



CITY COUNCIL

Kim Learnard, Mayor

Phil Prebor, Mayor Pro Tem | Mike King, Post 2

Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Regular Meeting Agenda September 21, 2023 | 6:30 PM City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. September 7, 2023 Regular Meeting Minutes
 - B. September 7, 2023 Executive Session Minutes
7. **Consent Agenda**
 - A. Consider the Purchase of a Slope Mower
 - B. Consider the Purchase of a Street Sweeper
 - C. Consider Stormwater Facility Maintenance Agreement with CertainTeed
 - D. Resolution Lease/Purchase Government Finance Corporation, Inc.
 - E. Consider Planning Commission Appointments
 - F. Consider Airport Authority Appointments
8. **Public Hearings**
 - A. 09-23-04 Rezoning of 1999 and 2011 Highway 54 from OI office to GC general commercial (Applicant 3F LLC)
9. **Old Agenda Items**
 - A. 09-23-03 Annexation and Rezoning for 52 acres located at the end of Stagecoach Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning. (Applicant Mike Hyde)
10. **New Agenda Items**
 - A. 09-23-05 Step 2 Annexation Application Acceptance for 11.3 acres at the end of Deanwood Terrace (Robin Cailloux)
 - B. 09-23-06 Master Lease-Purchase – Lease Schedule #2 (Paul Salvatore)
 - C. 09-23-07 Consider Bid for Rehabilitation of Multiple Bridges (David Borkowski)

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

This meeting will be held in Council Chambers at City Hall.

- 11. Council/Staff Topics**
- 12. Executive Session**
- 13. Adjourn**

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This meeting will be held in Council Chambers at City Hall

**City Council of Peachtree City
Meeting Minutes
Thursday, September 7, 2023
6:30 PM**

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, September 7, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Learnard shared that long-time Human Resources and Risk Management Director Ellece Brown had passed away, noting that she would be greatly missed.

Announcements, Awards, Special Recognition

None

Public Comment

Suzanne Brown said she was publicly besmirched by a member of Council after she spoke at the last Council meeting, noting that she had been speaking about City matters prior to deciding to seek election to Council. She added she represented citizens who felt Council did not listen to their wishes and thanked King for proving her point that change was needed.

Cary Cook said he was concerned about safety on the multi-use paths. He said people applying for a cart permit should have to watch a safety video, and path users should alert pedestrians that they were passing. Decals should be on the rear of the carts, rather than the sides. Another concern was the lack of a sign on the north side to identify Glenloch Village. He also thought dead trees should be removed along the paths and the lake, and shrubbery should be trimmed at the small lake next to Lake Peachtree.

Agenda Changes

None

Minutes

King moved to approve the meeting minutes from the August 17, 2023 Special Called Meeting, the August 17, 2023 Regular Meeting, and the August 17, 2023 Executive Session. Holland seconded. Motion carried unanimously.

- A. August 17, 2023 Special Called Meeting Minutes
APPROVED 5-0**
- B. August 17, 2023 Regular Meeting Minutes
APPROVED 5-0**
- C. August 17, 2023 Executive Session Minutes**

APPROVED 5-0

Consent Agenda

Nbne

Old Agenda Items

None

New Agenda Items

None

Public Hearings

- A. ~~09-23-01 Concurrent Rezoning, Variance, and Conditional Use Permit application for 500 Kedron Drive, from GR-10 to OI with a Conditional Use Permit to construct a wireless telecommunications tower. Withdrawn by Applicant~~**
- B. 09-23-02 Variance for 100 Rolling Green to allow privacy fence in front yard**
- Planning and Development Director Robin Cailloux identified the property as a corner lot on Rolling Green at Blue Smoke. On the property now was a six-foot wooden privacy fence that was erected when the pool was installed in 1982. The owners had applied to build an identical fence, but the ordinance had been revised in the years since construction to say that fences along front yards or public roads could be no taller than four feet and no more than 50% opaque. The owners wanted to replace the fence with another six-foot privacy fence, hence the variance request.

Cailloux outlined the criteria for granting a variance, which included special circumstances regarding the property, as well as practical difficulties and extraordinary circumstances. Another criterion said the granting of a variance could not constitute a special privilege. It could not be to the detriment of public health, safety, or general welfare and must be consistent with the Comprehensive Plan.

Property owner Emily Saccenti said the desire to replace the existing fence had to do with the safety of their young children. The side of their house was on Blue Smoke, which was a busy street, while the back yard was on the seventh hole of the Flat Creek Golf Course. There was vehicle traffic and cart traffic all day long.

The Mayor opened the public hearing, asking who wished to speak in favor. Tom Cropton said he was a neighbor to this property, and these owners had done a great deal to improve its appearance since they had moved there. He noted that the pool was elevated, so the fence needed to be higher for privacy. The fence also needed to be higher to block the view of the golf course. Cropton said he did not know the ordinance had changed and pointed out that the same height fence had recently been erected at 605 Golfview. Another new fence about 150 feet long on Blue Smoke was an eyesore, he commented. He did not understand why those

fences were allowed, and this would not.

No one else wished to speak, either in favor or in opposition, and the Mayor closed the public hearing.

King said he had no objection because a pool needed to be private.

Prebor asked City Attorney Ted Meeker to clarify a question about deed restrictions going away after 20 years, but Meeker said they would go away if they were in effect in 1993 unless all parties agreed to renew them. If adopted after 1993, they would automatically renew.

Did that mean it would be okay to put a six-foot fence here, even if it was prohibited by the ordinance? Holland asked. Those were two different things, Meeker said. Deed restrictions applied to a specific property and was separate from a City ordinance. Did their deed restriction give them the right to do this? Holland continued, and Meeker said he had no idea.

Destadio noted that a section of this fence was already falling down, and he wondered why they had not replaced it sooner? Saccenti said it had always been on their list of upcoming projects. They submitted the application for this fence replacement in the spring and did not realize it would be such an ordeal.

Destadio said he thought a four-foot fence would be sufficient, and Saccenti said the height was an issue on the Blue Smoke side, which was where the pool was, because the pool was elevated slightly above grade. Destadio added he at first thought a higher fence would block the line of sight for drivers making a turn, but he visited the area and saw that was not the case.

Owner Robert Saccenti said it was his understanding that a six-foot fence along the golf course side would be fine. It was the Blue Smoke side that the ordinance applied to, and there was an existing six-foot fence there. He said the house and pool were on a hill, and the land sloped down to the street, so the pool would be visible with a shorter fence.

Was there anything preventing a six-foot fence across the back? Learnard asked, and Cailloux said there was not; only the portion of the lot that faced the road had that four-foot limitation. Learnard said she believed in sticking to the ordinances, and Cailloux said this one had been in place since 1985. A four-foot fence with 50% opacity seemed reasonable, Learnard remarked.

This fence had been there since 1982, and it sat far back from the road, Prebor noted. It did not block the line of sight. He had no problem with the height, but said he liked to see a decorative privacy fence and hoped they would go beyond the basics. The way the pool was situated made a higher fence desirable, and Prebor said he had no problem with granting a variance.

Why was it allowed on one portion of the yard, but not along Blue Smoke? Destadio asked. Cailloux said any fence between a public road and a house could be no more than four feet tall. A fence could be up to six feet if it did not face a road.

Prebor asked Destadio if he was talking about the other fence on Blue Smoke? and he said he was. Cailloux disclosed she had already sent an email to Code Enforcement about that, and they would be checking up.

Holland confirmed that the side facing the golf course and the house next door could have a six-foot fence, but said he believed a four-foot fence would be fine on the pool side. Destadio said he thought they should continue to follow the ordinances. Meeker noted they did not need a variance for six feet along the rear.

Holland moved to deny Public Hearing item 09-23-02 Variance for 100 Rolling Green to allow a six-foot privacy fence in front yard. Destadio seconded. Motion carried 3-2, with Destadio, Holland, and Learnard voting in favor; King and Prebor in opposition.

C. 09-23-03 Annexation and Rezoning for 52 acres located at the end of Stagecoach Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning.

Cailloux said this was the public hearing for the step two annexation request. Using an aerial photo, she pointed out the property they were asking to annex and indicated the new Booth Middle School, as well as property to the east that was in unincorporated Fayette County and Stagecoach Road. She also pointed out a large tributary of Camp Creek that bisected the property.

On a site plan, she indicated two lots the applicant wanted rezoned to Estate Residential (ER), noting they could have a maximum of four lots since the ER lot size was a minimum of three acres. Across the creek, they were looking to create a 21-lot subdivision on 39.6 acres zoned as Limited Use Residential (LUR). It would be served by an internal road and an extension of Stagecoach Road. Cailloux indicated green space and an access easement to adjacent property. One lot backed up to Spear Road, but there was not a road connection, and that property would have driveway access through the adjacent lot to the internal road.

The property was currently zoned Agriculture-Residential (A-R) in the County, which called for five-acre minimum lots and was next to R-72 land, which had a two-acre minimum. Crossing over into Peachtree City, Hyde Park Phase I was an LUR with minimum 1.5-acre lots. There was more ER along Carriage Lane. The County's Future Land Use map (FLU) showed this property zoned as Rural-Residential for lots of at least three acres. The County FLU map showed a designated environmentally sensitive area, which Cailloux said meant the property

owner needed to be aware that there were environmental issues, but was not a zoning district.

In the City adjacent to this, there was single-family low density (SFL), with lots one acre or larger. Cailloux said SFL was the lowest density in the FLU, and that was what the annexation property would fall under. Other nearby properties were earmarked for single-family medium (SFM) with minimum quarter-acre lots, and the school and church were community service (CS). The property was not recommended for annexation by the City's 2014 Growth Boundary Study.

The annexation process required giving the County at least 30 days notice, and this had been done. The County Commission voted not to object to the request at its August 24 meeting. County staff had provided comments about an opportunity for the County to extend Stagecoach Road to Ebenezer Road at some point in the future. Staff had accommodated that comment in its recommendations, but all it meant, she explained, was that they were planning for it so it would not create any problems if it was considered in the future.

Step two required staff to look at the impact of annexation on public services, compare it to the Comprehensive Plan policy, and look at budget impacts. Fayette County would provide water. No public sewer was proposed; there would be private septic on each lot. The Peachtree City Police and Fire/EMS had both said annexation would not impact their ability to provide services to this area or to the remainder of the City.

Another service the City provided was road and road maintenance. Cailloux had a site plan with the proposed road system outlined in black. To accommodate the County's comment, staff was requesting the developers rotate Stagecoach Road to their northern property line, stub it out to the edge of the property line, and build a neighborhood road off that. That way, if the adjacent properties developed in the future, whether in the City or the County, the County could extend Stagecoach to Ebenezer or Davis roads without having single-family lots fronting on that road.

Peachtree City's Development Ordinance required that the developer provide these roads at their own cost, and they must be built to City standards, as would the multi-use paths they were proposing. There was a path proposed to run across the creek along Stagecoach and onto the school property to connect with a new path.

Looking at the compliance with the Comprehensive Plan policies, staff had identified three that would be pertinent. The Comp Plan said environmentally-sensitive lands should be platted separately from the residential lots. In some older neighborhoods, Cailloux commented that these lands were dedicated to the City, while in newer developments, they were owned and maintained by the homeowners association (HOA). The lands were not incorporated into the lots, but permanently protected as separate.

Here, though, the developer was incorporating much of the environmentally-sensitive lands into the lots, although a portion was separated out. However, they had said they would consider this, so staff had created an overlay to show how these areas would impact the size of the lots. Some would be unaffected, but others would lose a great deal of buildable area and be far less than the average size stated of 1.8 acres.

Land use and development patterns was something else they considered. None of this property was located in a village center, so low density residential was appropriate, Cailloux said. The lowest density land use category was SFL at one acre. There was no FLU category that recommended three acres or five acres; it just said one acre or larger. The proposal met that land use designation, but she pointed out that the smallest lot size nearby was about 1.5 acres.

The Comp Plan included a policy of encouraging aging in place, working from home, and multi-generational housing. Staff recommended a condition requiring a ground floor bedroom and bath in each of the LUR homes to encourage aging in place.

Staff created a land use fiscal impact model every year to show what it cost to provide City services to a home and what property tax value was needed to recoup those costs. They used the current budget to figure out that the average cost of providing services to a home was about \$1,379, and a home value of about \$570,407 would be needed to recoup those costs through taxes. The applicant had said these homes would be on par with the homes in Hyde Park, and those had an average fair market value of about \$1 million.

Cailloux explained staff went on to explore this in three ways. She showed the tax impact if this land remained undeveloped in the County. This included school taxes, fire, EMS, 911, and County taxes for a total of \$1,041. If they developed the land according to the County FLU with three-acre lots and a home value of \$1 million, the tract would bring in \$41,512. If annexed and developed as proposed for 23 lots around \$1 million apiece, they would no longer pay County fire and EMS taxes, but would pay City taxes of almost \$56,000 for a total tax bill of \$288,640.

The Planning Commission held a public hearing on this on August 14, and several members of the community voiced concerns, including how this could impact traffic and the signals at Carriage Lane and SR 54. Other issues included the lack of sidewalks on Carriage Lane, the change in density compared to the surrounding area, and possible future development of surrounding property. The Planning Commission unanimously voted to recommend denial to City Council.

Cailloux stated conditions staff was recommending if Council approved the annexation and zoning. They were:

- Stagecoach Road be extended as a Village Connector with no lots fronting

it. Environmentally sensitive lands should be platted separately and deeded to a non-profit, the HOA, or the City.

- 50-foot landscape buffer be saved along Spear Road.
- LUR have a maximum of 21 lots with a minimum size of one acre. The minimum lot width would be 35 feet or 100 feet in the cul-de-sacs.
- The building setbacks in the LUR must be 50 feet in the front, 15 on the side, and 30 on the rear.
- Low-maintenance siding and architectural details on the sides facing a public street must be utilized.
- All homes must have a ground floor bedroom and bathroom.

Attorney Rick Lindsey said he represented the applicant, Hyde Park Properties, owned by long-time Peachtree City residents Mike and Michael Hyde. Lindsey went over the specifics of the requests, noting that each lot in the LUR side would be about two acres, similar to nearby lots in the County. The applicant was willing to dedicate the environmentally-sensitive property to the City or to Southern Conservation Trust (SCT). While there had been no formal vote, the SCT board of directors seemed excited about taking over these 12 acres, Lindsey remarked.

The homes would become part of the Hyde Park/Kensington Gardens HOA. A multi-use path was planned to cross the creek, and that path and the extension of Stagecoach would be built to City standards. These houses would all be valued at \$1 million or more. Currently, there were no lots of this size set aside for residential development in the City. Most lots would not be impacted by the dedication of the environmentally-sensitive land, and those that were would still be at least one acre, he remarked. SCT wanted to continue working with the Project Adventure program at the middle school on this land.

Lindsey noted that the City had proposed stubbing out Stagecoach Road, but their proposal was not to do that and give the appearance that Stagecoach would continue and become a gateway into the County. Citizens at the Planning Commission meeting had expressed concerns about traffic on Stagecoach and Carriage Lane, so, Lindsey remarked, they would prefer to keep it this way with no access to Spear Road or into the County. He said the County Commissioners, at their August 24 meeting, made no conditions regarding extending Stagecoach, and Commission Chairman Eric Maxwell called the annexation a “no-brainer,” before they voted unanimously not to object to annexation.

The two 50-foot street easements on the property were not to be paved. The Davis family owned the property to the north and to the east, and they had told the Hydes on multiple occasions they were not interested in developing or coming into the City. Lindsey acknowledged that things could change, but that was not the plan. However, it was good planning to include those easements to allow for potential future growth. If it was never developed, then there would be an additional 50-foot

buffer along the sides of four lots.

