
City Council of Peachtree City

Agenda

September 6, 2018

6:30 p.m.

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Announcements, Awards, Special Recognition**
 - Recognize Employee of the Month – Joshua Petty, Stormwater**
 - “Runner Friendly Community” Presentation – Peachtree City Running Club**
- IV. Public Comment**
- V. Agenda Changes**
- VI. Minutes**
 - August 16, 2018, Regular Meeting Minutes**
- VII. Consent Agenda**
 - 1. Consider Non-Profit Funding Agreement – Fayette Senior Services**
 - 2. Consider Non-Profit Funding Agreement – Promise Place**
 - 3. Consider Alcohol License – NEW – Newk’s Eatery, 100 Line Creek Circle**
 - 4. Consider Extension of Time Limit to Use Alcohol License – Kedron World of Beverage**
 - 5. Consider Bid for Police Vehicles – Wade Ford-Smyrna**
 - 6. Consider Position Reclassification in Human Resources Division**
 - 7. Consider Official Intent Resolution – Government Finance Corp., Inc., Lease/Purchase**
- VIII. Old Agenda Items**
- IX. New Agenda Items**
 - 09-18-01 Public Hearing – Consider Rezoning-100 Line Creek Drive, The Overlook, General Commercial (GC) to Limited Use Commercial (LUC) (Mike Warrix)**
 - 09-18-02 Public Hearing – Consider Variance Request, 1207 SR 74 S, Proposed Dental Office, Sec. 1108(b) – Parking Lot Design Standards, Land Development Ordinance (Mike Warrix)**
 - 09-18-03 Consider FY 2019 Convention & Visitors Bureau (CVB) Budget (Kymberly Hughes)**
 - 09-18-04 Consider FY 2019 Keep Peachtree City Beautiful (KPTCB) Budget (Al Yougel)**
- X. Council/Staff Topics**
 - Ordinance Amendment Preview**
- XI. Executive Session**
- XII. Adjourn**

**City Council of Peachtree City
Meeting Minutes
August 16, 2018
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, August 16, 2018. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Fleisch recognized Lt. David Winkles for his 20 years of service with the Fire Department. She also presented a proclamation to the American Payroll Association declaring National Payroll Week.

The Mayor reminded everyone that Peachtree City had its first-ever team in the Little League World Series, and there would be a watch party the following night at Flat Creek Club.

Minutes

August 2, 2018, Regular Meeting Minutes

August 7, 2018, Special Called Meeting Minutes – 7:30 a.m.

August 7, 2018, Special Called Meeting Minutes – 6:30 p.m.

King moved to approve the August 7, 2018, Special Called Meeting minutes at 7:30 a.m. and the August 7, 2018, Special Called Meeting Minutes at 6:30 p.m. Prebor seconded. Motion carried 5-0.

Ernst moved to approve the August 2, 2018, Regular Meeting minutes. Madden seconded. Motion carried 4-0-1, with King abstaining.

Consent Agenda

- 1. Consider Acceptance of Complete Annexation Application from Brent Holdings, LLC/Ravin Homes, SR 54 East**
- 2. Consider Agreement for Visiting Judge – Clay Collins**
- 3. Consider Stormwater Maintenance Agreement – Golf Rider**

Ernst moved to approve Consent Agenda items 1, 2, and 3. Madden seconded. Motion carried unanimously.

Old Agenda Items

08-18-02 Public Hearing – 2018 Millage Rates

Fleisch opened the public hearing.

Financial Services Director Paul Salvatore said this was the third, and final, public hearing on the millage rates. He reported the maintenance & operations (M&O) millage rate would remain at 6.232 mills, and the bond millage rate would be reduced from 0.273 mills to 0.176 mills. The total millage rate would be reduced from 6.505 to 6.408 mills.

Despite the reduction in the total millage rate, the proposed millage was considered a tax increase due to the increase in the assessed value of properties. The total increase in all net digest values was 4.17% (real and motor vehicle property), but the average increase in assessed values of only the real property in the City for 2018 was 4.99%.

Salvatore explained the impact of not doing a rollback to account for the increased assessed value. The tax bill for a \$200,000 home would increase by \$8.80 for the 6.232 M&O millage rate, but the bond millage, with a rate decrease to 0.176 mills, would drop by \$7.76 in revenue, with a

net result of a \$ 1.04 increase in the tax bill for that \$200,000 property. He continued that the net increase would be \$1.56 for a \$300,000 property, \$1.82 for a \$350,000 property, and \$2.08 for a \$400,000 property.

Salvatore then reviewed the net digest values over the past several years as they rebounded from the recession, increasing from a little more than \$1.9 billion in 2009 to more than \$2.3 billion in 2018. He said the tax digest values hit bottom about 2011 and climbed back to pre-recession levels in 2016. Salvatore noted there was a 12.5% increase in 2017, and the City did a full rollback that year.

Salvatore said Prebor had asked about different values on the tax bill. He said every tax bill was different, but provided a chart that showed that City taxes on a \$200,000 property would have increased by \$70 from 2009 to 2018. He said it was interesting to note that a home with a fair market value of \$243,000 in 2013 would be valued nearly \$100,000 higher in 2018. Prebor clarified that the average home's value went up \$63,000 over that 10-year time period, and City taxes on that home increased by \$259.

Next Salvatore showed the fiscal impact that rolling back the M&O millage would have on the General Fund for properties valued at \$200,000, \$300,000, and \$400,000. A decrease of 0.25 mills would save the owner of a \$200,000 property about \$20, but would reduce General Fund Revenues by \$578,000. A 0.5 mill decrease would save that property owner \$40 and reduce revenues by more than \$1.1 million, while a decrease of 0.75 mills would cut the tax bill by \$60, but also cut revenues by \$1.7 million. A reduction of a full mill would cut the tax bill by \$80, but reduce revenues by more than \$2.3 million.

There were no comments from the public, and no Council discussion. Fleisch closed the public hearing.

Old Agenda Items

08-18-03 Consider Adoption of 2018 Millage Rates

Salvatore said the recommendation was to adopt the Bond millage rate at 0.176 mills and the M&O millage rate at 6.232 mills.

City Manager Jon Rorie stated he would like to comment on the millage rate. He explained that each year the process started with the manager's proposed budget. What was being shown at the meeting was a large undertaking narrowed down to the lowest common denominator. One chart detailed how property values declined during a 10-year period, and then began to go back up. The millage rate went up in that period, but property values went down, so taxes went down, Rorie noted. Once the recession ended, the millage rate dropped, and the tax bill began to stabilize. Growth in the tax digest was now present due to increased building and higher property values.

Rorie said the millage rate hearings were required because the increased tax digest showed as a tax increase. However, the increase on a \$200,000 home amounted to \$1.04 a year, less than a dime a month.

