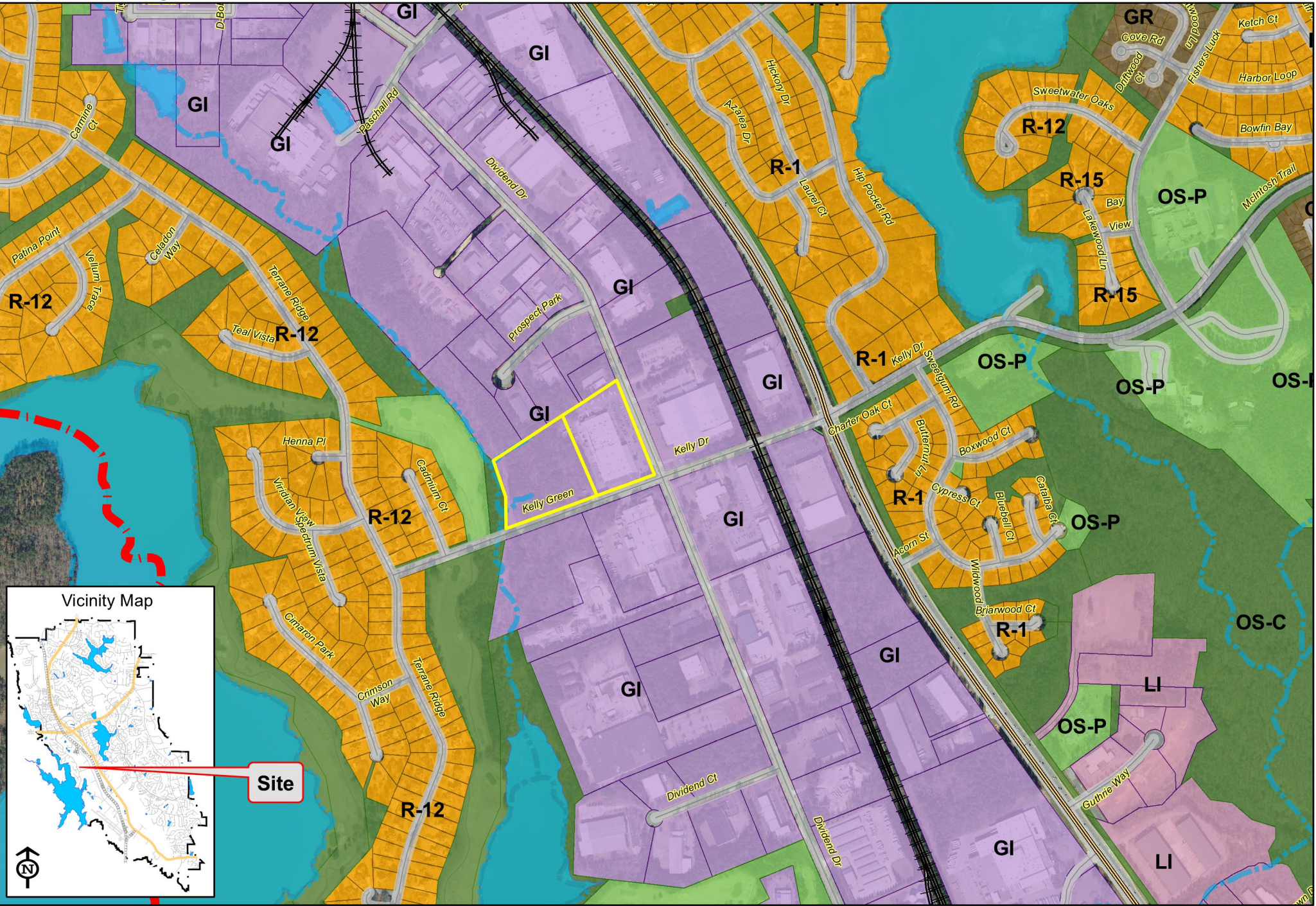
Applicant Signature: _____

Date: 8-5-19

Property Owner Signature: _____

Date: 8-5-19

320 Dividend Drive
Kelly Green
Zoning District: GI General Industrial
Requested Zoning: LUI Limited Use Industrial



Ordinance Number _____ (LUI-6)