There was a deed restriction on the final lot that touched Spear Road that forbade it connecting to Spear or Stagecoach. Lindsey said that benefitted what they wanted, which was to avoid a “mini-Planterra” where people cut through to get to a main road.

The annexation would give the City the opportunity to mold and shape this property. All development would have to be done to City standards. If it remained in the County, it would be done to County standards. Lindsey reported that his client had owned some of this property for 28 years, and he was ready to develop. When he purchased the bulk of the property, the FLU called for one unit to two acres, so if it were not annexed, the next step would be to go to the County and ask to be allowed to develop at that density. He believed the County would grant that because of the size of the lots in the development to the south on Spear Road. This would allow them to build 25 or 26 houses, and they would not have to do the ER zoning or dedicate the environmentally-sensitive areas to a non-profit, the County, or an HOA. Lindsey pointed out that automatic aid agreements between the City and the County meant that Peachtree City would provide Fire/EMS and Police services whether it was in the County or in the City.

If this property stayed in the County, he summarized, it was going to be developed. It was not going to stay wooded. Did the City Council want to control and shape the development of this property? Did they want the environmentally-sensitive areas to go to SCT for conservation and be used for educational programs? Did the City want the property taxes that would be generated by this development or not have any taxes and still be providing Police and Fire?

This would provide a housing option not currently available—expensive homes on large lots, said Lindsey, adding were okay with the condition requiring a ground floor bedroom and bath, but asking for leeway, maybe requiring that 80% of the homes meet this standard, in case a buyer did not want it.

He concluded by saying those were the reasons they thought it was time for this property to be annexed and developed.

The Mayor opened the public hearing, asking first for anyone wishing to speak in favor.

A resident of Longboat noted that most recent developments had been on less than a half acre, so he was glad to see these custom homes on large lots, saying it was good for Peachtree City to offer this type of housing option.

Thirteen people raised their hands to speak in opposition. Learnard said 10 minutes were allowed for comment, but Holland suggested they extend the time allotted. City Clerk Yasmin Julio said they could do that by majority vote, but the

time extension would apply to both sides.

Prebor moved to extend the time for each side to 26 minutes at two minutes apiece for a total of 52 minutes. Destadio seconded. Motion carried unanimously. No one else wished to speak in favor. Learnard called on opponents.

Bob Grove said he was concerned about the limited access and egress to this site, mentioning construction traffic especially. Every day there were 400 cars at the school in the morning and again in the afternoon, along with 72 school buses, all emptying out onto SR 54 via Carriage Lane.

Julio noted that the time allotted for each side was 26 minutes, plus the existing 10 minutes for a total of 36 minutes.

Lynn Frow said nine items were listed on the City Council website as being duties of Council, but annexation was not mentioned. She said Peachtree City should stick to its annexation plan and called this development a “disaster” for the school zone. She questioned why Council was considering this after the Planning Commission had recommended denial.

Larry Manwaring stated that Council could increase the value of every home in Peachtree City by voting against this proposal. It would reinforce the City’s belief in strong zoning. He said this was not like Hyde Park with its two-plus acre lots or the surrounding three- or four-acre properties. He also mentioned that there had been talk of developing an elementary school in the area, and he thought it was interesting that the ER lots were the size needed for a school. He said the easements at the cul-de-sacs were an enticement for further development.

Kelly Raines said she lived on four acres on Carriage Lane, surrounded by other ER properties. In the time she had lived there, the street had been extended, new homes built, and the school and a new road built. Carriage Lane was not meant for that kind of traffic, she remarked.

John Dufresne said a City ordinance forbade the use of septic where City sewer was available. This property was adjacent to Booth, which he said had sewer.

Suzanne Brown said she was upset that they had not pledged to preserve the environmentally-sensitive areas if the land remained in the County. She alleged this was part of a long-range plan for development, and she wanted the Hydes to develop the property as they purchased it within the County. Brown remarked that they could build more houses and net more profit if the land was annexed. She believed the easements were included with the intention of developing adjacent land, which totaled hundreds of acres.

A Carriage Lane resident remarked on the traffic and said all adjacent lots were much larger. Another resident discussed the traffic at school times and recounted a

story of how she was delayed while trying to get her mother to urgent care and how her son was almost killed while driving in traffic.

Ronnie Raines, too, had questions about traffic and the 54/Carriage Lane intersection. He acknowledged the land would be developed, but said it should be with larger lots. Could they connect the road if it was not annexed?

Another Carriage Lane resident mentioned traffic in the morning and afternoon. She said she and her husband were both physicians, and her husband had sometimes not been able to make it to the hospital to save a life due to the traffic.

Karen McKernan called Lindsey's statement that they would develop in the County "a threat." She thought the City should make a plan to protect residents.

Brad Williams of Carriage Lane said he was tired of empty promises, and the eastern side of town did not have the infrastructure to fulfill those promises. If this was annexed, he wanted the City to invest on his side of town, citing the need for a bridge over SR 54 like the one on the west side and for connected sidewalks and more cart paths.

There were no further comments, and the Mayor closed the public hearing. She asked for comments from Council.

King said this was an example of the law of unintended consequences. With the building of Booth and the paving of Stagecoach, this area was opened to development. Whether or not the property was annexed, he continued, this development would be built. There would be traffic from 22 to 26 homes. He said what scared him was the 107 acres just to the east that bordered Ebenezer Road because there was nothing to stop the owner from developing it to County specifications, connecting to this property, which would take it to Stagecoach Road, and forcing Peachtree City to eat the traffic.

He noted that Stagecoach was still a private street and said the School Board knew Carriage Lane and Walt Banks was an unsafe intersection when they built the school, but said it was the City or the State's problem.

King stated that he could find many reasons to deny this, but he wanted everyone to know that this was coming whether they approved it or not.

Destadio noted he was on the Planning Commission for 11 years and chairman for seven and had great respect for their opinions. If they felt this should be denied, it would be a travesty to override them. He also thought they should institute a moratorium on annexation until they could develop a new annexation plan.

This was a tough decision, Prebor remarked. If they did not annex it, nothing would stop the applicant from building homes and connecting all the way to Spear Road,

adding to the existing traffic nightmare. He asked about the number of lots, and Lindsey said if it was developed at one unit per two acres, it would be a little south of 26. If it was one unit per three acres, which was the current County land use plan, it was 17. Lindsey said they would ask the County for one unit per two acres because that was how the FLU was when the applicant purchased it.

Prebor, saying he was thinking out loud, wondered how they could plan for a piece of land that was in the County? He was concerned about the hundred of acres that went to Spear Road. How could they stop the development from continuing?

King said if they annexed this, could the protected land and another slip of property be deeded to Peachtree City?

Strong land planning had made Peachtree City what it was, Holland proclaimed, along with strong zoning adherence. He thought this should be ER, like surrounding properties. Holland also wondered why it could not be sewerred? He also said the building would be encroaching on the buffers. Once the environmentally-protected land was taken into account, the lots would be 1.2 acres.

Holland was also concerned about safety if there was a lockdown at the school. The people who lived in that area would have no way to get out. He also mentioned the possibility of traffic preventing emergency vehicles from getting through. He concluded by saying this was just the wrong number of homes in the wrong place.

Prebor pointed out that denying the annexation would not stop all the traffic. They just needed to figure out a way to limit development to this property, and not the hundreds of acres back to Ebenezer. How could they stop that if they did not annex?

Holland said he agreed with Destadio that it was time to look at a new annexation plan.

King also agreed they needed a long-term plan, but nothing was going to stop development. They were going to get the traffic regardless. Did they want to control it or not? Holland said a new plan in 2024 would help, but King pointed out that did not help now.

A citizen had brought up the possibility of an elementary school during the comments portion, Prebor recalled. What if that happened? Prebor said he needed time to think about this some more.

This property was not included in the 2014 growth boundary study, Learnard stated, noting that was the reason the Planning Commissioners said they gave this a resounding “no” vote. They needed to come up with a good collective vision for this area, including traffic, before they could responsibly move forward, Learnard

continued.

City Manager Robert Curnow said he wanted to clarify something the applicant had stated. This area was not serviced by Peachtree City Fire and Police. If it stayed in the County, it would not be serviced by the City; there was not a automatic aid agreement. King noted that the only access was Carriage Lane off of Stagecoach.

Fire Chief Clint Murphy confirmed this, saying that the County would indeed come into Peachtree City and back out into the County to service that area. King said he thought the County would ask if Peachtree City had something available, but Murphy said they probably would not; they would rather service it themselves.

Traffic was the biggest concern, Prebor stated, asking what they could do to stop development on the adjacent properties until they could devise a growth plan?

There was no paved road going to the Davis property, Lindsey pointed out. The City would have to approve a connection to that property. That was why they did not support stubbing out Stagecoach to the northern end because then it would touch the Davis property, and there was no way to prevent a development going in and connecting, whether in the County or in the City. There were no paved roads going to the boundary. It would take approval from the City to connect.

Prebor asked the City Attorney if a future City Council would have to give an okay for a road to come through on the easements? As it was now, there was no point of connection, Meeker replied, and that would have to be granted by Council. Meeker did point out that Ebenezer and Spear could provide access in the County if the adjacent properties were developed.

Learnard noted that no one just got to decide that they would connect to Peachtree City streets. However, Meeker commented that restricting access to a public road was not done as easily as one might think. Lindsey told him that here there was no paved road that touched the borders. That was done intentionally and would require the City, the Davis family, and the Hydes to all agree this was what they wanted. He thought that would never happen.

That was for now, Meeker replied; they were talking about the future. The 50-foot street easement would depend on what terms and rights were granted to the City. Lindsey again said something would have to be conveyed, but Meeker said it depended on who the rights were conveyed to—the owner or the City. They could convey those rights to an adjacent property owner, and the road could be installed, Meeker remarked.

Cailloux asked why did they not remove the easement? There were a lot of “ifs,” Meeker concluded.

Prebor said he would like to table this until they learned more about if they could

stop other development. Learnard asked if he wanted to table it indefinitely or until the next meeting? but Meeker said it should be a motion to continue.

Prebor moved to continue Public Hearing 09-23-03, Annexation and Rezoning for 52 acres located at the end of Stagecoach

Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning. King seconded. Motion carried 3-2, with Learnard, King, and Prebor voting in favor, and Destadio and Holland voting in opposition.

Council/Staff Topics

A. 9/11 Remembrance at Sandy Creek High School

Holland mentioned that there would be a 9-11 memorial service on Monday at 7:45 a.m. at Sandy Creek High School.

B. Billy Kelly Memorial Golf Classic

Holland announced that the annual Bill Kelly Memorial Golf Classic would be held on October 29 at Braelinn Country Club.

Executive Session

Holland moved to convene in executive session for threatened or pending litigation and sale, acquisition, or lease of real estate at 8:16 p.m. Prebor seconded. Motion carried unanimously.

Councilman Destadio moved to reconvene in regular session at 8:31 p.m. Holland seconded. Motion carried unanimously.

Adjourn

There being no further business, Destadio moved to adjourn the meeting. Holland seconded. Motion carried unanimously.

The meeting adjourned at 8:32 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: David Borkowski, City Engineer 9/14/2023
Paul Salvatore, Finance Director 9/14/2023
Justin Strickland, Assistant City Manager 9/14/2023
Robert Curnow, City Manager 9/15/2023

DATE: September 21, 2023

SUBJECT: Consider the Purchase of a Slope Mower

Recommendation:

Approve the purchase of R-60 Robotic Slope Mower from Jet-Vac Equipment Company in the amount of \$70,579.27.

Discussion:

This piece of equipment was approved on the 2023 SPLOST to enhance the ability of the Stormwater Department to maintain the City's detention ponds and drainage ways. This vendor is approved under the GA State contract to provide this product to municipalities and other state government departments; therefore, no bidding was required. Based on the above, staff recommends approval of this purchase from Jet-Vac.

Budget Impact:

Sufficient funding is available to cover this item in the 2023 SPLOST. The SPLOST set aside \$95,000 for this item, and the quoted price is \$70,579.27. This equates to a savings of \$19,420.73.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Jonathan Miller, Public Works Director 9/15/2023
David Borkowski, City Engineer 9/15/2023
Paul Salvatore, Finance Director 9/15/2023
Justin Strickland, Assistant City Manager 9/15/2023
Robert Curnow, City Manager 9/15/2023

DATE: September 21, 2023

SUBJECT: Consider the Purchase of a Street Sweeper

Recommendation:

Approve the purchase of Elgin Regen X Street Sweeper from Environmental Products Group in the amount of \$296,900.00.

Discussion:

This piece of equipment was approved in the 2023 SPLOST to replace the existing 2011 Street Sweeper. This new equipment will ensure the City's ability to keep debris and trash from being washed into the storm water system and eventually into our lakes and streams. This vendor is approved under the GA State contract that was put out competitively by State to provide this product to governments for the agreed upon price; no additional bidding is required. Therefore, staff recommends approval of this purchase from Environmental Products Group.

Budget Impact:

The 2023 SPLOST set aside \$190,000 for this item based on historical pricing data from 2020. The quoted price of \$296,900.00 is higher than budgeted but the difference will be made up from the contingency funds in the 2023 SPLOST budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: David Borkowski, City Engineer 9/7/2023
Justin Strickland, Assistant City Manager 9/14/2023
Robert Curnow, City Manager 9/14/2023

DATE: September 21, 2023

SUBJECT: Consider Stormwater Facility Maintenance Agreement with CertainTeed

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with GSI II Inc. (CertainTeed).