Rorie went back to the fact that it was called the manager's proposed budget and noted that the City could save a lot of money by doing nothing. He said the City had made decisions in the past not to fund certain things, but those decisions eventually had resulted in increased costs. That was why the proposed millage rate was pragmatic, Rorie said, commenting that no one wanted to raise taxes, but the City had to be maintained, and service levels had to stay at a given level.

One debate involved using Special Purpose Local Option Sales Tax (SPLOST) money to fund certain things. A SPLOST referendum let voters decide on specific projects. Peachtree City voters overwhelmingly voted in favor of the last SPLOST and its projects, Rorie pointed out. Citizen satisfaction surveys showed that citizens wanted the City to fund certain things.

Rorie said there was a viewpoint that wanted to use SPLOST money and cut the millage rate. If the millage rate was reduced by one mill, that would eliminate \$1.8 million in General Fund revenue for paving. For six years, SPLOST dollars would pay for paving on the roads. At the end of six years, the SPLOST would go away, and the City would be missing \$1.8 million needed for paving. He said this would be repeating the mistakes of the past in kicking the can down the road and failing to recognize that maintaining the City was a priority and led to higher property values. It was a circular discussion.

Rorie said he wanted to make it clear that it was poor fiscal policy to not invest or re-invest in the infrastructure and amenities of the community, which could lead to a decline in property values with a net effect of having to reduce service levels or raise the millage rate. The manager's proposed budget was based on estimated revenue and expenses, which was not easy to do in a \$37 million budget. To use SPLOST to supplant the budget funds was poor fiscal policy, and the City was at the point it was at because they did exactly that in previous years and then had to take on debt. He might consider it, Rorie commented, if someone could tell him exactly how much SPLOST the City would net in January and February of 2022. It was not possible to predict that, and too big a risk to count on it. It was bad fiscal policy to spend money before it was generated.

Rorie emphasized that there was a difference between a business model and public administration. The City had to do maintain the service levels and have a high quality of life for its citizens.

Ernst moved to approve New Agenda item 08-18-03, adoption of the 2018 millage rates. Prebor seconded. Motion carried unanimously.

08-18-04 Public Hearing – Consider Variance, Rear Building Setback, 122 Masters Drive N

Prebor said he would recuse himself from this item because he had done business with the applicant.

Fleisch opened the public hearing.

Planning and Development Director Mike Warrix said the applicant, William Dye, was requesting a variance to allow an 11-foot encroachment into the rear setback. The property was zoned General Residential (GR), which required a minimum rear building setback of 20 feet. He showed an aerial shot of the home's location in The Fairways subdivision and pointed out the City greenbelt and existing deck.

Warrix said the applicant was asking for the variance to extend that deck to the end of the house. He showed a drawing that depicted the existing deck and outlined the proposed addition. Since the deck encroached into the buffer, the variance was required to bring the deck into compliance with the GR zoning district. Warrix also showed a letter of approval from the homeowners association (HOA). He also refreshed Council on the criteria for which they should judge a variance request.

Dye said he had lived in Peachtree City since 2003, but just recently moved to this house in The Fairways.

King asked Dye if the existing deck was there when he moved in. Dye said it was, and he believed the decks on all the houses were constructed when the houses in the neighborhood were built. He stated that many homes in the neighborhood had decks that were built into the setback, and it seemed that the City did not inspect them after they were built. He estimated the decks had been there since 1993 or 1994.

King remarked that a variance would be needed simply to do repairs such as replacing rotting timbers. Dye said it would, and added that they planned to repair the deck and bring it up to code if they were granted the variance to extend it. The house next door, Dye noted, had a roof over the deck. That house, he said, had apparently been granted two variances, one to build the deck and another to roof it. He said he was almost certain the roof was built with the house because there was no variation in the stucco and wood.

King asked if he would be bringing the deck out to the side and bringing it up to code. Dye said that was what he planned and would be adding another 12- by 15-foot segment to the existing 12-by-15 deck.

Madden said he had visited the site, and apparently the homes were all built almost to the edge of the setback, and all the decks were apparently put on without the City's approval. Dye said staff seemed to think no inspections were done on the decks after they were built. Dye explained that the setback was 20 feet, and the 12-foot deck encroached into the setback by 11 feet. Madden asked if he believed the 11-foot encroachment had been approved by the City. Dye said staff did not believe the deck was ever inspected by the City, but he could not vouch for what was going on in 1994. The builder, Bob Adams Homes, built many homes in the City, and perhaps had some leeway. King noted that in 1994 Peachtree City was in the midst of a building boom, and perhaps the inspectors could not keep up. Dye pointed out there had been many variances for decks approved in this neighborhood.

Fleisch asked if Dye did a survey when he bought the house. Dye said he did not, and Fleisch confirmed that he did not make obtaining this variance a condition for purchase. He said they had a copy of the original survey. Ernst asked how long he had lived in this house, and Dye said about three or four months.

Rorie reminded Council there was a time when certain things had not been regulated by the building code, and decks fell into that category. At that time, you could build a house, and then add a deck without getting a permit. He said he did not know if that was the case here. It was like when the zoning codes were updated, and certain things became legally non-conforming uses.

Madden clarified that Dye was not simply asking to rebuild the same deck; he was asking to enlarge it to the end of the house. He was trying to determine if the original deck was ever approved by the City. Warrix said a permit to build the deck was issued in 1996, but there was never a follow-up inspection.

Fleisch said her concern was when the variances became normal. If so many were issued, it became a normal process. She noted there had not been similar issues in other Bob Adams neighborhoods, just this one.

Madden asked if the new deck enclosure at the neighbor's house included air conditioning and walls. Dye said it was a screened-in porch. Madden asked if they could make it into a room, and Dye said they would need a permit for that.

Warrix that these were small lots, and the houses were built right up to the setback lines. Madden asked when Council approved the decks. Warrix said they did not know how many decks were approved by the Building Department. Information from that era was sketchy, he said. Madden said his concern was that if Council had granted variances for some of these decks, why should they not be done for all of them, and then what would stop the homeowners from turning them into enclosed rooms. He asked if they knew which decks were approved, and Warrix said they did not. Madden said Council had approved more variances than they had denied, so perhaps they should approve them all. He wondered if the City had looked at these decks to see if they were up to code.

Fleisch asked if Dye would need a variance to rebuild the existing deck, and Warrix said he would. Dye knew that when he bought four months ago, she noted.

Madden said the current deck was a violation and asked if Dye was asking for an additional eight-foot variance. He wanted to know if the current deck had received a variance and was told it had not.

The Mayor confirmed that Dye went into the home purchase knowing this deck did not conform to City requirements, and a variance would be needed before he could make any improvements. She said surveys were no longer required for home purchases, and many people did not want to spend the money to get a survey, then problems arose.

Madden asked Warrix if the neighbors received variances and building permits for their enclosed deck. Warrix explained that the variance was simply for the encroachment into the setback and did not regulate the type of structure. Now, Dye was trying to bring the non-conformity into compliance. In order to get a building permit for anything else, that non-conformity must be settled.