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE 13.8 ACRES OF LAND
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY ON
DIVIDEND DRIVE AND KELLY GREEN DRIVE, PARCELS 0614 006 AND 0614 081,
FOR LIMITED USE INDUSTRIAL, 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. The Peachtree City Zoning Ordinance Article X, Requirements by District, Section 1014A, Specific Limited Use Industrial Districts, be amended to add Section 1014A.6 Limited-use industrial district no. 6 as follows:

(1014A.6) *Limited-use industrial district*

The zoning of the property described below shall be rezoned from the current zoning designation of GI General Industrial to LUI-6 Limited Use Industrial. Said property is more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 58 & 59, OF THE 6TH LAND DISTRICT, City of Peachtree City, Fayette County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the southwesterly right-of-way of Dividend Drive (80' R/W) with the northwesterly right-of-way of Kelly Green Drive (80' R/W); thence along said right of way of Kelly Green Drive S 70°05'30"W a distance of 1095.96 feet to a ½ inch rebar found; thence departing said right of way N 00°54'38"W a distance of 219.21 feet to a ½ inch rebar found; thence N 17°51'57"W a distance of 266.21 feet to a ½ inch rebar found; thence N 56°58'37"E a distance of 1014.82 feet to a ½ inch rebar found on said right of way of Dividend Drive; thence along said right of way S 22°05'12"E a distance of 704.08 feet to said ½ inch rebar set and the POINT OF BEGINNING. Said tract containing 12.82 acres as shown on survey prepared by Pearson & Associates, Inc., dated November 1, 2004 and last revised November 11, 2004.

(1014A.6.1) *Permitted Uses.* Those uses identified in the GI General Industrial and Li Light Industrial zoning districts, except neither a petroleum refinery nor a ready-mix concrete plant and pre-cast concrete manufacturing facility are permitted.

(1014A.6.2) *Conditional Uses.* In addition to the conditional uses and conditions identified in the GI General Industrial and LI Light Industrial zoning districts, the following uses are permitted in the LUI05 zoning district on a conditional basis:

1. Sit-down restaurant up to 4,000 gross square feet each. The owner of the property shall provide documentation to the city indicating there is sufficient parking on the site to accommodate the proposed uses as well as the other tenants within the buildings, and that parking will not interfere with the existing service courts, loading docks and /or truck traffic the owner of the property shall also include a detailed site plan identifying where parking will be provided for each use with the building or buildings.
2. Retail sales as long as the publicly-accessible retail showroom occupies less than half the gross floor area of the tenant, up to a maximum retail sales area of 10,000 square feet per tenant. The owner of the property shall provide documentation to the city indicating there is sufficient parking on the site to accommodate the proposed uses as well as the other tenants within the buildings, and that parking will not interfere with the existing service courts, loading docks and /or truck traffic the owner of the property shall also include a detailed site plan identifying where parking will be provided for each use with the building or buildings.

(1014A.6.3) *Other Requirements.*

1. Minimum zoning lot area: 80,000 square feet.
2. Minimum lot width: 200 feet
3. Minimum front setback depth: 50 feet
4. Minimum side setback depth: 20 feet
5. Minimum rear yard: 50 feet
6. Maximum building height and structure height: Unlimited, but if the height of a proposed building exceeds 35 feet, as measured from finish grade to the ridge line or the tallest portion of the roof, the proposed site access, site circulation and building design details regarding the overall building layout, proposed construction methods, and overall fire protection plan shall be reviewed and approved by the fire marshal and building official in accordance with current fire and building codes prior to the review by the city planning commission. The fire marshal and building official may impose additional or alternative requirements to the approval based on conditions to include but are not limited to, the type of building, construction type and/or the planned occupancy and use of the building and overall life safety considerations. In addition to this review, federal air space regulations may apply should the building exceed 35 feet in height.
7. No automobile parking or service areas will be permitted within the required front setback depth or within 50 feet of the property line of any adjoining residential zoning lot.
8. No open burning will be permitted on any zoning lot.
9. All industries must be approved by state and federal regulatory agencies relative to meeting standards for environmental quality.

10. A 75-foot no-disturb buffer shall be located along the western property line abutting the city-owned greenbelt.

11. No development activity shall occur within 300 feet of a residentially-zoned property.

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 7th day of November, 2019.

Vanessa Fleisch, Mayor

Phil Prebor, Post 1

Mike King, Post 2

Kevin Madden, Post 3

Terry Ernst, Post 4

Attest: _____
City Clerk