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

CertainTeed has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. CertainTeed SW maint agree and plan

Record and return to:

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

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of September, 2023, by and between GSII INC., a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as 200 Sierra Drive, Peachtree City, GA 30269, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 424, Page 409 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "Peachtree City Plant Expansion", dated 06/30/23, and approved by the City on 08/25/2023 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

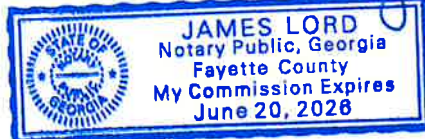
Signed, sealed and delivered
in the presence of:

CRISTINA MARIN-LORD

Witness

[Signature]
Notary Public

My commission expires: 06/20/2026



(Corporate Seal)
Ashley Pless (Owner)

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____ (City Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Micah A. Pace
Name

200 Sierra Dr
Address

Peachtree City, GA 30269
City/State/Zip

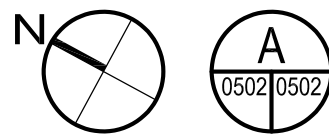
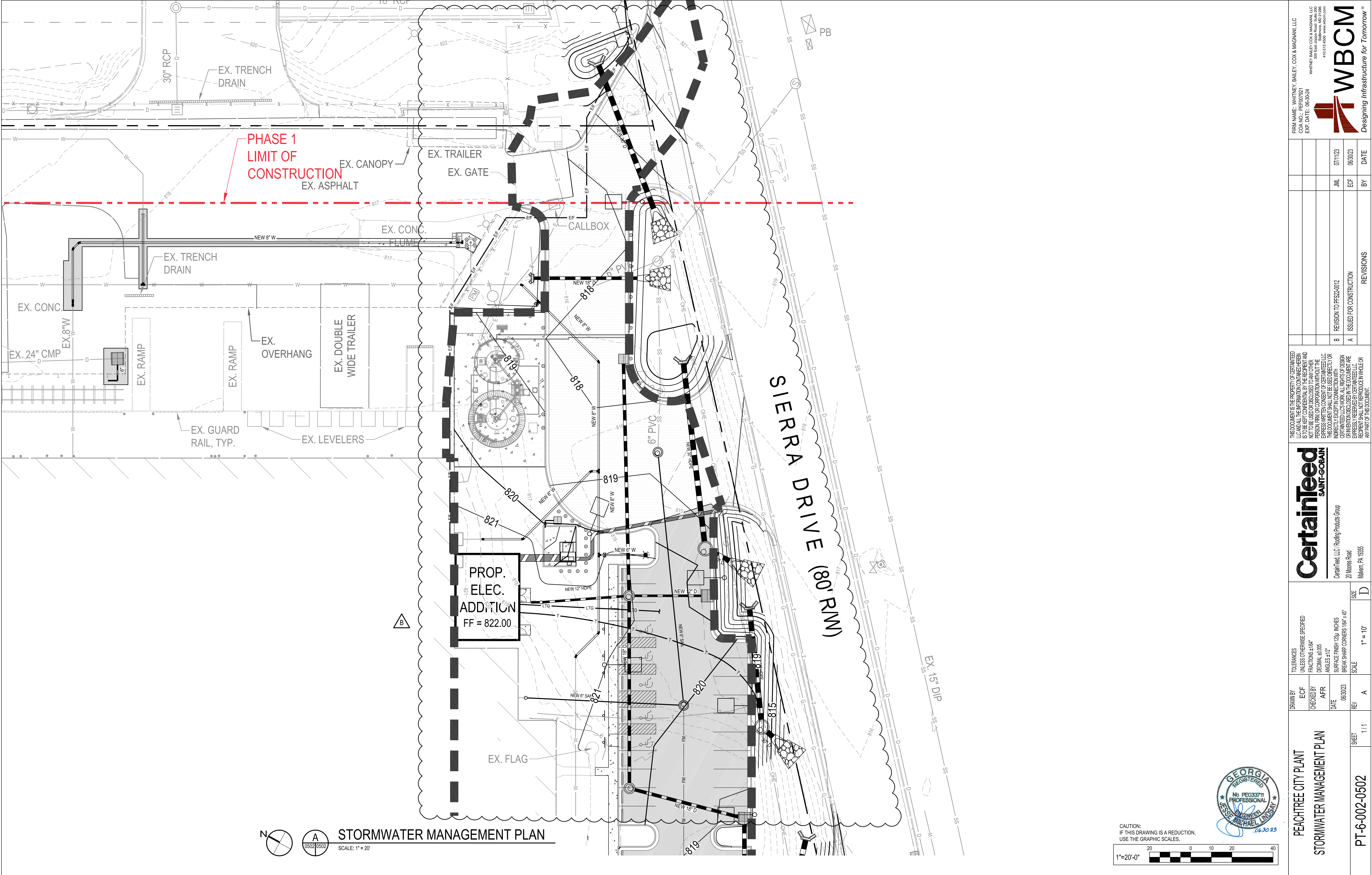
770-486-7813
Telephone Number

Micah.Pace@Saint-gobain.com
E-mail address

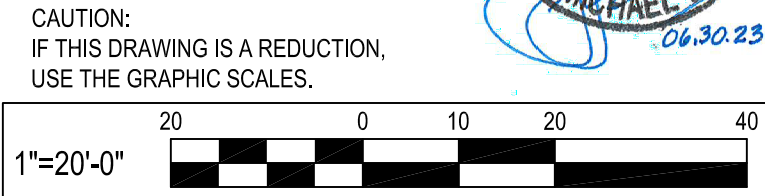
N/A
Fax Number

Approved as to Form:

City Attorney



STORMWATER MANAGEMENT PLAN
SCALE: 1" = 20'



PEACHTREE CITY PLANT
STORMWATER MANAGEMENT PLAN

PT-6-002-0502

SHEET 1/1

DRAWN BY ECF	TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONS ± 1/64"	SIZE D
CHECKED BY AFR	DECIMAL ± 0.005	1" = 10'
DATE 06-30-23	ANGLES ± 1/2°	SCALE
REV	SURFACE FINISH 1/32" INCHES	
	BREAK SHARP CORNERS 1/64" ± 45°	

CertainTeed
SAINT-GOBAIN

CertainTeed, LLC / Roofing Products Group
20 Moores Road
Malvern, PA 19355

THIS DOCUMENT IS THE PROPERTY OF CERTAINTeed, LLC AND ALL INFORMATION CONTAINED HEREIN IS TO BE KEPT CONFIDENTIAL BY THE RECIPIENT AND NOT TO BE USED OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION WITHOUT THE EXPRESS WRITTEN CONSENT OF CERTAINTeed, LLC. THIS DOCUMENT SHALL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF CERTAINTeed, LLC. CERTAINTeed, LLC MAKES NO WARRANTY, REPRESENTATION OR ENDORSEMENT OF ANY DESIGN OR MATERIALS USED IN THE DOCUMENT ARE EXPRESSLY RESERVED BY CERTAINTeed, LLC. RECIPIENT SHALL NOT REPRODUCE IN WHOLE OR ANY PART OF THIS DOCUMENT.

REVISIONS	BY	DATE
B REVISION TO PFS24012	JML	07/1/23
A ISSUED FOR CONSTRUCTION	ECF	06/30/23

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 9/14/2023
Robert Curnow, City Manager 9/14/2023

DATE: September 21, 2023

SUBJECT: Resolution Lease/Purchase Government Finance Corporation, Inc.

Recommendation:

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

Discussion:

Following the approval of the fiscal year 2024 budget, this Official Intent Resolution is presented to Council for adoption in order to include in future financing any money paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under the lease/purchase plan. The resolution in an amount not to exceed \$2,547,414 is attached. This amount includes \$2,318,380 for equipment budgeted in fiscal year 2024, \$229,034 for equipment budgeted in fiscal year 2023 financing. Due to supply-chain demand, 3 items from fiscal year 2023 were not available for purchase until fiscal year 2024.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2024 budget.

Attachments:

1. Official Intent Resolution - FY2024 Capital Lease (4)

OFFICIAL INTENT RESOLUTION #09212023-C-C

WHEREAS, Peachtree City (the “City”) expects to obtain financing (the “Obligations”) through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed \$2,547,414 to finance the costs of acquiring Server, Firewall, Storage, IP Phone System, and Data Center Switch replacements, Storage Unit, Data Security, Physical Security and BS&A Cloud upgrades; Public Safety equipment replacements to include: Police Vehicles (11), Fire Staff Vehicle (1), and Code Enforcement Vehicle (1); Recreation equipment replacements to include: Zero-turn Mower (1), Ford Explorer (1), F350 Utility bed & pipe rack (1); and Public Service equipment replacements including: Zero-turn Mowers (3), Tractor Truck (1), 35 Ton Low-Boy Trailer (1), Asphalt Rollers (2), Ford Ranger (1), NPR Flatbed (1) and P/U Trucks (1 F150 and 1 F250); and

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

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

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

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

DULY ADOPTED THIS _____ day of _____, 2023.

PEACHTREE CITY

(SEAL)

By: _____
Kim Learnard
Mayor

Attest:

Yasmin Julio
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, **Yasmin Julio**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the _____ day of _____, 2023, the original of such resolution being duly recorded in the Minute Book of the Governing Body, which Minute Book is in my custody and control.

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

and that the following members were absent:

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

Aye _____ Nay _____

WITNESS my hand and the official seal of the Peachtree City, this the _____ day of _____, 2023.

Yasmin Julio
City Clerk

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 9/15/2023
Robert Curnow, City Manager 9/15/2023

DATE: September 21, 2023

SUBJECT: Consider Planning Commission Appointments

Recommendation:

Re-appoint Felicia Reeves to the Planning Commission for a full three-year term beginning on October 1, 2023, and appoint Raymond Liotta as the alternate.

Discussion:

The Planning Commission has two seats available; one seat is that of Felicia Reeves, who was fulfilling the remainder of Paul Gresham's vacated term which ends on September 30, 2023, and the other is the alternate position which is re-appointed annually. The application period was open for eight weeks and six applications were received. All applicants were interviewed by the selection committee comprised of Mayor Kim Learnard, Councilmember Frank Destadio, and Planning Commission Chairperson Michael Link. The recommendation of the selection committee is to reappoint Ms. Felicia Reeves to the open seat and appoint Mr. Raymond Liotta as the alternate.

Budget Impact:

This item should have no budgetary impact

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 9/15/2023
Robert Curnow, City Manager 9/15/2023

DATE: September 21, 2023

SUBJECT: Consider Airport Authority Appointments

Recommendation:

Re-appoint Gary Zarlengo to the Airport Authority for a full five-year term beginning on January 1, 2024 and appoint Miranda Shockley as the alternate.

Discussion:

The Airport Authority has two seats available; one seat is that of Gary Zarlengo, who was fulfilling the remainder of Kevin Lund's vacated term which ends on December 31, 2023, and the other is the alternate position which is re-appointed annually. The application period was open for eight weeks and five applications were received. All applicants were offered an interview and four accepted. The selection committee was comprised of Mayor Kim Learnard, Councilmember Mike King, and Airport Authority Chairperson Greg Garmon. The recommendation of the selection committee is to reappoint Mr. Gary Zarlengo to the open seat and appoint Ms. Miranda Shockley as the alternate

Budget Impact:

This item should have no budgetary impact.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 9/13/2023
Justin Strickland, Assistant City Manager 9/14/2023
Robert Curnow, City Manager 9/14/2023

DATE: September 21, 2023

SUBJECT: 09-23-04 Rezoning of 1999 and 2011 Highway 54 from OI office to GC general commercial

Recommendation:

Staff is of the opinion that the proposed rezoning does not meet a majority of the criteria for rezoning and does not recommend approval. However, should City Council approve the request, staff recommends the following conditions:

- There shall be no vehicular access from these tracts to or from Sumner Road.
- A 25-foot undisturbed landscape buffer shall be preserved along Sumner Road. Additional evergreen landscaping may be required to create an evergreen buffer.

The Planning Commission voted to recommend denial, and the vote was unanimous.

Discussion:

The property owners of 1999 and 2011 Highway 54 are requesting rezoning from OI Office Institutional with conditions to GC General Commercial. They propose redeveloping both properties into a single commercial car wash. See the Zoning Map and the applicants' conceptual development plan attached at the end of this memo.

The properties are single-family homes that were repurposed to offices. Both properties have frontage along Highway 54 and Sumner Road. They were annexed into Peachtree City in 2013, along with properties up to the Peachtree Professional building on the northwest side of Highway 54. When the properties were annexed into the City, they were zoned to OI with conditions that prohibited driveway access to Sumner Road.

In addition to the conceptual site plan, the applicants have provided a Narrative and a Trip Generation Memo, both of which are attached at the end of this memo.

Evaluation Criteria:

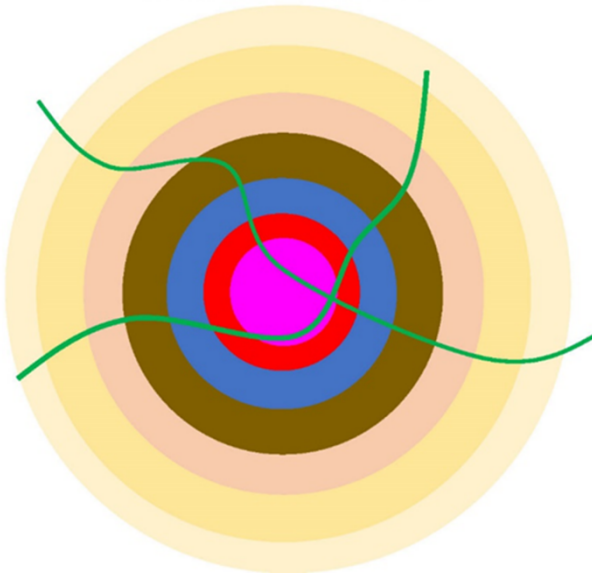
Per Section 1304 of the Zoning ordinance, City Council shall consider the following factors, where relevant, when evaluating a proposed change to the zoning map:

1. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*
2. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*
3. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*
4. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
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;*
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.*

Comprehensive Plan and Future Land Use Map

The Comprehensive Plan states that the land uses within a Village Center should follow the 'step-down' land use model, which places the most intense land uses (commercial and mixed-use) in the center and then gradually decreases land intensity outwards. This model buffers low-density residential uses from high intensity uses such as commercial.

The graphic below depicts the step-down land use model. Commercial (red) and Mixed-Use (pink) are located in the center. Then Office (blue) and Multi-Family Residential (dark brown) step the land use intensity down. The lowest-intensity land uses of residential are located on the outer rings, shown in various shades of beige. The lowest-intensity land use is Single Family Low (shown in lightest beige). The multi-use path system and greenbelts are shown as green lines connecting all land uses together.



The Comprehensive Plan states that commercial, mixed-use, office, and multi-family residential uses are appropriate land uses within a Village Center. The attached Future Land Use map shows that the properties are located within a Village Center and have a Future Land Use designation of Office. While the requested commercial use is appropriate within a Village Center, the Office designation on the Future Land Use map is a response to the low-density residential located across Sumner Road. As depicted in the step-down land use model, the proposed office use on these properties buffers the low-density residential on Sumner Road from the commercial uses on Highway 54.

Planning Commission Action

The Planning Commission held a public hearing on this item at their September 11, 2023 regular meeting. Comments made by the public and commissioners included:

- Desire for a car wash on the east side of the City
- Concern over noise impacts on nearby residents from vacuums and cleaning machines
- Potential impacts on existing traffic
- Lack of cart path on Sumner Road
- Existing water pressure issues in the residential area
- Desire to have the architectural style of the building match the Peachtree City aesthetic standards

The applicant agreed with the staff recommendations except that they preferred to clear the existing trees along Sumner Road and plant a double-row of evergreen trees and erect a privacy fence. They also stated that the vacuums are encased in a special structure designed to reduce the noise level to 75 decibels. The applicant expressed a desire to meet the Peachtree City architectural aesthetics and are willing to work with the community to design the building.