Madden said the deck was already encroaching 11 feet, and now the homeowner wanted to add another eight feet of encroachment into the 20-foot buffer. Fleisch explained this was not correct; it just increased the surface area of the deck. Warrix said the extension was going to the side of the house, not the rear.

King asked why there was a 20-foot setback, and if there was a reason why 20 feet was designated. He said setbacks went into all different types of terrain, some of which could not be built on. He asked if there would be any value in looking into changing the setback requirements.

Fleisch said if too many variances were approved, it invalidated out the process. Combined with the practices of the past, it might be worth considering. Warrix cautioned that changing the setback requirements could have unforeseen consequences. King said it could be looked at subdivision by subdivision.

Dye referred again to the aerial photo that showed nearly every house on his street with a deck that encroached into the setback.

King said since the deck addition did not go any further into the setback than the existing deck, he had no problem with approving the variance.

Fleisch closed the public hearing.

King moved to approve the variance to the rear-building setback at 122 Masters Drive N. Ernst seconded. The motion failed with 2(King, Ernst)-2 (Fleisch, Madden).

08-18-05 Public Hearing – Consider Variance, Rear Building Setback, 126 Masters Drive N

Warrix explained this was another request for variance from the rear setback requirement [Section 1004.4(h)] of the GR zoning district, which required a minimum rear-building setback of 20 feet. The applicant was Rick Olson. Warrix said this was two homes down from the previous request. In this case, the applicant wanted to rebuild and expand an existing deck, as well as add a spiral staircase. The variance was needed before a building permit could be issued. He showed photos of the house and the site.

Fleisch opened the public hearing.

Chris Marosy of Integrity Construction Services represented the applicant. He said this was a similar situation to 122 Masters Drive, but involved a little more encroachment due to the addition of the staircase. However, Marosy reported, the variance would be no more than at the neighboring home, which was an encroachment of 10.9 feet, and this would be 10.8 feet. He said this was only regarding the stairs, and they might be able to manipulate the staircase in a different way. They were not looking to encroach any more than the original deck did, with the exception of the spiral staircase, which technically was an encroachment of 0.1 feet less than the neighbor's encroachment.

Anthony Filippelli of 128 Masters Drive said he had looked at the plans and had no objections.

John Dufresne noted that Section 902 of the Zoning Ordinance classified a deck as an accessory usage and said 902.6, subparagraph B, stated that if a residential structure was at least 50 feet wide at the rear property line, a single accessory use structure of no more than 100 square feet might be located in the rear setback area. Dufresne commented that, based on previous discussion, as long as the deck was 100 square feet or less, the decks could have been permitted without a variance.

Madden asked Marosy to point out the addition to the deck. He said it looked like additional encroachment to him. Marosy said the overall encroachment past the building line would be the spiral stairs.

Prebor inquired what he was asking for. Marosy said a variance would be needed for the deck and the stairs, but only the stairs went beyond the original encroachment into the rear setback. That could be remedied, he said, if that was a condition for approval. Prebor asked what the other neighbor's opinion was, and whether blocking the view would be a concern.

King asked if the HOA had approved this.

Rorie clarified that on the left side was 124 Masters Drive and on the right was 128. The neighbor on the other side was the one who obtained a variance in 1996. Madden said the deck at 124 Masters was nine feet.

Prebor said this request extended too far into the setback. He remarked that most of the houses built by Bob Adams Homes had small decks. Prebor speculated that maybe Dufresne was correct, and the builders did this because decks of less than 100 square feet were permissible. Prebor added that the City certainly had building inspectors in the 1990s, and perhaps this deck was added when it should not have been.

Marosy said he had been in construction for more than 20 years, and he could assure Prebor that the decks at both the Dye and the Olson homes were original, judging by their appearance. They

may not have had a final inspection, he commented, but there was a door leading to the decks, and the doors were inspected. Marosy pointed out the Zoning Department had several copies of the plats, and some had pencil markings. He said he believed there was some understanding with the builder.

Fleisch closed the public hearing.

Madden moved to deny the variance for New Agenda item 08-18-05. Prebor seconded. Motion carried 3-2(King, Ernst).

08-18-06 Consider Purchase of ALS Patient Simulator and Associated Donation and Budget Amendment

Fire Chief Joe O'Connor explained that \$28,000 was included in the 2018 Emergency Medical Services (EMS) Operating Budget to purchase an Advanced Life Support (ALS) Patient Simulator. However, that was based on a price quote that was several years old and no longer valid. New price quotes showed the simulators to be substantially more expensive. The Peachtree City Volunteer Firefighters Association offered a donation of \$5,000 toward this purchase, but money would have to be moved from the Fire budget to the EMS budget to make up the difference. The total delivered price would be \$41,637.

O'Connor continued that the simulator gave a realistic depiction of a patient and could be programmed for a variety of medical conditions. Paramedics would use the simulator for training purposes. The Mayor requested that he bring it to a Council meeting when it arrived.

Fleisch asked how long these simulators lasted, and O'Connor said 10 years at least, adding they were looking at adding a warranty.

King moved to approve New Agenda item 08-18-06, purchase of an ALS Patient Simulator and associated donation and budget amendment. Ernst seconded. Motion carried unanimously.

08-18-07 Consider Application for Georgia Public Libraries Major Repair & Renovation Grant

Library Administrator Jill Prouty said she was asking Council approve the Library's application for the Georgia Public Libraries Major Repair and Renovation Grant for the state's 2020 fiscal year, beginning July 1, 2019. The money would be used to renovate the upstairs restrooms. By approving this, the City would be committing to funding half the project amount, which would be \$20,784.83, making the City's portion \$10,392.42.

Prouty went on to say that the restrooms were renovated in 2005, and they had learned a lot since that project. In the restrooms, they had discovered that simpler was usually better and had learned to choose fixtures with fewer maintenance requirements and surfaces that were resistant to graffiti.

Rorie said \$250,000 had been budgeted for building upgrades, so the money was there. The renovations would be done whether the grant was approved or not.

Prebor moved to approved New Agenda item 08-18-07, application for Georgia Public Libraries Major Repair and Renovation Grant Program. Madden seconded. Motion carried unanimously.

Council/Staff Topics

Discuss Public Hearing & Public Participation Procedures

Public Information Officer/City Clerk Betsy Tyler said staff had been tasked with updating ordinances, and the public participation ordinance, which defined conditions for public comments at the beginning of Council meetings, contained some confusing language. She said there was a two-minute period for anyone to speak about an item not on that meeting's agenda. In the same section was a statement that said persons wishing to speak on an item on the agenda that was not part of a public hearing would be allowed three minutes.