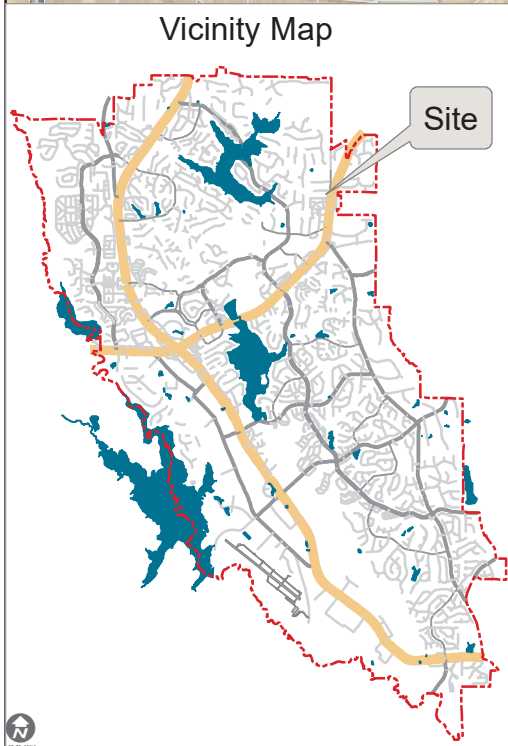
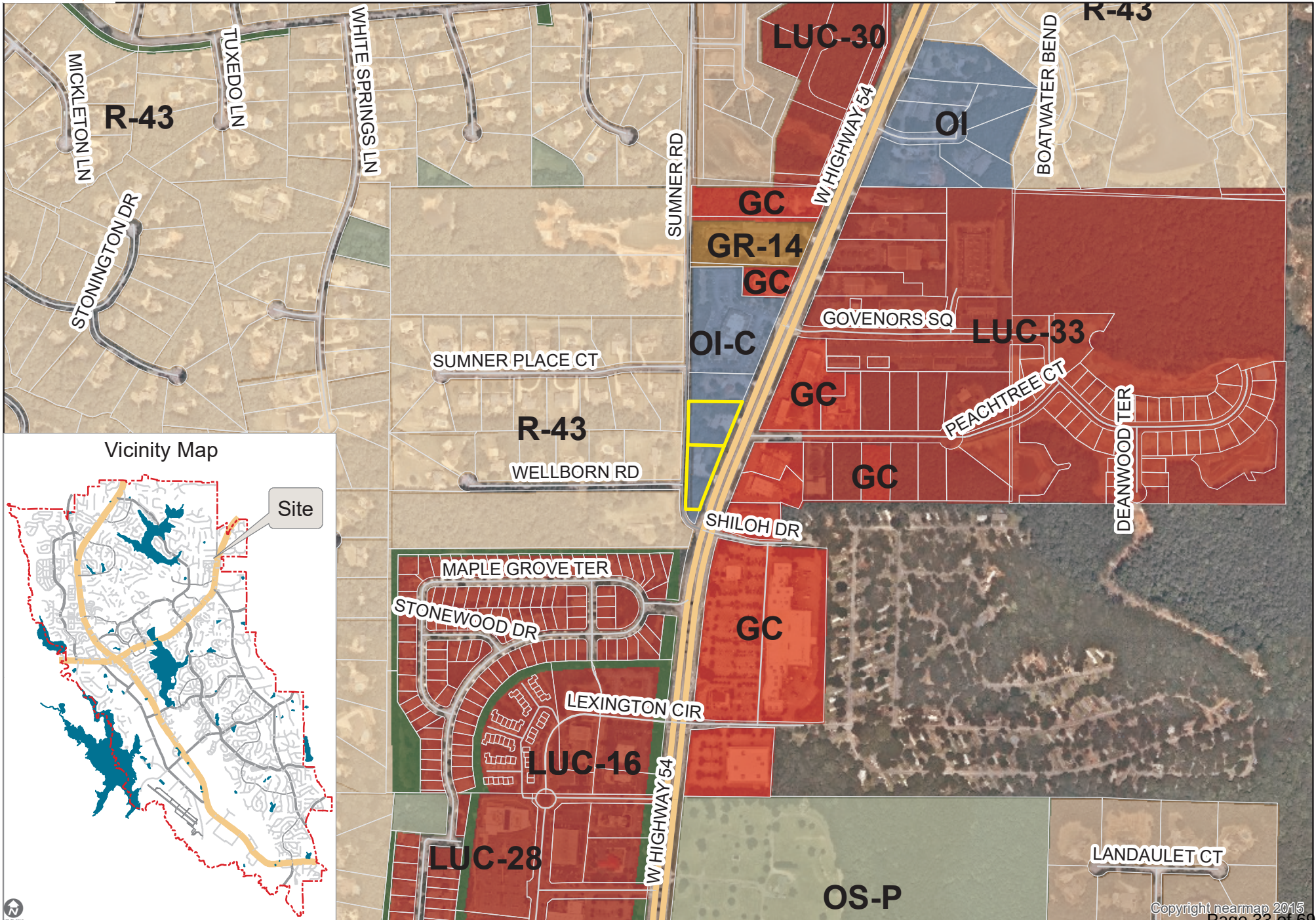
The Planning Commission voted to recommend denial, and the vote was unanimous.

Budget Impact:

There are no budget impacts to the Fiscal Year 2024 approved budget for this item.

Attachments:

1. Zoning Map
2. Site Plan
3. Applicant Narrative
4. Trip Generation Memo
5. Future Land Use Map





1. PROPERTY NEEDS TO BE REZONED FROM O-I (OFFICE) TO GC (GENERAL COMMERCIAL).
2. PROPERTY HAS "OTHER" SPECIAL REQUIREMENTS BASED OFF CURRENT ZONING.
3. PROPERTY MAY REQUIRE BIGGER BUFFERS THAN CURRENTLY SHOWN, FURTHER RESEARCH REQUIRED.

SCALE: 1" = 30'

A horizontal graphic scale bar with tick marks at 0, 30, 60, and 90 feet. The text "SCALE: 1" = 30'" is positioned above the right end of the bar.

APPLICANT NARRATIVE

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.275
E-mail: sjones@taylorench.com

July 31, 2023

VIA EMAIL: RCailloux@peachtree-city.org

Ms. Robin Cailloux, Director
Peachtree City, Georgia
Planning & Development Department
153 Willowbend Road
Peachtree City, Georgia 30269

Re: 1999 Highway 54, Fayetteville, Georgia 30214; Fayette County Parcel Identification Number: 0719 033 (the “Bost Property”); 2011 Highway 54 West, Fayetteville, Georgia 30214; Fayette County Parcel Identification Number 0719 032 (the “Paletta Property” and collectively with the Bost Property the “Property”); and Applications for Rezoning the Property (collectively, the “Application”).

Dear Ms. Cailloux:

This letter serves to convey to the Planning & Development Department (the “Department”) of the City of Peachtree City, Georgia (the “City”), and as the report/letter of intent (the “Report”) for, the Applications.

The Applications seek to rezone the Property for a Foamworks Auto Spa (“Foamworks”), a class-A owner and operator of car washes. Foamworks refers to its locations as Auto Spas because Foamworks aims to provide a more luxurious experience for customers by focusing meticulous attention on their cleaning process and customer service. This includes using high-quality products, state-of-the-art equipment, and skilled technicians who are required to participate in regular educational events focused on adopting and mastering new techniques and processes.

Foamworks has existing locations in Georgia in Brunswick, Fayetteville, Lithia Springs, Macon, Riverdale, Stockbridge, and Vidalia. Foamworks has locations that will open soon in Georgia in Alpharetta, Cordele, Ellenwood, and McDonough.

The Properties

The Property consists of 1.951 +/- acres, identified as TPNs 0719 033 and 0719 032. The Property is currently zoned OI office institutional district (“OI”), under the 1977 Zoning Ordinance of Peachtree City, Georgia, as amended (the “Zoning Ordinance”), which is codified at Appendix A of the Code of Ordinances, City of Peachtree City, Georgia (the “Code of Ordinances”). Zoning Ordinance § 1005B.6. As presently zoned, an auto spa is not a permitted use on the Property. *Id.* The Application seeks to rezone the Property to GC general commercial (“GC”), a district in which an auto spa is permitted. Zoning Ordinance § 1006.2(3). As shown by Figure 1 below, an excerpt of the official zoning map of the City below, the majority of properties in proximity to the Property and also fronting on Service Road 54 West (i.e., “Highway 54”) are zoned GC or for commercial use. Zoning Ordinance § 1006.2(3). The OI zoning applied to the Property is an outlier in the general vicinity of the Property.

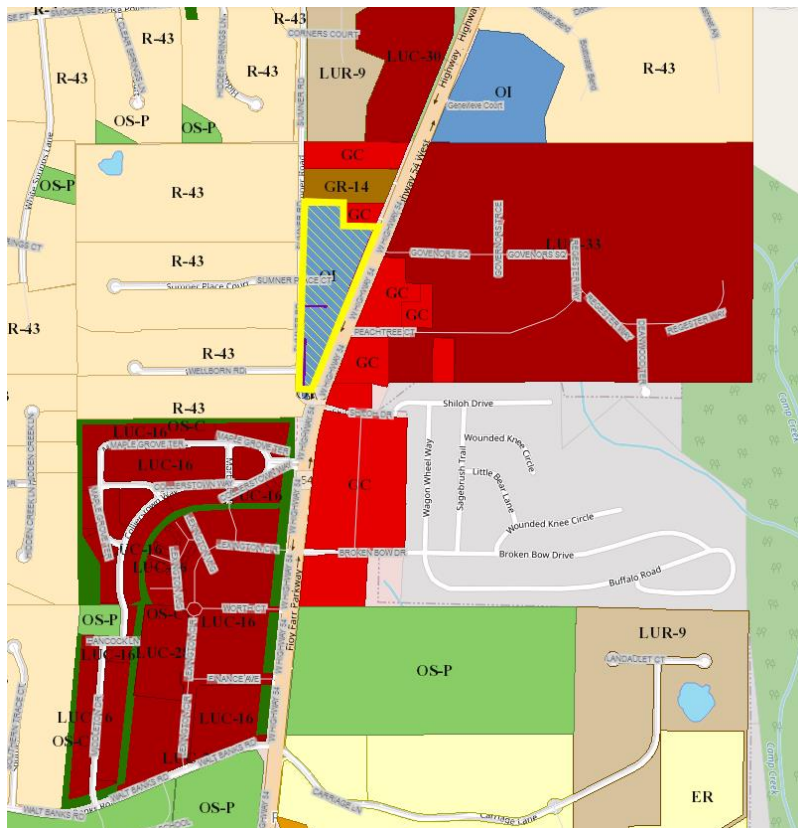


FIGURE 1

Proposed Use and Description of Daily Operations

The proposed use of the Property is an automotive car wash facility (i.e., an auto spa), which is a permitted use in the GC zoning district. Zoning Ordinance § 1006.2(3).

The daily operation of the auto spa is similar to normal car wash. However, the customer experience, maintenance, upkeep, and of the auto spa are anything but typical. Foremost, Foamworks is committed to exceptional customer service and experiences. Additionally, Foamworks utilizes specialized, eco-conscious chemicals and 100% water reclamation. In addition to its industry-leading chemicals, Foamworks equipment is designed to provide scratch-free washes to the most luxurious cars and finishes, a claim that is not true of most competitors.

Upon opening and throughout the day, team members will greet customers, answer inquiries, and provide information about available services and pricing options, and assist customers with selecting the appropriate wash package and processing payments.

Before a vehicle enters the wash bay, team members perform pre-wash tasks such as removing debris, vacuuming interiors, or applying pre-wash treatments to remove stubborn stains or dirt. Once a vehicle is ready, it enters the wash bay where automated washing equipment is used to clean the exterior. This includes high-pressure water jets, brushes, foam applicators, and other cleaning tools. After the wash, air dryers, microfiber towels, or other drying methods are used to remove excess water from the vehicle's surface. The customers will then drive around to the vacuum station to vacuum their vehicles, and apply finishing touches, such as tire shine or window cleaning, to enhance the vehicle's appearance.

Throughout the day, team members will perform routine maintenance tasks to ensure the wash equipment is functioning properly. This includes checking water levels, performing inspections and maintenance on the wash equipment and water reclamation system, replacing cleaning agents, and inspecting brushes. Generally, Foamworks employs five to eight total employees, including the manager, at each location. Foamworks hires from within the community it serves and pays industry-high wages.

Analysis of the Rezoning Factors

The Zoning Ordinance sets forth the following factors (the "*Rezoning Factors*") governing consideration of Rezoning Applications, like the Application. Zoning Ordinance § 1304(1)(e). Below, each factor is restated along with the Applicant's analysis of each such factor.

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

Zoning Proposal is in conformity with the policy and intent of the land use plan based on the following components:

Land Use: The Property is located along a portion of Highway 54 which is within the Lexington Village Center boundary where the majority of adjoining and nearby properties are zoned for general commercial use. City's Comprehensive Plan, adopted August 2022, (the "Comprehensive Plan" or the "Land Plan"), p. 44; Figure 1 (above). The Comprehensive Plan provides that one of the Villages Policies and Strategies, PLU 2, seeks to "[l]ocate commercial uses within a Village Center [and] . . . [d]iscourage expansion of commercial uses outside of Village Centers." Comprehensive Plan, pp. 39, 45, 49. The City's Comprehensive Plan also states that the appropriate land uses within a village center include commercial uses, and that GC is an appropriate zoning district within a village center. *Id.* Additionally, the proposed use will not have any impact on public and educational facilities because it will not add any additional residents and the majority of customers will be passersby or live in the general area.

Community Design: The Land Use & Development Pattern Map in the City's Comprehensive Plan shows commercial uses on properties nearby and adjacent to the Property. In conjunction with the Land Use component, as described above, the project fits in with the village concept. Although designed for automobiles, the proposed use is interconnected with the multi-use path. As shown by the renderings to-be-filed with the Application, the building architecture, signs, landscaping, lighting, and other urban design elements are fitting with the surrounding area.

Economic Development: Foamworks facilities provide full and part-time employment opportunities within the community. The auto spa will require staff to operate the facility, perform car wash services, and manage customer interactions, thereby contributing to local economic growth and providing job opportunities for community members.

Potable Water: Foamworks goes through great efforts to ensure water conservation by using eco-conscious chemicals, 100% water reclamation technology, and water-saving techniques and equipment, such as high-pressure nozzles and water recycling systems. This helps to minimize water consumption compared to washing vehicles at home, where excessive water usage is common. It also ensures that wash products remain out of local waterways and stormwater systems.

Sewer: Foamworks has incorporated leading-edge technologies, state-of-the-art equipment, eco-conscious chemical compositions, and 100% water reclamation to

ensure the capture and treatment of after-wash water, preventing wash products from entering storm drains and local waterways.

Transportation: The Property will be designed with proper traffic flow and parking considerations, allowing adequate parking spaces and well-deigned entrance and exit points which will minimize congestion and ensure that the auto spa does not create traffic issues that would be an excessive or burdensome use on the City's streets.

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

Yes, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is currently zoned for limited office and institutional uses; however, the development trend in the area is towards general, highway commercial uses. This is because the property fronts on a state route, Highway 54.

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

The proposal will have no adverse effects on the use or usability of the adjacent or nearby properties. As noted above, the proposed auto spa is consistent with the Comprehensive Plan and the development and zoning trend in the area.

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

The Property's unique shape and size are different than other properties in the same district. Namely, the property is less than 2 acres and is triangle shaped, meaning the Property's developable area is limited. Without the requested rezoning, the proposed use will not be viable. While the property may be used in accordance with the existing regulations, the current zoning unreasonably limits the use of the Property and creates a substantial burden to the applicant. The uses permitted on the Property as currently zoned have diminished or destroyed the economic use of the property. Specifically, the market has dictated that the Property is suited for commercial uses, such as an auto spa, and not office institutional uses, which are the only uses permitted on the Property as presently zoned. Zoning Ordinance § 1005B.6.1. In fact, only 11 narrowly defined uses are permitted on the Property, as presently zoned (e.g., non-commercial club or lodge, publicly owned building, facility, or land, utility services, accessory uses, small restaurants (with no more than 60 seats), and educational facilities). The Zoning Ordinance as applied to the property creates a practical and unnecessary difficulty.

(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; and

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The zoning proposal will not result in any excessive or burdensome uses on the City's transportation facilities or schools because it will not add any additional students to the school system and the vast majority of trips to a car wash are pass by or local, not destination, trips. This means that an auto spa will not create significant new traffic because most of its daily customers will be those already traveling the roadways adjacent to the Property. Additionally, Foamworks uses an environmentally-conscious reclamation system to capture and treat the water used in the auto spa process so that it can be reused, thereby minimizing any excessive or burdensome uses on the City's utilities.

(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.

The proposed zoning map amendment would increase the value of the adjacent commercial properties, as well as drive more business to the local community by virtue of having an auto spa in close proximity to local shopping centers and other business establishments.

As shown above, all of the Rezoning Factors support approval of the Applications. As result, the Applicant respectfully request that the Applications be approved as presented without any conditions not consented to the by the Applicant.

Should you desire any additional information, please do not hesitate to contact me.