In addition, the public hearing ordinance allowed each side 10 minutes to make its case to Council, which was required by state law, and the public hearing protocol read at the meetings asked speakers to keep their remarks under five minutes. She said the goals were to allow all persons to have the opportunity to speak in these quasi-judicial zoning, annexation, or variance proceedings. Tyler noted it was important to avoid repetition among the speakers or to allow one speaker to monopolize all the time. She said there needed to be consistency, to ensure fairness to all sides, but also to allow City business to be conducted in a timely manner.

With those goals in mind, Tyler presented a recommendation to standardize speaking times with a 10/5/2 breakdown. Public comment times at the beginning of the meeting would be kept at two minutes per speaker. If Council took comments on agenda items not in a public hearing, the comments would be limited to two minutes for individuals, with a total of 10 minutes of comment time. The public hearing ordinance would include the language of allowing five minutes to each individual, with 10 minutes per side, or 20 minutes total, for zoning related matters and 10 minutes total for non-zoning issues, such as for the budget or for adopting the Capital Improvements elements of the Comprehensive Plan. Council would have the discretion to extend these numbers with a majority vote.

Prebor asked City Attorney Ted Meeker if the time would be extended before the public speakers began or after time ran out if it was obvious there were many people wanting to speak. Meeker said it could be done either way, noting that the Mayor could call for a vote in advance if many people were present. Rorie noted this was staff's opinion, and in most cases, these guidelines would be sufficient. He said there was no intention to limit public input, just to ensure efficiency in operations. He said it allowed the time limits to be known ahead of time, before any controversial issues were raised, but also allowed flexibility to change the time limits if circumstances required.

Tyler asked Council to review the recommendations, noting that the 10 minutes per side for zoning-related issues was state-mandated and could not be changed.

In other business, Rorie said he was pleased to report that the valve for Lake Peachtree had been closed for about two weeks, and they were trying to capture as much rainfall as possible to fill the lake. There still needed to be small releases downstream to fulfill environmental permitting requirements, but the lake was being filled.

There were a number of small projects that still needed to be completed over the next six to eight weeks, Rorie said. The entire project should be 90% to 95% complete by October 15. Cart path repair and maintenance, along with landscaping on both sides of the bridge, were among the needed tasks. The bridge was in place and needed to be connected on both sides. Engineering and Public Works were working to realign the cart path on the other side.

Rorie noted that 784.5 feet was normal pool. That afternoon, the lake was 776.2 feet, meaning an additional eight feet were needed to be at normal pool. Rorie said they had been indicating

since early March that they were behind due to weather. One inch of rain added about one foot of rise, so when an additional eight inches of rain had been recorded, the lake would be full. He said normal rainfall for September was four to five inches, about half the amount needed to fill the lake. More rain was good for that purpose, but would prevent completing the other projects. Rorie said staff was working on all these projects, and mid-October was a reasonable completion date.

The Mayor noted that Lake Kedron was looking better as well.

King moved to convene in executive session to discuss pending or threatened litigation and the acquisition or sale of real estate at 7:45 p.m. Madden seconded. Motion carried unanimously.

King moved to reconvene in regular session at 8:24 p.m. Ernst seconded. Motion carried unanimously.

There being no further business to discuss, King moved to adjourn the meeting. Ernst seconded. Motion carried unanimously. The meeting adjourned at 8:25 p.m.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie - City Manager 

DATE: August 27, 2018

SUBJECT: Non-Profit Funding Agreement – Fayette Senior Services, Inc.
September 6, 2018 Council Agenda

Recommendation:

That Council authorize Mayor Fleisch to sign the agreement for services and non-profit funding support for Fayette Senior Services, Inc. for a time period of October 1, 2018 through September 30, 2019.

Discussion:

At the May 3, 2018 City Council meeting, Council approved the request for funding from Fayette Senior Services, Inc. for \$15,000.00 for FY19. The attached document is the required agreement between Fayette Senior Services, Inc. and the City for services to be provided by Fayette Senior Services, Inc. for residents of Peachtree City as relates to providing transportation, meals and social functions for those who are senior citizens. For continued consideration of support, the non-profit funding request needs to be submitted by Fayette Senior Services on an annual basis for consideration to be included in the next FY budget as is outlined in CAR 8-3.

Budget Impact:

The budget impact to the City would be \$15,000 and funds have been included in the FY19 budget for this item in account 100-1505-572020.

**City Council of Peachtree City
ABBREVIATED MINUTES
May 3, 2018
6:30 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Proclamation – Kids to Parks Day (*Southern Conservation Trust*)
 - American Legion Post 50 Recognitions –
 - Sgt. James Harris, Law Enforcement Officer of the Year
 - Battalion Chief Robert Harkins, Firefighter of the Year
 - Public Service Recognition Week Presentation –
 - American Society of Public Administrators, (Georgia Chapter)
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - April 19, 2018, Regular Meeting **Approved, 4-0**
- VII. Consent Agenda
 - 1. Consider FY 2018 Budget Amendment – Reimbursement Grant, Georgia Association of Emergency Medical Services **Approved, 4-0**
 - 2. Consider Non-profit Funding Request – Promise Place **Approved, 4-0**
 - 3. Consider Non-profit Funding Request – Fayette Senior Services **Approved, 4-0**
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 05-18-01 Public Hearing – Request to Lift Multi-family Moratorium, Chadwick Homes **Approved, 4-0**
- X. Council/Staff Topics
 - Assessment of Right-of-Way Management and Franchise Fees
 - Ordinance Preview – Sewer Use Ordinance Update
- XI. Executive Session
- XII. Adjourn

Members Present: Mayor Fleisch, Terry Ernst, Mike King, Phil Prebor. Kevin Madden was out-of-town.

STATE OF GEORGIA
COUNTY OF FAYETTE

AGREEMENT

This Agreement entered into this _____ day of _____, 2018, by and between FAYETTE SENIOR SERVICES, INC. (hereinafter "FSS"), and the CITY OF PEACHTREE CITY, GEORGIA (hereinafter "City").

WHEREAS, FSS provides services to residents of Fayette County, Georgia, including residents of Peachtree City, Georgia who are senior citizens including, but not limited to, transportation, providing meals, and social functions; and

WHEREAS, FSS has requested funding assistance from the City so as to continue to provide such services to residents of Fayette County and the City; and

WHEREAS, FSS is a qualified non-profit corporation pursuant to Section 501(c)(3) of the Internal Revenue Code; and

THEREFORE, and in consideration of the mutual terms and conditions contained herein the parties hereto agree as follows:

1.

In exchange for the services provided by FSS to the City and residents of the City, the City hereby agrees to pay the sum of \$15,000.00 for the period October 1, 2018 through and including September 30, 2019.

Executed, the day and date first above mentioned.

FAYETTE SENIOR SERVICES, INC.

CITY OF PEACHTREE CITY,
GEORGIA

By: Nancy Meaders, President & CEO

By: Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jonathan N. Rorie - City Manager 

DATE: August 27, 2018

SUBJECT: Non-Profit Funding Agreement – Promise Place
September 6, 2018 Council Agenda

Recommendation:

That Council authorize Mayor Fleisch to sign the agreement for services and non-profit funding support for Promise Place for a time period of October 1, 2018 through September 30, 2019.

Discussion:

At the May 3, 2018 City Council meeting, Council approved the request for funding from Promise Place for \$10,000 for FY 2019. The attached document is the required agreement between Promise Place and the City for services to be provided by Promise Place for residents of Peachtree City as relates to domestic violence. For continued consideration of support, the non-profit funding request needs to be submitted by Promise Place on an annual basis for consideration to be included in the next FY budget as is outlined in CAR 8-3.

Budget Impact:

The budget impact to the City would be \$10,000 and funds have been included in the FY19 budget for this item in account 100-1505-572020.

**City Council of Peachtree City
ABBREVIATED MINUTES
May 3, 2018
6:30 p.m.**

- I. Call to Order
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- III. Announcements, Awards, Special Recognition
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 - Public Service Recognition Week Presentation –
 - American Society of Public Administrators, (Georgia Chapter)
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - April 19, 2018, Regular Meeting **Approved, 4-0**
- VII. Consent Agenda
 - 1. Consider FY 2018 Budget Amendment – Reimbursement Grant, Georgia Association of Emergency Medical Services **Approved, 4-0**
 - 2. Consider Non-profit Funding Request – Promise Place **Approved, 4-0**
 - 3. Consider Non-profit Funding Request – Fayette Senior Services **Approved, 4-0**
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 05-18-01 Public Hearing – Request to Lift Multi-family Moratorium, Chadwick Homes **Approved, 4-0**
- X. Council/Staff Topics
 - Assessment of Right-of-Way Management and Franchise Fees
 - Ordinance Preview – Sewer Use Ordinance Update
- XI. Executive Session
- XII. Adjourn

Members Present: Mayor Fleisch, Terry Ernst, Mike King, Phil Prebor. Kevin Madden was out-of-town.

STATE OF GEORGIA
COUNTY OF FAYETTE

AGREEMENT

This Agreement entered into this _____ day of _____, 2018, by and between FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC., D/B/A PROMISE PLACE (hereinafter "PROMISE PLACE"), and the CITY OF PEACHTREE CITY, GEORGIA (hereinafter "City").

WHEREAS, PROMISE PLACE provides services to residents of Fayette County, Georgia, including residents of Peachtree City, Georgia who are victims of domestic violence; and

WHEREAS, in providing such services, PROMISE PLACE assists the Police Department of the City; and

WHEREAS, PROMISE PLACE has requested funding assistance from the City so as to continue to provide such services to residents of Fayette County and the City; and

WHEREAS, PROMISE PLACE is a qualified non-profit corporation pursuant to Section 501(c)(3) of the Internal Revenue Code; and

THEREFORE, and in consideration of the mutual terms and conditions contained herein the parties hereto agree as follows:

1.

In exchange for the services provided by PROMISE PLACE to the City and residents of the City, the City hereby agrees to pay the sum of \$10,000 for the period October 1, 2018 through and including September 30, 2019.

Executed, the day and date first above mentioned.

FAYETTE COUNTY COUNCIL ON
DOMESTIC VIOLENCE, INC.

CITY OF PEACHTREE CITY,
GEORGIA

By: Vanessa Wilkins, Executive Director

By: Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: August 21, 2018

SUBJECT: Alcohol License – NEW – Newk's Eatery
September 6, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve the attached application for a new alcohol license for Newk's Eatery.

Discussion:

Newk's Eatery, a restaurant to be located at 104 Line Creek Drive, has submitted a request for a new alcohol license. Mr. Robert Estapa has requested he be appointed as the Licensee and License Representative.

The business location and Mr. Estapa meet the requirements of the Alcohol Ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcoholic beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine, and Sunday Sales, which is \$1,850 annually.

Attachments

Application For Alcoholic Beverage License

Business Name: <u>Newk's Eatery</u> <u>KMH at Peachtree City, inc</u>	Business Location: <u>104 Line Creek Dr. Peachtree City 30269</u>	
Nature of Business: <u>Restaurant</u>	Mailing Address: <u>1803 Stone Bridgeway</u>	Business Phone Number: <u>404-610-1539</u>
Name of Licensee: <u>Robert K. Estapa</u>	Home Address: <u>Marietta, GA 30064</u> <u>1803 Stone Bridgeway Marietta</u>	Home Phone Number: <u>404-610-1539</u>
Name of License Representative: <u>Robert K. Estapa</u>	Home Address: <u>30064</u> <u>Same as above</u>	Home Phone Number: <u>404-610-1539</u>

Please indicate type of licenses applying for:

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

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

NAME	ADDRESS	PHONE NUMBERS
Individual Owner's Name, Partners' Names, Corporation Name and the name of the name of a Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed:	Please provide Home and Business Phone Numbers for individuals listed:
<u>Robert K. Estapa</u>	<u>1803 Stone Bridge Way</u>	<u>404-610-1539</u>
<u>MISSY MOON</u>	<u>3780 clabome Farm way</u> <u>st Lawrence, GA 30024</u>	<u>770-540-0654</u>

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

If YES, Please Provide Name of Employee: N/A.



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

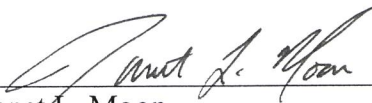
State of Georgia

City of Peachtree City

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

Robert K. Estapa
1803 Stone Bridge Way
Marietta, GA 30064

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



Janet L. Moon
Chief of Police

8/7/18

Date



Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Pam Dufresne, Deputy City Clerk 

DATE: August 24, 2018

SUBJECT: Alcohol License – EXTENSION OF TIME LIMIT TO USE
ALCOHOL LICENSE – Kedron World of Beverage
September 6, 2018, Consent Agenda

Recommendation:

Staff recommends Council approve extension of the six-month time limit for the commencement of business in a licensed establishment.

Discussion:

City Council approved the application for an alcohol license for Kedron World of Beverage, Outlot 7(1106 North Peachtree Parkway), Kedron Village Shopping Center (vacant lot between Shane's Rib Shack and office building), on January 18, 2018.

Per Sec. 6-44 of the City's Alcohol Ordinance, holders of licenses must open the establishment within six months of the issuance of the license. Anwar Noor Ali, the Licensee and License Representative, has asked for an extension of the time limit since the construction of the building has taken longer than expected. The Planning Commission approved the conceptual site plan for the new building on April 9, 2018.

Mr. Ali requested extension of his license on August 17, 2018. Construction should begin soon.

Budgetary Impact:

The budgetary impact of the extension of the alcoholic beverage license will be positive. The business would be required to pay the annual fee for the alcohol license, which is \$5,000.

Pamela Dufresne

From: ANWAR NOORALI <usnooralis@bellsouth.net>
Sent: Friday, August 17, 2018 12:23 AM
To: Pamela Dufresne
Subject: License of Kedron World of Beverage

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

As per your previous conversation with Anwar Noorali, this is a request to extend the liquor license of Kedron World of Beverage which is going to expire on Dec 31, 2018.