Sincerely,

/s/ Steven L. Jones

Steven L. Jones, Esq.
TAYLOR ENGLISH DUMA LLP



Memorandum

To: FoamWorks Auto Spa, LLC
From: Abdul Amer, PE
Date: August 15th, 2023
Subject: **Trip Generation Memorandum** for proposed FoamWorks Auto Spa in Fayette County, Georgia | A&R 23-139

The purpose of this memorandum is to estimate the trip generation that will result from the proposed car wash development on SR 54 (Floy Farr Parkway) in Fayette County, Georgia. The proposed development will have one automated car wash tunnel and will be accessible via a right-in/right-out driveway on SR 54. The location of the development is shown below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the PM peak hour. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE Land Use Category 948 – *Automated Car Wash*.

Land Use: 948 – Automated Car Wash: An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility.

Since the 11th edition of ITE trip generation does not have weekday car wash data (Land Use 948) for the AM peak hour and the overall 24-hour volumes, engineering judgment was used to determine these values based on the PM peak hour values. Assuming automatic car washes generate more trips during the PM peak hour, hourly distribution was estimated from 7 AM – 7 PM based on PM peak hour values provided by ITE to obtain the estimated AM peak hour and overall 24-hour trip volumes.

Additionally, pass-by site volumes were also estimated using engineering judgement based on similar ITE land use reduction values. Since the 11th edition of ITE does not have pass-by percentage data for category 948 – *Automated Car Wash*, two similar categories were chosen for comparison. The first category; 944 – *Gasoline/Service Station* has pass-by rates of 63% for the AM peak hour and 57% for the PM peak hour. According to ITE, this category can apply to gas/service stations that also have a car wash.

The gasoline/service station may also have a car wash. Convenience store/gas station (Land Use 945) and truck stop (Land Use 950) are related uses.

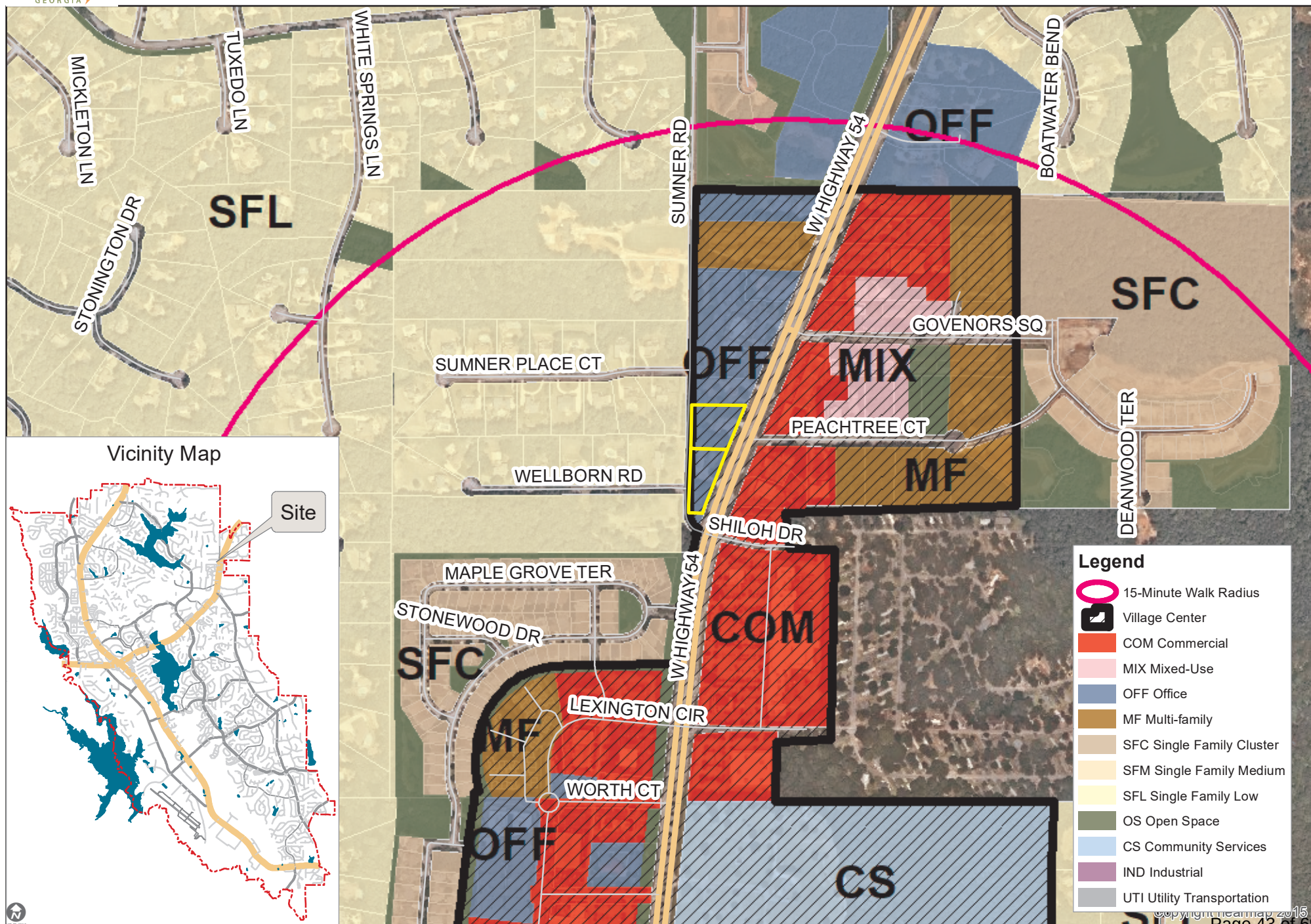
As ITE lists land use 945 – *Convenience Store/Gas Station* as a related category, its pass-by reduction rates of 60% for the AM peak hour and 56% for the PM peak hour (between 2-8 vehicle fueling positions) were also considered when determining the estimated rates for land use 948. Taking these ITE rates into account, it is our professional opinion that the pass-by rate for an automated car wash (with one wash tunnel) in this case will be between at least 30-50%, with 40% being selected for the overall estimations.

TRIP GENERATION

The results of the site-generated traffic analysis for the proposed development are shown in Table 1 below.

TABLE 1 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 948 – Automated Car Wash	1 Wash Tunnel	10	10	20	39	39	78	476
Pass-by Trips (Estimated at 40%)		-4	-4	-8	-16	-16	-32	-190
New External Trips (with Reductions)		6	6	12	23	23	46	286

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed residential development will generate 12 new external two-way trips in the AM peak hour, 46 new external two-way trips in the PM peak hour and 286 new external two-way trips in a 24-hour duration.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 9/11/2023
Justin Strickland, Assistant City Manager 9/11/2023
Robert Curnow, City Manager 9/13/2023

DATE: September 21, 2023

SUBJECT: 09-23-03 Annexation and Rezoning for 52 acres located at the end of Stagecoach Road and along Spear Road from unincorporated Fayette County A-R zoning to Peachtree City E-R and LUR zoning.

Recommendation:

Please find staff recommendations at the end of this memo.

Discussion:

Peachtree City ordinances outline the process under which City Council will hear a property owner's request for annexation. The annexation request discussed in this memo is not being made by Peachtree City Council.

Michael Hyde, the property owner of about 52 acres on Stagecoach Road and Spear Road, is requesting the annexation and zoning into Peachtree City. The applicant proposes to develop the land into two separate subdivisions. A copy of the applicant's Narrative and Conceptual Site Plan are attached to this memo. This item was continued by City Council at their September 7th meeting, where the public hearing was held and closed.

The first subdivision, called Kensington Gardens West, consists of 13.2 acres and is requesting to be zoned E-R Estate Residential, which has a minimum lot size of 3 acres. This subdivision is proposed to be accessed from Stagecoach Road. While the plan shows two (2) lots, the requested zoning classification would allow up to four (4) lots. The second subdivision, called Kensington Gardens East, consists of about 39.6 acres and is requesting to be zoned to LUR Limited Use Residential to allow a 21-lot single family residential development. This subdivision is proposed to be accessed from Spear Road. This is a change made by the applicant in response to the public hearing.

Current Zoning

The attached Zoning Map shows the zoning of the surrounding area. The annexation territory is currently zoned A-R, Agricultural Residential, in unincorporated Fayette County. Booth Middle School and the housing on Carriage Lane and Spear Road are

zoned E-R Estate Residential. The Hyde Park subdivision on Landaulet Court is zoned LUR Limited Use Residential for a single-family development with a minimum lot size of 1.5 acres.

Adopted Future Land Use

The attached Future Land Use Map shows the adopted future land use for the area. The annexation territory in the County is planned for Rural Residential -3, which has a minimum 3-acre lot size. The County also does a broad-stroke mapping of potentially environmentally sensitive areas along major streams and tributaries, shown in green on the map and labeled, "ENVIRO." The purpose is to notify property owners that future development will require further environmental surveys, and that protection of these land types is required where they are discovered.

The surrounding area within Peachtree City is mapped as CS Community Services for the school and church, SFM Single Family Medium for lots that are ¼ acre or larger, and SFL Single Family Low for lots that are 1 acre or larger. The proposed development would fit the definition of SFL Single Family Low.

County Board of Commissioners Action

Per Georgia law, the County had a 30-day window to officially object to an annexation by resolution. The County Board of Commissioners considered the item at their August 24th meeting and voted unanimously to "not object". Therefore, the annexation process may proceed and the City Council may act on the request and be in compliance with the state law.

Impact on Community Facilities

The Step Two application for annexation requires a review of how the proposed development will affect the City's facilities and services, which are summarized below. Water will be provided by Fayette County Water System and is available at the site. Sewerage will be provided by individual private septic systems permitted by the Fayette County Health Department. Public education is provided by the Fayette County School Board, and the area is zoned for Huddleston Elementary, Booth Middle, and McIntosh High schools.

Public safety will be provided by Peachtree City upon annexation. The Peachtree City Police and Peachtree City Fire and Emergency Services Departments have reviewed the application and indicate that the growth in service area will not impact their ability to continue providing high quality service and response times to the entire City.

Public roads serve the property. Access to the development is via Stagecoach Road, which is in the process of being dedicated to Peachtree City by the Fayette County School Board. An extension of Stagecoach Road is proposed by the applicant to the new subdivisions. This extension and the roads within the development must be constructed to Peachtree City standards and at the expense of the developer.

The Conceptual Site Plan shows a multi-use path adjacent to the Stagecoach Road

extension. All paths shall be required to be constructed to City standards.

Consistency with Comprehensive Plan

City staff have assessed the proposal's compliance with goals and policies adopted in the Comprehensive Plan, in particular its ability to satisfy Natural Resource, Land Use, and Housing goals.

NATURAL RESOURCES

The City has adopted a goal of preserving environmentally sensitive lands in greenbelts and permanently protected open spaces. The proposed Conceptual Site Plan does not meet this standard because the floodplains are incorporated into the proposed lots. However, the applicant's Narrative states that they are open to dedicating this land to a conservation trust. If this land is removed from the lot, the lot sizes will be reduced.

LAND USE

Peachtree City's Comprehensive Plan utilizes the Village Concept as the driving development pattern for the City. A Village Center is an area of high activity with a mix of commercial uses and then steps down in land use intensity from multi-family residential to low density residential. Low density residential as defined on the Future Land Use Map (Single Family Low with residential lot sizes of one acre or larger) should be located outside of a Village Center.

The proposed development is not located within a Village Center. Therefore, the residential use is appropriate, and should be at a lot size of at least one (1) acre or larger to meet the standards for SFL Single Family Low designation on the Future Land Use Map.

HOUSING

The Comprehensive Plan includes a policy of encouraging housing options that accommodate aging in place, working from home, and multi-generational families while protecting the residential character of established neighborhoods. While not specified in the annexation application, proposed housing could meet this policy if it includes accessible design options such as main-level bedroom suites, home offices, and low-maintenance siding.

Budget Impact:

City Staff updates the Peachtree City Land Use Fiscal Impact Analysis annually with each budget to give a broad-scope analysis of providing City services overall. The analysis is based on existing land use and the number of existing dwelling units in the City to, among other things, determine the average annual cost of providing City services to each dwelling unit. The Fiscal Year 2024 average cost of City services per dwelling unit is \$1,379. To recoup this cost in property taxes alone, the Fair Market Value (FMV) of a dwelling unit would need to be \$570,407.

The Land Use Fiscal Impact Analysis also calculates the Fair Market Value per acre to recoup the cost of providing City services. The Fiscal Year 2024 average cost of City

services per residentially-zoned acre is \$4,455. To recoup this cost in property taxes alone, the Fair Market Value of an acre of residentially-zoned land would need to be about \$1,842,983.

The Table below summarizes the property-tax generation of the property comparing three scenarios: (Existing Conditions) shows the revenue of the property currently, (Scenario A) shows revenue of the property if the land is developed per the County's Future Land Use Map, and (Scenario B) shows revenue from the property if it is developed as proposed. Because the applicant states that the proposed development will be comparable to Hyde Park, the average value of the lots in Scenario A and B are based on the average lot value of existing homes in Hyde Park.

Existing Conditions									
Property Use	Fair market Value	Assessed value	School	County Fire	County EMS	911	County	City	Total
<i>Agricultural Residential</i> <i>(no change in existing conditions)</i>	\$334,990	\$133,996	\$2,680	\$411	\$61	\$28	\$541	\$0	\$1,041
Scenario A: Not annexed and developed as FLU in County									
Residential (14 3-acre lots @ \$1M)	\$14,000,000	\$5,600,000	\$112,000	\$17,192	\$2,554	\$1,176	\$22,590	\$0	\$43,512
Scenario B: Annexed and developed as proposed									
Residential (developed) (23 lots @ \$1M)	\$23,000,000	\$9,200,000	\$184,000			\$1,932	\$37,113	\$55,596	\$278,640

Planning Commission Recommendation

The Planning Commission held a public hearing on August 14, 2023. Public commenters expressed concerns over traffic impacts resulting from the 23 new homes, access to the middle school, and concern about development of adjacent property next to the requested property. Commentors also expressed concern over safety and traffic impacts that the school has had on the traffic signal at Walt Banks and Carriage Lane.

The applicant's representative expressed general support for the staff recommended conditions, except for the location of the Stagecoach Road extension. For this condition, they stated that the original roadbed of Stagecoach Road was not located fully on their property.

The Planning Commission voted to recommend denial of the request. The vote was unanimous.

Staff Recommendations

Should the City Council approve the request, staff recommends the following conditions of approval be considered for the LUR zoning:

1. *If primary access for the LUR subdivision is via an extension of Stagecoach Road, it shall be designed as a Village Collector road and shall comply with the design standards stipulated in Section 803 and the buffer standards stipulated in Section 723 of the Land Development Ordinance. No lots shall directly front Stagecoach Road.*

2. *Environmentally sensitive lands such as floodplains, wetlands, streams, and their associated buffers shall be platted separately from residential lots and dedicated to either a non-profit land trust, a Home Owners' Association, or the City.*
3. *A 50-foot non-disturb landscape buffer shall be located along Spear Road.*
4. *Permitted uses include all uses permitted in the ER estate residential zoning district. Conditional uses shall include all the conditional uses permitted in the ER estate residential zoning district.*
5. *A maximum of 21 residential lots is permitted.*
6. *Minimum lot size shall be one acre.*
7. *Minimum lot width along a street shall be 100 feet or 35 feet along a cul-de-sac.*
8. *Building setbacks shall be: Front building setback: 50 feet Side setback: 15 feet Rear setback: 30 feet*
9. *Homes shall be faced with either brick, stone, or cementitious siding. Building elevations facing public streets or visible from a public street shall not be blank and shall utilize the same level of architectural detailing as the front elevation.*
10. *All homes shall have at least one ground-level bedroom and full bathroom.*
11. *The Applicant shall establish a Home Owners' Association, which shall be responsible for the maintenance of community facilities, subdivision entrance signs, and sidewalks. A note to this end shall be placed on the final plat.*

Attachments:

1. Applicant Narrative
2. Conceptual Site Plan
3. Zoning Map
4. Future Land Use Map



APPLICANT **Narrative**

PREAMBLE

Each of the subject tracts was purchased separately over the last 28 years by Applicant in furtherance of a larger, long range plan first envisioned in 1985 with the initial land purchase and subsequent development in 2005 of Hyde Park (Phase 1). As key components for Hyde Park's development, a Declaration of Protective Covenants, HOA By-Laws, Deed Restrictions AND Development Guidelines were carefully crafted with the anticipation of several future land purchases within the delineated, contiguous land lots (61 and 68).