Thank you

Sent from my iPad

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jon Rorie, City Manager
Paul Salvatore, Financial Services Director P.S.
Kelly Bush, Assistant Financial Services Director KB
Angela Egan, Purchasing Agent

FROM: Janet Moon, Chief of Police JLM

DATE: August 23rd, 2018

SUBJECT: Police Vehicle Purchase
September 6th 2018, City Council Meeting

Recommendation:

Staff recommends the purchase of ten (10) 2019 Ford Interceptor Utility vehicles from Wade Ford - Smyrna for the low bid price of \$310,267.00

Discussion:

Bid packages were emailed to a number of Ford distributors, as well as posted to the City's website. Bid responses were received from 4 dealers. Responses are as follows:

Ford Interceptor Utility - Unmarked

Dealer:	Price per Vehicle:	Extended Price (1):
Wade Ford - Smyrna	\$31,564.00	\$31,564.00
Allan Vigil Ford - Morrow	\$31,614.00	\$31,614.00
Lonnie Cobb Ford - TN	\$32,176.00	\$32,176.00
Allan Vigil Ford - Fayetteville	\$33,265.68	\$33,265.68

Ford Interceptor Utility - Patrol

Dealer:	Price per Vehicle:	Extended Price (9):
Wade Ford - Smyrna	\$30,967.00	\$278,703.00
Allan Vigil Ford - Morrow	\$31,017.00	\$279,153.00
Allan Vigil Ford - Fayetteville	\$32,234.68	\$290,112.12

Ford has announced a model redesign for 2020 and has moved their order cutoff for the model year 2019 Interceptor to September 13th, 2018 - necessitating the need to order vehicles prior to October 1st.

This purchase is necessary to maintain a sufficient fleet of patrol units and pool vehicles that have not exceeded 125,000 miles, in compliance with the City's Personnel Policy Manual (I. Safety & Accident Reporting, section 7 - Repair & Replacement), and/or have become too costly to repair or maintain. The department has identified ten (10) vehicles that are expected to be near or exceed 125,000 miles prior to the arrival of the new patrol vehicles in approximately 3-6 months and/or will not make it to the next replacement cycle without exceeding mileage.

Budget Impact:

Funds have been budgeted and are available in CIP-FY2019.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: August 16, 2018

SUBJECT: *Reclassification of Position within Human Resources Division
September 6, 2018, City Council Meeting*

Recommendation:

That Council approve the reclassification of the Senior Human Resources Analyst position from Salary Grade 19 to Salary Grade 20 effective 9/10/18.

Discussion:

Upon reviewing the job descriptions of the positions within the Human Resources Division, the Director, HR & Risk Management, found that job responsibilities needed to be redistributed in order to create more efficient operations within the division. The department has four (4) employees, and the workload is divided between two sections: (1) Benefits, Retirement, Reporting, and Risk Management and (2) Recruiting, Onboarding, and Safety. With the redistribution of job responsibilities, job descriptions were re-evaluated according to the Factor Evaluation System as established by our compensation plan. The outcome and recommendation is to reclassify the Senior Human Resources Analyst position from Salary Grade 19 to Salary Grade 20.

Budget Impact:

The annual budgetary impact (including benefits) of this reclassification is approximately \$7303.00. This additional cost will be absorbed in the remainder of the FY2018 budget and the FY2019 budget of the Human Resources division.

PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

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

DATE: August 28, 2018

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

September 6, 2018, City Council Consent Agenda

Recommendation:

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

Discussion:

Following the approval of the fiscal year 2019 budget, this Official Intent Resolution is presented to Council for adoption in order to include in future financing any money paid directly or indirectly by the General Fund prior to the actual financing of expenditures for projects to be financed under the five year lease/purchase plan. The resolution in an amount not to exceed \$2,000,000 is attached.

Budget Impact:

There is no specific budget impact in approving the resolution. The budget impact has occurred with the approval of the fiscal year 2019 budget.

OFFICIAL INTENT RESOLUTION

WHEREAS, Peachtree City (the "City") expects to obtain financing (the "Obligations") through the Peachtree City Governmental Finance Corporation, Inc., in a principal amount not to exceed \$2,000,000 to finance the costs of acquiring Microsoft Server upgrades, Tape Drives, Physical Security systems, Additional Storage (facilities video), Firewall replacement, Avanti Laserfiche upgrade, and PC replacements (146), Public Safety equipment and replacements to include: Police Vehicle replacements (10), Automated License Plate Readers (3), Truck replacement (1), Access Control update, Medic Unit 85 replacement, Cardiac Monitor Lifepak Replacements (15), Station 82 Generator replacement, Oxygen Generator replacement, Genesis Combo Hydraulic tools (2), and Public Service equipment replacements including: Zero-turn Mowers (8), Track Hoe Replacement (1), and Truck replacements (2); and

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

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

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

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

DULY ADOPTED THIS _____ day of _____, 2018.

PEACHTREE CITY

(SEAL)

By: _____
Vanessa Fleisch
Mayor

Attest:

Ann E. Tyler
City Clerk

STATE OF GEORGIA

FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, **ANN E. TYLER**, City Clerk of Peachtree City, **DO HEREBY CERTIFY** that the foregoing page constitutes a true and correct copy of an official intent resolution adopted by the City Council of Peachtree City (the "Governing Body") at an open public meeting duly called and lawfully assembled at _____ p.m., on the _____ day of _____, 2018, 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 _____, 2018.

Ann E. Tyler
City Clerk

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Michael Warrix, AICP Planning and Development Director
Robin Cailloux, AICP Senior Planner

DATE: August 29, 2018

SUBJECT: Rezoning of 100 Line Creek Drive from GC to LUC-29
September 6, 2018 City Council Meeting

Applicant: Jim Lowe / Trinity-Overlook, LLC
Property Owner: Trinity-Overlook, LLC
Land Use - Existing: Commercial
Land Use - Proposed: Commercial
Future Land Use Map: Commercial

Request

Jim Lowe, the Applicant, is requesting the rezoning of 100 Line Creek, commonly known as the Overlook Shopping Center, from GC General Commercial to LUC Limited Use Commercial. The purpose of the rezoning request is to allow zero-foot setbacks so that the property owners may subdivide the buildings into multiple ownerships.

Location

The subject property is 11.56 acres located at the end of Line Creek Drive and adjacent to the Line Creek Nature Center. Major commercial tenants include Michael's and TJ Maxx. The site is improved with one large building, one smaller building and the associated parking lot.

Proposed Plan

The purpose of the rezoning request is to permit zero-foot side setback lines, thereby allowing subdivision of the existing building for multiple ownerships. No new construction or site changes are proposed. The proposed plan for the LUC district creates five (5) tracts: Tracts 1-3 are the main building, Tract 4 is the smaller tenant building, and Tract 5 is the shared parking lot.

Evaluation Criteria:

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

100 Line Creek Drive Rezoning Request

Page 2

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

The proposal does not change the current land use and conforms with the future land use of the property, which is Commercial.

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

The proposed does not change the current land use of the property.

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

The proposal will not change the usability of the adjacent or nearby property.

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

The rezoning does not change the economic use of the property, which will remain a retail shopping center. The Applicant is requesting the rezoning in order to facilitate changes in financial ownership of the commercial center.

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

The proposal will not change the property's use of existing infrastructure and therefore not cause an excessive use of this infrastructure.

- (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 nation-wide trend of online retail sales have affected retail property owners. Many owners are utilizing new ownership models to balance economic risk. The change in the national retail market may support the request for rezoning, which allows the property owner to subdivide the existing building into multiple ownerships.

Planning Commission Action

The Peachtree City Planning Commission conducted a Public Hearing on this request at their July 23, 2018 regular meeting. At that meeting, Commissioners voted 5-0 to recommend approval of the request to Council. A copy of the minutes from that meeting are attached.

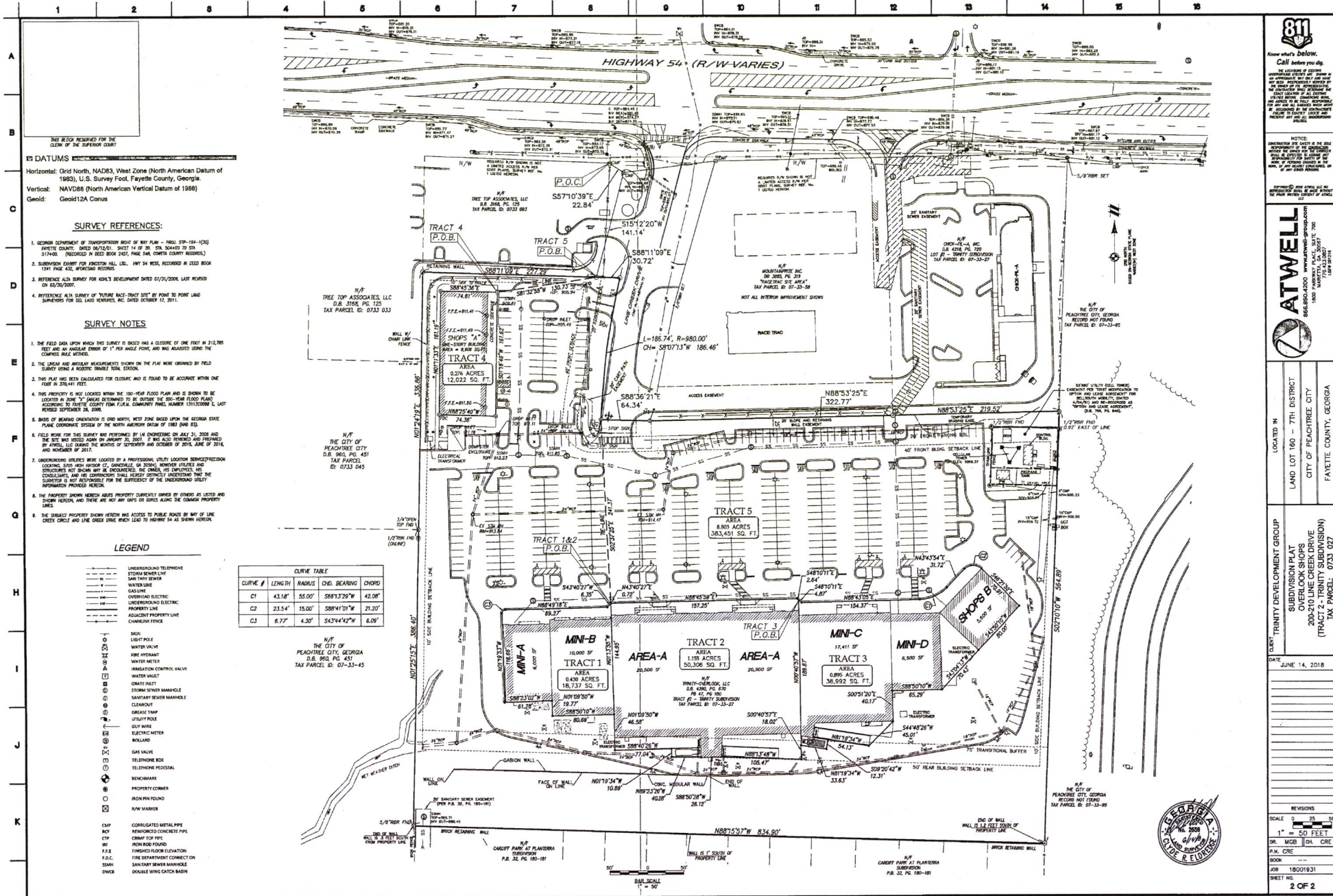
100 Line Creek Drive Rezoning Request

Page 3

Recommendation

Should Council approve the request, staff recommends the following condition:

1. The applicant shall enter into an amended development agreement with the City to reflect the new parcel configuration and to include the specific agreement between the property owners regarding the maintenance and use of Tract 5.



Know what's Below.
Call before you dig.

NOTICE: ANYONE WHO DIGS OR EXCAVATES IN THE CITY OF PEACHTREE CITY, GEORGIA, WITHOUT FIRST CALLING 811 TO REPORT THE LOCATION AND DEPTH OF ALL UTILITIES IS VIOLATING THE CITY OF PEACHTREE CITY, GEORGIA, ORDINANCE NO. 12-10, WHICH MAY RESULT IN A FINE OF UP TO \$500 AND/OR JAIL TIME.

ATWELL
SURVEYING & ENGINEERING, INC.
1500 HUNTERS BLVD., SUITE 200
FAYETTE COUNTY, GEORGIA 30204
TEL: 770-233-1111
FAX: 770-233-1112

LOCATED IN
LAND LOT 160 - 7TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GEORGIA

CLIENT: TRINITY DEVELOPMENT GROUP
SUBDIVISION PLAT
OVERLOOK SHOPS
200-210 LINE CREEK DRIVE
(TRACT 2 - TRINITY SUBDIVISION)
TAX PARCEL: 0733 027

DATE: JUNE 14, 2018

REVISIONS

NO.	DATE	DESCRIPTION
1	06/14/18	ISSUED FOR PERMIT

SCALE: 0 25 50
1" = 50 FEET
DR. MGR. DL. CRE
P.M. CRE
BOOK
JOB: 18001931
SHEET NO.
2 OF 2

THIS DOCUMENT IS THE PROPERTY OF ATWELL SURVEYING & ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ATWELL SURVEYING & ENGINEERING, INC.