The resulting build out of Hyde Park (Phase 1) is the example to be followed for the subject development of Phase II, to be known as Kensington Gardens at Hyde Park. Clearly the subject property is part of a very long range plan and not of a speculative nature.

Applicant has been a citizen of Peachtree City since 1974, has operated multiple businesses in Peachtree City since 1978, developed a previous high quality neighborhood development adjacent to this property, and has raised a family that now lives and works in Peachtree City as well. Applicant and his family are looking to do another high quality development that matches the character of Peachtree City that they understand and cherish.

Comprehensive Plan Goal Statements

1. Natural Resources

The subject property borders the West and East sides of Camp Creek and, of the approximate 52 acres, roughly 12 acres (23%) are within the floodplain. The remaining 40 acres rises quickly away from the floodplain and any environmentally sensitive areas. It is our intention to develop the East side first, incorporating a new bridge over the creek and to develop the West side after the East side is completely developed and occupied.

With the Comprehensive Plan firmly in mind, our goal is to clearly protect this waterway and its drainage areas. To this end, we have already tentatively agreed with The Southern Conservation Trust (See Attached) to dedicate the creek and floodplain areas for conservation, and we are also receptive to involvement with the FCBOE/Booth Middle School in conjunction with their previous "Project

Adventure” or similar program. We are also receptive to alternative cartpath placement and/or a potential City easement/greenbelt along the waterway.

In any event, these areas are fully protected within stringent existing Federal, State, and Local regulations, which will be further protected by certain deed restrictions and land covenants as deemed necessary for proper development.

It is worth noting that the current Fayette County (Unincorporated) Land Use Plan incorrectly shows the West Camp creek boundary as environmentally sensitive (wetlands?) fully abutting the Peachtree City limits almost the entirety of our property. This designation is factually incorrect. Prior Fayette County Land Use Plans along with Fayette County’s Geospatial Map and FEMA’s FIRM Map (attached) show the vast majority of the property (on BOTH sides of the creek) as completely outside of the floodplain, with zero delineated environmentally sensitive wetlands. Our on-site flood survey further confirms this to be the case. The incorrect designation of this property mistakenly identifies 3/4ths of the proposed development:

No home will be in the floodplain or any environmentally sensitive area; and after dedication to SCT, wetlands will not be a part of any lot.

More than 1 acre and more than 50% of each lot will be outside of the floodplain (exceeding City required 30%), while many of the lots do not touch the floodplain at all.

2. Land Use & Development Patterns

Per the City’s Land Use Plan, low density is defined as one (1) acre or larger and numerous one-acre parcels (or less) currently exist and are occupied along Stagecoach and Spear Road. At an average density of over 2.25 acres, this 52 acre (23 Lot) development adheres to Comprehensive Plan “Low Density” land use for the Eastern area of the City AND is also in keeping with the County’s desired density for the area.

More particularly, to the South of and bordering this proposed development, the County zoned Shaker Ridge subdivision consists of 8 lots averaging just over 2 acres with half of them being 2.0 and 2.1 acres. Other lots on Spear Road towards Ebenezer are 0.35, 1.08, 2.0, and 4.38, and 5.0 acres in size. The East side of Kensington Gardens will have a developed acreage density of 1.88 acres/lot with all lots that border Shaker Ridge being over 2 acres in size. It is further noted that further South on the City’s Eastern side, several developments (e.g. The Estates and The Preserve) consist of low density, one acre lots.

Lastly, the County’s Comprehensive Plan, and more particularly recent rezonings in the area, suggest that even a density of 1 acre/lot under a conservation subdivision would be acceptable (See Attachments).

3. Economic Development

Being only a residential development, the property taxes and miscellaneous impact and development fees on the individual lots and homes will be contributing factors to City finances, in addition to future resident local spending.

4. Transportation

The development is divided into two sections bifurcated by Camp Creek with a paved continuation of Stagecoach Road from Robinson Road over a new bridge to the East side of Camp Creek. Additional Golf cart access for Kensington Gardens will use a 20’ Old Stagecoach Road formal easement to also cross

Camp Creek and connect to the City's path system and the new school – eliminating or reducing most/all middle school car traffic from either portion of this development. This cart path creek crossing will be enhanced with a covered bridge design.

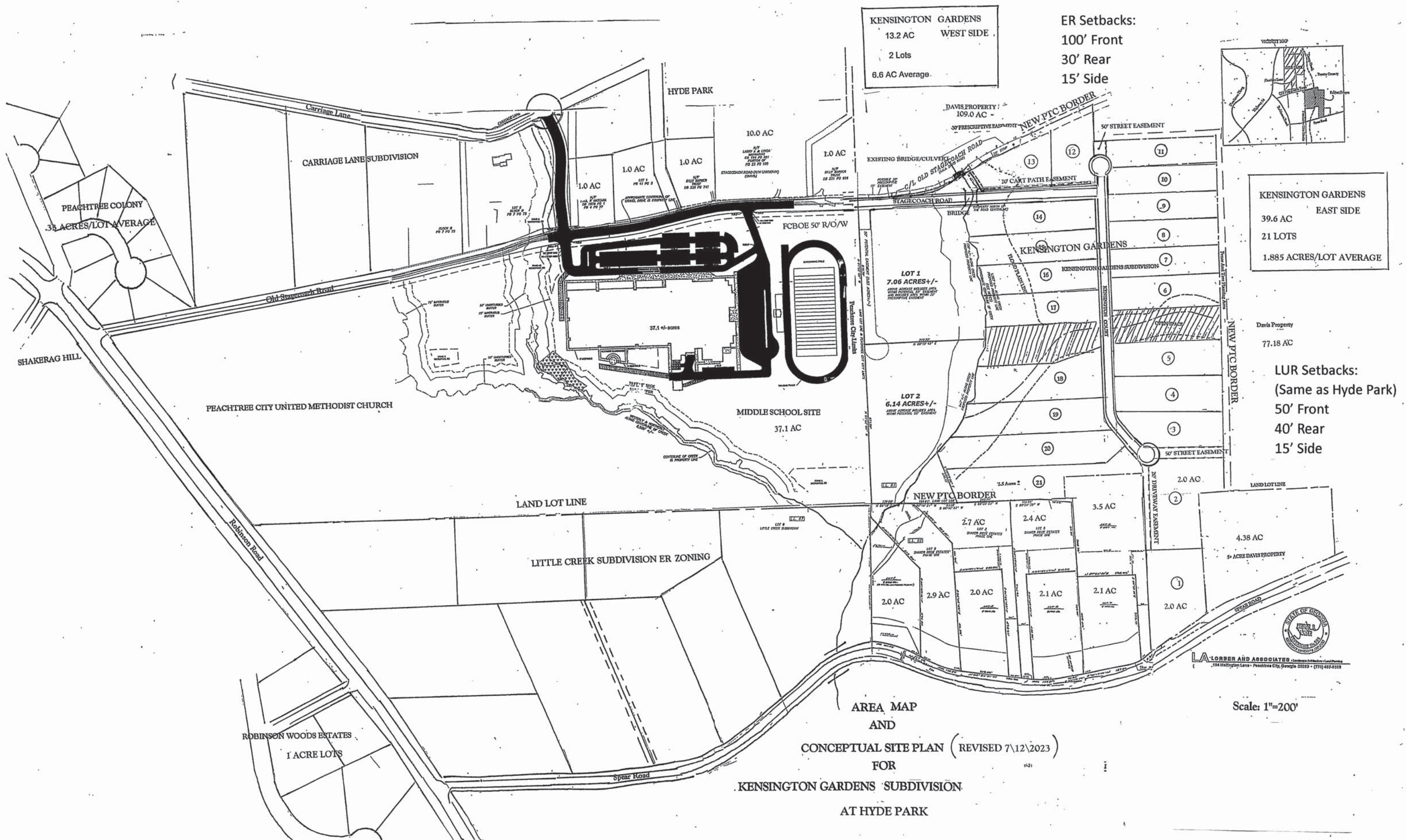
5. Housing

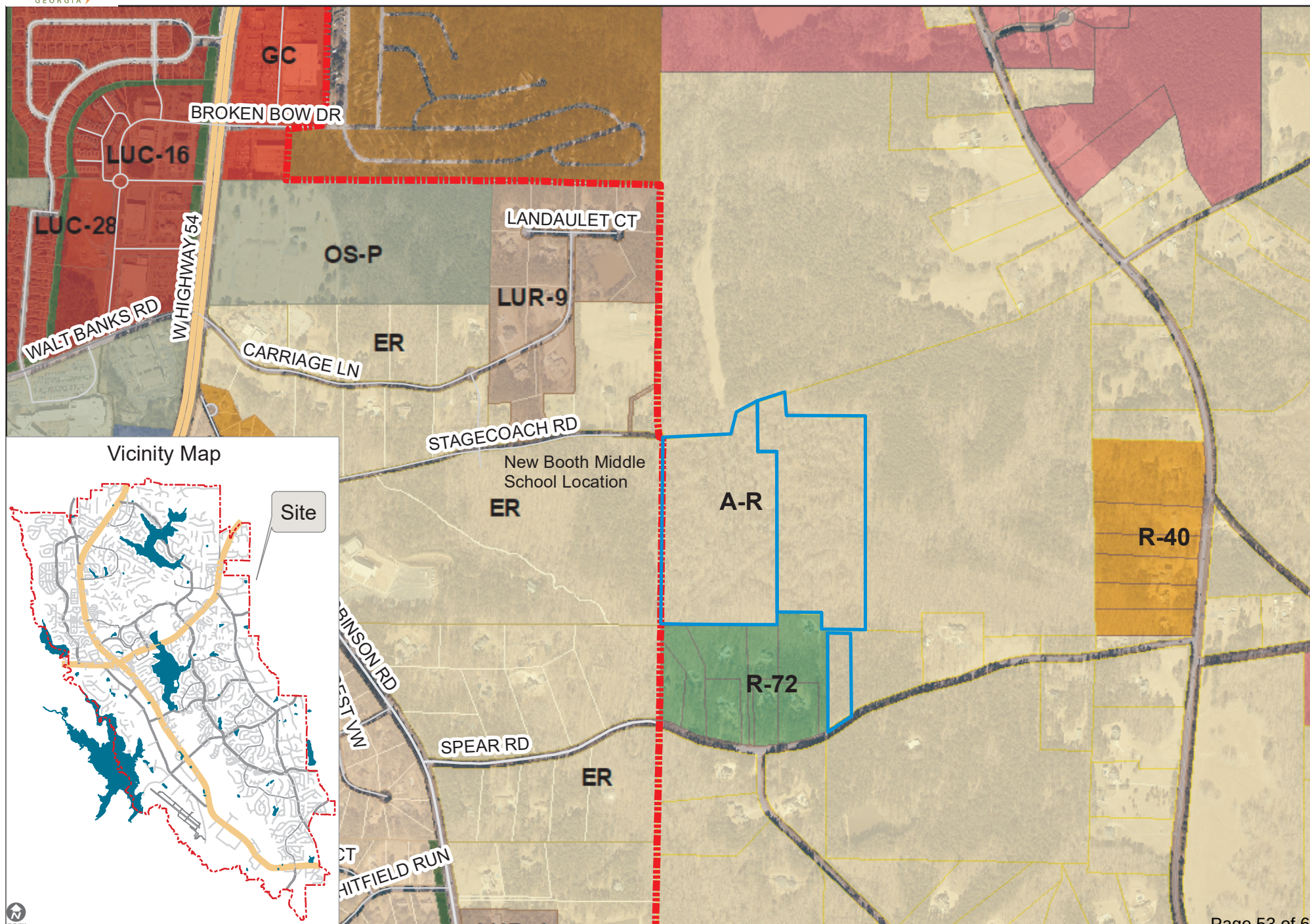
On the East side of Camp Creek, the development will include 21 large upscale homes equivalent to the existing Hyde Park subdivision with the same HOA and Development Standards. On the West side of Camp Creek, the development will consist of two (2) large Estate Residential lots consistent with many of the other lots on Stagecoach and Carriage Lane, which are also intended to be incorporated into the Hyde Park (& Kensington Gardens) HOA, further protecting the integrity of the area.

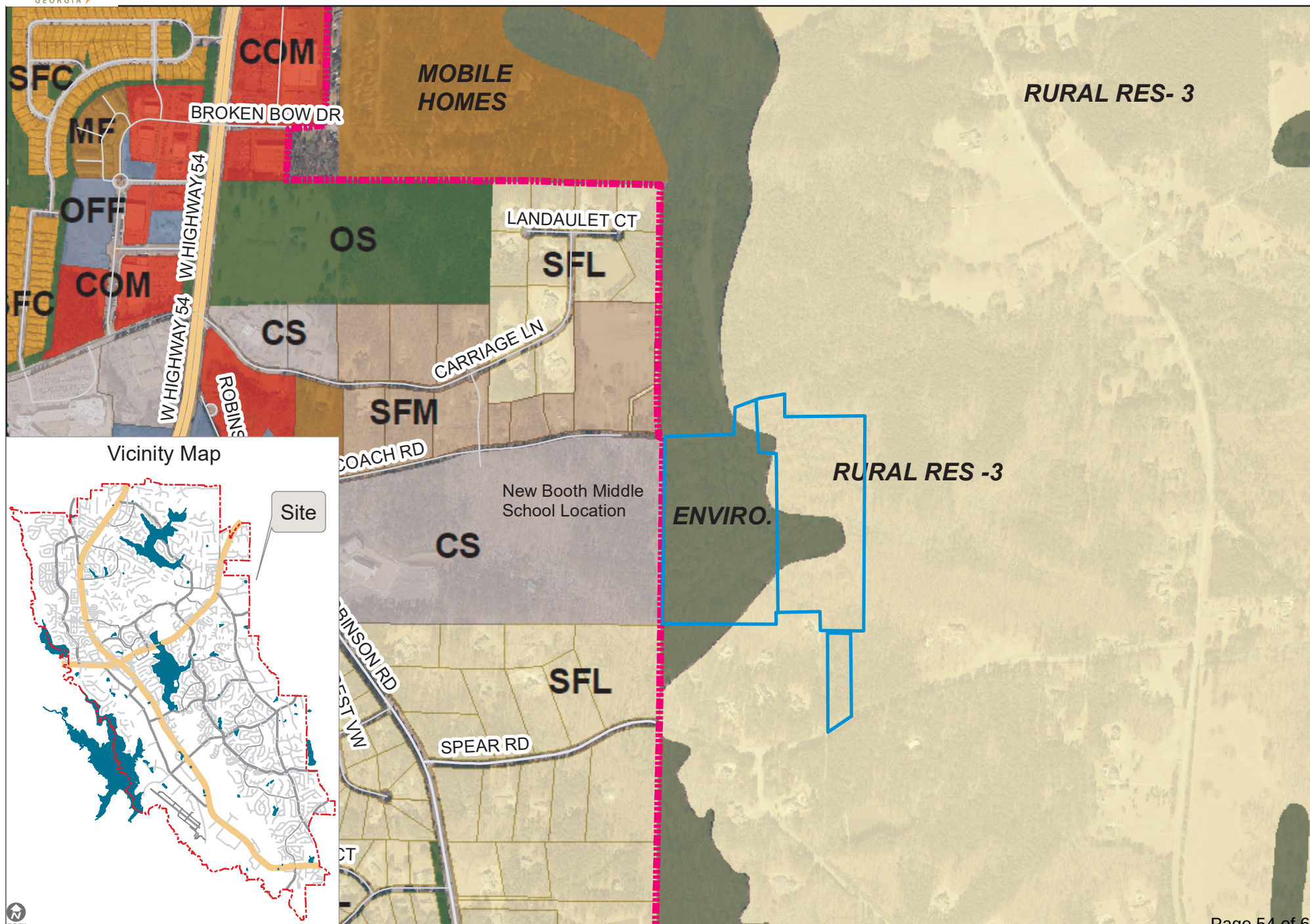
The overall development offers potential homeowners an alternative to the prevalent cluster home subdivisions.

6. Community Service and Facilities

This development has access to public water system from both Spear Road and Stagecoach Road and the property has adequate soil conditions to allow individual septic systems and redundancy. Fire, police, and emergency service are within a reasonable response time with easy access from Highway 54 down Stagecoach or Carriage Lane. Infrequent first responder access for this area already entails City personnel through Mutual-Aid agreements with the County (See attached).







CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 9/13/2023
Justin Strickland, Assistant City Manager 9/14/2023
Robert Curnow, City Manager 9/14/2023

DATE: September 21, 2023

SUBJECT: 09-23-05 Step 2 Annexation Application Acceptance for 11.3 acres at the end of Deanwood Terrace

Recommendation:

Staff recommends that the Council accept the Step-Two annexation application made by the property owner of the 11.3 acres on Deanwood Terrace, located in the rear of the Shiloh Mobile Home Park. The council's acceptance of the application allows staff to begin the review process and in no way implies approval of the annexation.

Discussion:

Peachtree City ordinances outline the process under which City Council will hear a property owner's request for annexation. The annexation request discussed in this memo is not being made by Peachtree City Council.

The property owner of about 11.3 acres located at the end of Deanwood Terrace is petitioning Peachtree City for annexation and zoning. They have submitted a Step 2 annexation application.

Peachtree City has adopted a two-step annexation process. Step Two of the City's process coincides with the State-mandated annexation process outlined in the Georgia Annexation Law. Staff reviewed the application and finds that it meets the submittal requirements of the 100% methodology, as outlined in the Georgia Annexation Law. The state's annexation law includes a tightly regulated timeline of deadlines, all measured from when the application is officially accepted. City Council's acceptance of the application begins this timeline contained within the state annexation law.

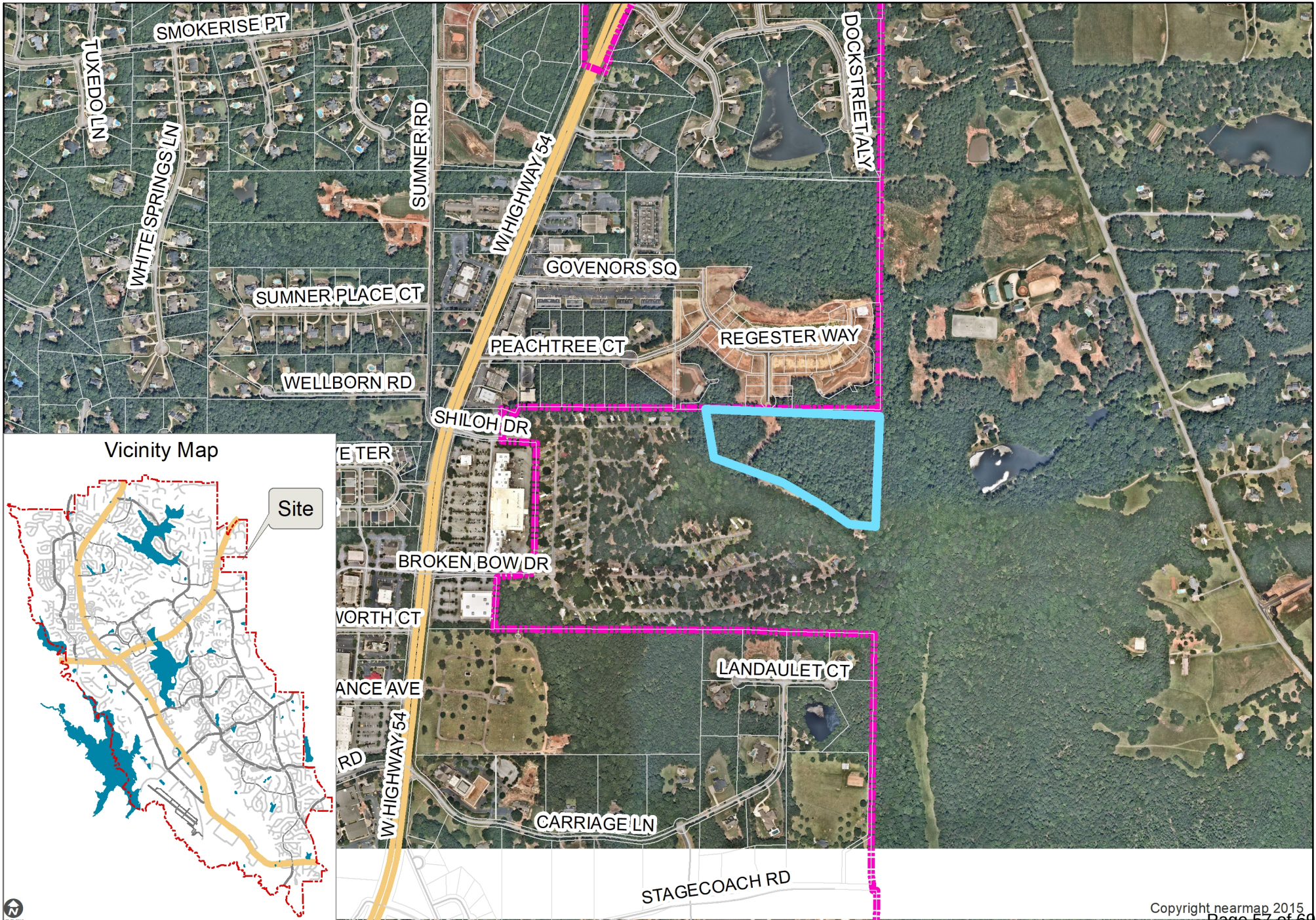
In addition, Peachtree City ordinance Section 704.5 states that, "until such time that the city council votes to accept an application for annexation, city staff shall not take any action or make any recommendations with respect to such application." In compliance with this ordinance, city staff cannot begin the review of the application until Council accepts it.

Budget Impact:

There are no budget impacts for this item.

Attachments:

1. Aerial Map
2. Applicant Narrative
3. Conceptual Site Plan



APPLICANT NARRATIVE
RS TOWSON HOLDINGS, LLC
270 North Jeff Davis
Fayetteville, Georgia 30214

September 8, 2023

VIA EMAIL AND FEDEX

Ms. Robin Cailloux
Planning and Development Director
153 Willowbend Road
Peachtree City, GA 30269

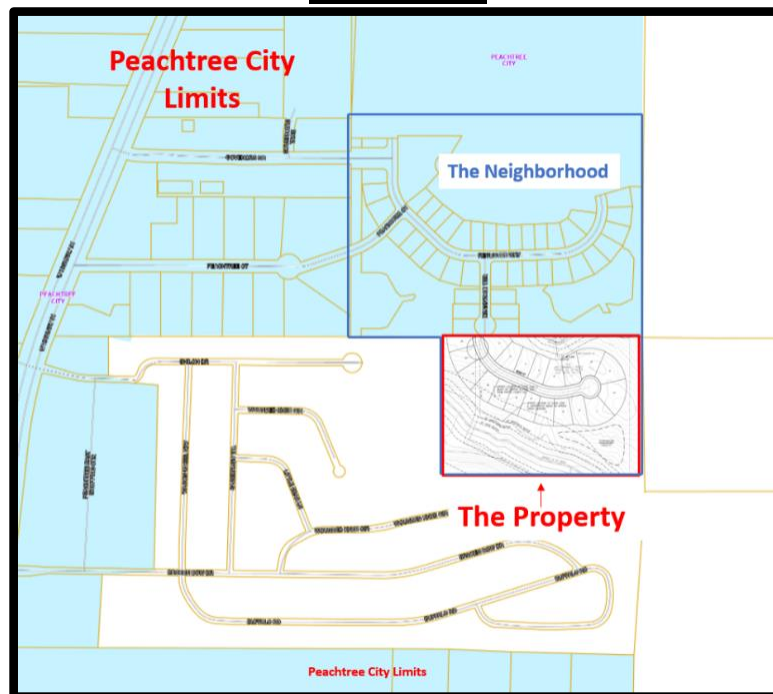
**Re: Step Two Annexation Application (the “Application”)
11.387 Acres (Part of Tax Parcel ID # 0719 010)**

Dear Ms. Cailloux,

RS Towson Holdings, LLC (the “Applicant”) respectfully requests annexation of 11.387 acres that was formally part of Parcel ID # 0719010 (the “Property”). In accordance with this request, we have engaged Rochester and Associates to design the attached conceptual plan.

Towson Village (the “Neighborhood”), as seen in **Diagram “1”** below, is zoned LUC-33. The Neighborhood is within the limits of the City of Peachtree City, Georgia (the “City”). The Application seeks to annex the Property into the City so that it can be developed with 20 residential lots as part of and consistent the Neighborhood. When the Neighborhood was zoned, the concept plan associated with LUC-33 contemplated the neighborhood extending onto the Property.

Diagram “1”



The annexation of the Property into the City represents a strategic move aimed at fostering community growth and ensuring a sustainable and vibrant future for all the Neighborhood and the City's residents. The annexation will permit a logical extension of the existing Towson Village neighborhood. The annexation of the Property will broaden the city's tax base, enabling additional funding for critical infrastructure projects, educational initiatives, and essential public services.

As a part of this application, we have included the following:

- Written Narrative;
- Step Two Annexation Application;
- Legal Description (Exhibit 1);
- Boundary Survey (Exhibit 2);
- A Vesting Deed for the Property (Exhibit 3);
- Nearby Properties List (Exhibit 4);
- Neary Properties Map (Exhibit 5);
- Documentation of Annexation Methodology (Exhibit 6);
- Utility Verification (Exhibit 7);
- Compliance Statement (Exhibit 8);
- Authorization of Property Owner (Exhibit 9); and
- A Schematic Land Use (i.e., Concept) Plan (Exhibit 10)
- Campaign Disclosure (included in the Step Two Annexation Application).

We appreciate the opportunity to have this annexation request considered by the City and look forward to working with you on this matter.

Sincerely,

/s/ Daniel Fields

Daniel Fields

Step Two Annexation Narrative

Peachtree City, Georgia

Applicant:

RS Towson Holdings, LLC

Property:

11.387 acres on Deanwood Terrace
(Part of) Parcel # 0719 010

Narrative Submitted for Applicant by:

Steven L. Jones
Joshua Williams
Taylor English Duma LLP
1600 Parkwood Circle
Suite 200
Atlanta, GA 30339

I. INTRODUCTION

The Applicant respectfully requests the annexation by Peachtree City, Georgia (the “City”) of 11.387 acres (the “Property”) that was formerly part of Fayette County Tax Parcel No. (“TPN”) 0719010 and is located at the end of Deanwood Terrace. The Property was recently subdivided from TPN 0719010 which was a total of 79.54 acres prior to the subdivision. The Plat that recorded subdivision was approved by Fayette County and recorded on July 7, 2023.

II. ANNEXATION ANALYSIS

Written Narrative Elements

The City’s Step Two Annexation Application calls for analysis of the following items set out in bolded alphabetical headings with the Applicant’s response to each.

A. General description of the proposed development and how it relates to the City’s Comprehensive Plan and annexation policy.

Towson Village subdivision (the “Neighborhood”), is within the limits of the City of Peachtree City, Georgia (the “City”). The Application seeks to annex the Property into the City so that it can be developed with 20 residential lots as part of the Neighborhood. The Property, as proposed to be developed, is known as “Towson Place.” Currently, the Property is zoned MHP, Manufactured Home Park District (“MHP”) in unincorporated Fayette County (the “County”).

The Property is bordered to the north by the single-family development known as Towson which is in the Peachtree City limits. To the south and west, respectively, the Property is bordered by the Shiloh Mobile Home Park and the village center known as Lexington Village Center as noted in the City’s Comprehensive Plan. To the northeast, east, and southeast, the Property is bordered by agricultural, residential, and undeveloped properties in unincorporated Fayette County zoned A-R and R-70. The proposed use would be consistent in use and density with what has been approved for the Neighborhood and with the surrounding land uses. Furthermore, the land use would complement the Lexington Village Center as it would be a less intense use as compared to its current MHP zoning in the County.

B. How the development will minimize and mitigate impacts on the natural environment.

The Applicant has identified the sensitive areas including a stream and wetlands and will abide by local and statewide laws to protect these sensitive areas.

C. Provide proposed density and the projected population/ employment figures at build-out.

As shown on the concept plan submitted herewith, the proposed density of the Property/Towson Place would be substantially similar to the Neighborhood/Towson Village. The

project would add an additional 20 homes to the Neighborhood, with a projected population increase of 70 residents (3.5 residents per home). As the proposal is residential, there are no employment figures to be considered.

D. How the development will tie into the City's street network and multi-use path system.

The development will have access to the City's street network and multi-use path system via the infrastructure that has already been built out for the Neighborhood/Towson Village.

E. Analysis of how the proposed annexation will affect the City's tax base, public education system, public safety services, emergency medical services, transportation system, utilities, and recreational services.

The proposed annexation would provide additional property tax digest for the City. At an estimated 20 homes valued at an average of \$850,000, this would equate to an additional \$6,800,000 of net taxable value to the City. Given the location of the Property and proximity to City limits, the Property would likely be served by City emergency services. Furthermore, the Peachtree City Water and Sewer Authority owns and operates a pump station on the Property that was installed to serve this basin as it was further developed. A residential development would produce a return on the existing sewer investment in the form of tap and sewer fees.

Due to the only access being through Neighborhood/Towson Village, which is in the City limits already, the Property would more than likely be served by Peachtree City emergency services and the Property has PTCWSA sewer infrastructure readily available to serve the Property. Fayette County Water would serve the Property with water. The developer would install any infrastructure required and adequately bond improvements to limit the City's exposure to maintenance and repairs over the 2 years following installation. The Property would have access to the amenity that will be built as part of the Neighborhood/Towson Village.

Rezoning Factors Under Section 1304(d)

A. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The area surrounding the property is a regional node with a variety and mixture of uses. If the requested proposal is granted, the development of the subject property will be consistent with the overall development theme of the surrounding area. Therefore, the proposal, if granted, will be consistent with the purpose and intent of the land use plan. The City's 2022 Comprehensive Plan (the "land use plan") sets out various policies, with which the proposal complies. Namely, the land use plan aims to (a) "protect the neighborhood character of single-family subdivision;" (b) "encourage housing options that accommodate gaining in place, working from home, and multi-generational families while protecting the residential character of established neighborhoods;" (c) "utilize step down residential density so that higher density is located within and next to Village Centers, then stepping down to medium density, and finally stepping down to

low density furthest from the village Center;” (d) “protect[ing] environmentally sensitive lands in permanently protected greenspaces;” (e) “protect[ing] the residential character of established neighborhoods;” and (f) “encourag[ing] alternative modes [of transportation] such as walking, bicycling, and low-speed cart.” (land use plan, pp. 19, 28, 39, 49-50). All of these policies under the land use plan are furthered by the proposed annexation.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The adjacent and nearby properties are commercial buildings, undeveloped land, and residential neighborhoods. Furthermore, the land use would complement the Lexington Village Center as it would be a less intense use as compared to its current zoning in the County. As such, the proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

C. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposal will have no adverse effects on the use or usability of the adjacent or nearby properties. Additionally, the zoning proposal would be residential consistent with what has been approved in Towson and with the surrounding land uses.

D. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

While the property may be used in accordance with the existing zoning, the current County zoning unreasonably limits the use of the property and creates a substantial burden to the applicant. If the County zoning is applied to the Property, application of the current County zoning would create a practical difficulty for applicant. Specifically, it would prevent the Applicant from developing the Property in an economically viable manner.

E. 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.

As noted above, the proposal will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

F. 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.

The properties’ unique shape, size, and topography are different than other properties in the same district. The 100-year flood line to the southwest of the property effectively creates a barrier of access. Therefore, the only viable access to the property is through the Towson Village,

making the annexation and zoning proposal the most viable option. Without the requested annexation and zoning proposal, the proposed use will not be viable and an economically viable use of the property will be impossible. While the property may be used in accordance with the existing regulations, the current zoning unreasonably limits the use of the property and creates a substantial burden to the applicant. In other words, it is not practical or feasible for the property to be used under the current zoning, as a mobile home park connected to Towson Village would not be feasible practically or financial and would hurt the character and of Towson Village and Lexington Village. Therefore, the County zoning ordinance as applied to the property creates a practical and unnecessary difficulty.

III. CONCLUSION

This annexation would support the City's goal to develop and redevelop land in the City based on the Village concept and the surrounding uses. This annexation would maximize the utilization of existing infrastructure and minimize service delivery impacts. For the foregoing reasons, the Applicant respectfully requests that Peachtree City approve the request to annex the Property by the Applicant. If there are any questions about this application, you may contact me at 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339, sjones@taylorenghish.com, 678-426-4628.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", with a stylized, cursive script.

Steven L. Jones

TOWSON VILLAGE TRACT: 50.59 AC
TOWSON PLACE TRACT: 11.387 AC
TOTAL TRACT: 61.977 AC
TOWSON VILLAGE: 94 LOTS
TOWSON PLACE: 21 LOTS
TOTAL # OF LOTS: 115 LOTS
OVERALL DENSITY: 1.86 UNITS/AC

OWNER & DEVELOPER:
ACG SHILOH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

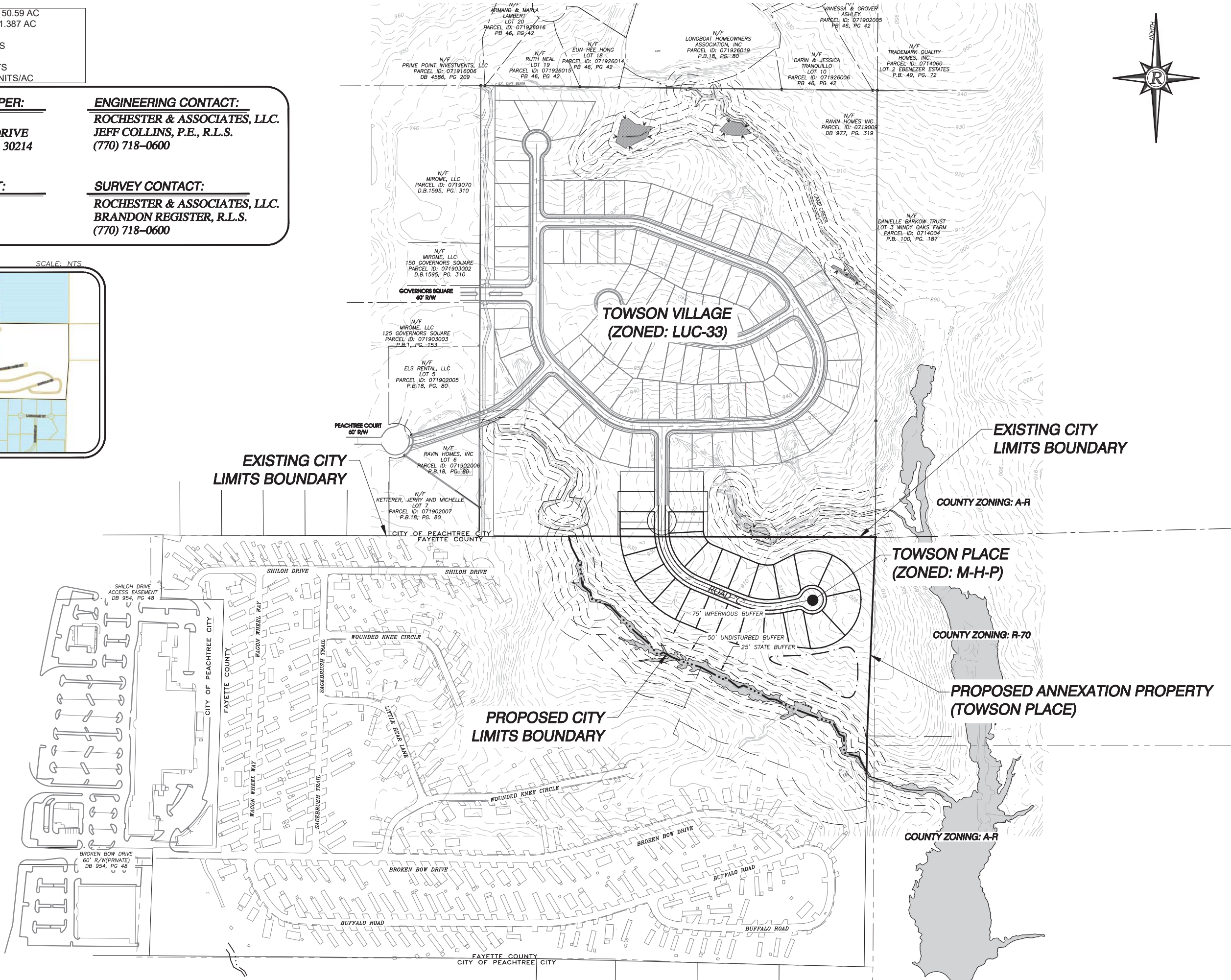
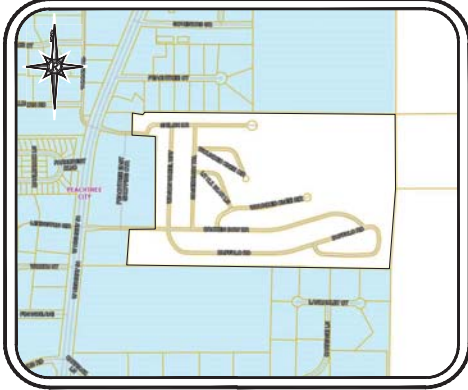
24 HOUR CONTACT:
DANIEL FIELDS
(770) 461-0478

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., R.L.S.
(770) 718-0600

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
BRANDON REGISTER, R.L.S.
(770) 718-0600

VICINITY MAP

SCALE: NTS



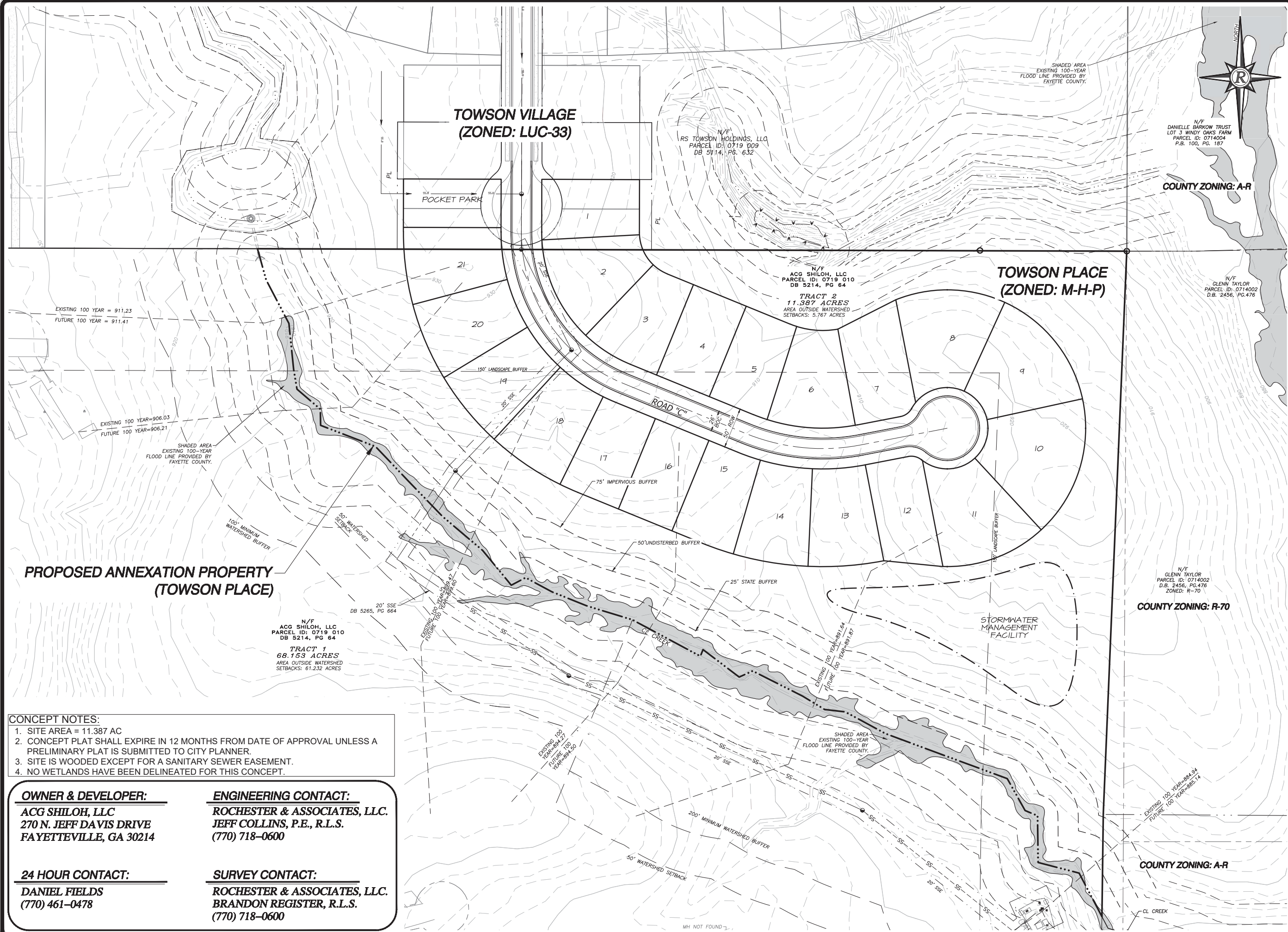
Rochester DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

OVERALL CONCEPT PLAN
TOWSON PLACE
SHILOH
LAND LOT 69
7TH DISTRICT
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

CONCEPT
8/11/2023

SHEET
1
OF
2
DATE: 8/11/2023
SCALE: 1" = 150'
JOB NO.: 220121.SHI.00
DRAWN BY: FDE
DWG NO.: CNCP.dwg



- CONCEPT NOTES:
1. SITE AREA = 11.387 AC
 2. CONCEPT PLAT SHALL EXPIRE IN 12 MONTHS FROM DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
 3. SITE IS WOODED EXCEPT FOR A SANITARY SEWER EASEMENT.
 4. NO WETLANDS HAVE BEEN DELINEATED FOR THIS CONCEPT.

OWNER & DEVELOPER:

ACG SHILOH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

ENGINEERING CONTACT:

ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., R.L.S.
(770) 718-0600

24 HOUR CONTACT:

DANIEL FIELDS
(770) 461-0478

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BRANDON REGISTER, R.L.S.
(770) 718-0600

Rochester **DCCM**

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

CONCEPT PLAN

TOWSON PLACE
SHILOH

LAND LOT 69
7TH DISTRICT
FAYETTE COUNTY, GEORGIA

ANY CHANGES OR ALTERATIONS MADE TO THIS CONCEPT PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC, Voids THE SEAL, SIGNATURE AND DATE OF THE ORIGINAL DRAWINGS AND ANY CHANGES. THESE CHANGES ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE
0' 25' 50' 100' 150'

CONCEPT

8/11/2023

SHEET
2
OF
2

DATE: 8/11/2023
SCALE: 1" = 50'
JOB NO.: 220121SH100
DRAWN BY: FDE
DWG NO.: CNCP.dwg

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 9/14/2023
Robert Curnow, City Manager 9/14/2023

DATE: September 21, 2023

SUBJECT: 09-23-06 Master Lease-Purchase – Lease Schedule #2

Recommendation:

Approve Lease Schedule #2 for the costs of acquiring Capital Vehicles and Equipment in the total amount of \$3,109,967.83 and authorize the execution of all corresponding documents.

Discussion:

On March 17, 2022 City Council approved a Master Lease-Purchase Agreement for the financing of machinery and equipment in conjunction with Banc of America. This request is for Lease Schedule (Draw) #2 against that Master Lease-Purchase Agreement. The total amount for Schedule #2 of \$3,109,967.83 is for capital purchases of technology software and equipment upgrades and replacements, public safety, grounds, and public works vehicle and equipment replacements. The vehicles and equipment are financed over a five (5) year period except for a fire engine that is financed for a seven (7) year period. Both with the first quarterly payment due December 31, 2023 and the last payment on September 30, 2028 and September 30, 2030 respectively.

The City is expected to close (fund) this transaction on Thursday September 28, 2023, following approval by the City, who will meet on Thursday, September 21, 2023 to approve the transaction. The final documents to be signed by the Mayor and City Council, as well as, the interest rate will be provided prior to the meeting.

Budget Impact:

Funds for the debt service payments are budgeted in the FY24 Budget Resolution adopted by Council. Debt service payments for future fiscal years will be included in the annual operating budgets proposed to City Council.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: David Borkowski, City Engineer 9/14/2023
Paul Salvatore, Finance Director 9/15/2023
Justin Strickland, Assistant City Manager 9/15/2023
Robert Curnow, City Manager 9/15/2023

DATE: September 21, 2023

SUBJECT: 09-23-07 Consider Bid for Rehabilitation of Multiple Bridges

Recommendation:

Award the bid for 2023 Bridge Rehabilitation Projects to North Georgia Concrete in the amount of \$413,500.

Discussion:

Approximately every two years, the City has all of its roadway bridges assessed for any maintenance or rehabilitation issues. The most recent assessment determined 8 of the 12 roadway bridges owned and maintained by the City need work. This assessment does not include the 29 tunnels and 36 bridges of the multi-use path system. Staff solicited bids for this project on August 10, 2023 and received two bids.

COMPANY	E&D Contracting	North Georgia Concrete
TOTAL BID	\$650,097.00	\$413,500.00

Staff has reviewed the bid from North Georgia Concrete and finds it acceptable. North Georgia Concrete has previously performed very satisfactory work for the City (Lake Peachtree Spillway) so no reference checks were not needed. Therefore, staff recommends that City Council award the bid to North Georgia Concrete in the amount of \$413,500.00.

Budget Impact:

Funding is budgeted and available in the 2023 SPLOST fund (322-4220-522270-SP23-029).

Attachments:

None