REZONING APPLICATION

Rec'd 6/25/2018 RC

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

LOCATION	Address <u>100 LINE CREEK DR., PEACHTREE CITY, GA 30269</u>		ZONING & LAND USE	Zoning <u>GC</u> <u>LUC</u> Existing Proposed	
	Parcel #(s): <u>0733-027</u>			Land Use Map <u>COMMERCIAL</u> <u> </u> Existing Proposed	
APPLICANT	Name <u>JIM LOWE</u>		OWNER	Name <u>TRINITY-OVERLOOK, LLC</u>	
	Address <u>1800 PARKWAY PLACE, SUITE 700</u>			Address <u>1915 AIRPORT ROAD SUITE 2-D</u>	
	City, State, Zip <u>MARIETTA, GA 30067</u>			City, State, Zip <u>ATLANTA, GA 30341</u>	
	Phone # <u>770-335-9401</u>			Phone # <u>678-961-2400 X 1800</u>	
	Email <u>JLOWE@ATWELL-GROUP.COM</u>			Email <u>JLOWE@ATWELL-GROUP.COM</u>	
OPEN SPACE & PUBLIC	Open Space <u>N/A</u> Acres <u> </u> %		MULTI-USE PATH	Distance to nearest multi-use path: <u> </u> ft. ALREADY CONSTRUCTED	
	Land Dedicated for Public Use <u>N/A</u> (school, emergency response, public park, greenbelt, etc.)			Linear feet of multi-use path to be provided: <u> </u> ft. ALREADY CONSTRUCTED	
TRANSPORTATION	Name of access or adjacent street			# of access points	
	HWY 54			ONE CURRENTLY	
	LINE CREEK			ONE	
	Estimated trip generation (Bases on ITE ratios)			ADT	
	Vehicle Type: <u>N/A</u>			<u>N/A</u>	
	Vehicle Type: <u> </u>			<u> </u>	
FIRE SUPPRESSION	Automatic Fire Sprinklers: ☒ Yes ☐ No, why? <u> </u>		Briefly describe daily operations: (Number of employees, etc. A separate detailed explanation may be included in the Written Narrative) <u>RETAIL SHOPPING CENTER SERVING NEIGHBORHOOD & COMMUNITY. EMPLOYEES ROUGHLY 100 TOTAL STAFF.</u>		
	Automatic Fire Alarm: ☒ Yes ☐ No, why? <u> </u>				
	Hazardous Material On Site? (If yes, describe type and method of storage to the right:)		☐ Yes ☒ No		Material(s): <u>RETAIL</u>
		Storage: <u>RETAIL</u>			

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

Applicant Signature: [Signature]

Date: 6/22/18

Property Owner Signature: [Signature] AS manager

Date: 6.20.18



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

The undersigned below, making application for rezoning action, has complied with the Official Code of Georgia Section 36-67A-1, et. seq. *Conflict of Interest in Zoning Actions*, and has submitted or attached the required information on this form as provided.

All individuals, business entities¹, or other organizations² having a property interest, financial interest, or other interests³ in property subject of this application are as follows (attach additional if necessary):

VINCENT RIGGIO - TRINITY-OVERLOOK, LLC

JIM LOWE - ATWELL, LLC

Have you as applicant or anyone associated with this application or property, within the last two (2) years immediately preceding this application, made campaign contributions aggregating \$250 or more to a member of the Peachtree City Planning Commission or the Peachtree City Mayor and City Council? Please circle your response:

YES

NO

IF YES: Please complete the following section (attach additional sheets if necessary).

Name and Official Position of Government Official	Contribution Description and Dollar Amount	Date of Contribution
VANESSA FLEISCH	\$0 - ALLOWED SIGN TO BE PLACED ON PROPERTY	

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Signature of Applicant's Representative

Signature of Notary Public

Vincent Riggio, manager
Type/Print Name and Title

JAMES A. LOWE, member
Type/Print Name and Title

Monique Williams
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 6/2/22
(Affix Seal Here)

¹ Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust.

² Other organization means non-profit organization, labor union, lobbyist, or other industry or casual representative, church, foundation, committee, club, charitable organization, or educational organization.

³ Property interest means the direct ownership of real property and includes any percentage of ownership. Financial interest means direct ownership of 10% or more of the total assets or capital stock of a business entity.

Overlook Shopping Center

Narrative for Rezoning Permit Application

The proposed rezoning from GC – General Commercial to LUC - Limited Use Commercial is for sub-dividing the parcel. As an existing general commercial development, the proposed rezoning to a limited use commercial development will maintain the property's conformity with the policy and intent of the land use plan and will not affect the existing use or usability of the adjacent properties.

1. **Land Use:** The current land use for the parcel is GC – General Commercial. The proposed use is LUC - Limited Use Commercial. Since the parcel is an existing shopping center, rezoning the parcel will not impact public or educational facilities or neighboring properties. The vehicular access plan, landscaping, and setback requirements will remain unchanged.
2. **Community Design:** The parcel is currently developed and approved as a community shopping center and fits within the village concept as set forth within the city's comprehensive plan.
3. **Economic Development:** The proposed use is an existing county-base based business.
4. **Fire and Rescue:** The level of service required for the parcel will remain unchanged
5. **Potable Water:** Potable water is currently existing on-site and service for existing tenants is in place.
6. **Sewer:** Sewer is currently existing on-site and service for existing tenants is in place.
7. **Transportation:** Transportation for both motorized and non-motorized users will remain unchanged.

**Peachtree City Planning Commission
Meeting Minutes
July 23, 2018
7:00 p.m.**

The Peachtree City Planning Commission met Monday, July 23, 2018, at City Hall. Planning Commission members in attendance were: Chairman Frank Destadio, Jack Bernard, Paul Gresham, JT Rabun, and Alternate Michael Link. Lisa Ann Curtis was absent.

Planning and Development Director Mike Warrix, Senior Planner Robin Cailloux, Planning Assistant Chandra Wright, IT Support Specialist Julie Zilich, and Recording Secretary Martha Barksdale also were present. City Councilman Kevin Madden was in attendance.

Approval of Minutes

Planning Commission Meeting June 25, 2018

Rabun commented that a correction was needed on page 6 to reflect that his motion required the developer to maintain the lift station until it was tied in. Cailloux said that was conveyed to City Council in the Staff report. Destadio said on page 2, the minutes should show that Mike Meshkaty, representing the developer, Century Communities of Georgia, accepted some conditions imposed by the Planning Commission and wanted to talk about others. Destadio asked for a sentence in the minutes to show that Meshkaty did address the issue. On page 7, Rabun noted, the minutes said Granite & Marble Warehouse was under construction, but he visited the site the week prior to the meeting and did not see that to be case. Cailloux said she would change the minutes to read that it had been approved for construction.

Bernard complimented Staff on doing a good job on the minutes, saying it was a complicated discussion, and it was important to understand the impact on the budget of these projects. After the meeting, he said, he went back and calculated the impact to the City and the County of the Wilksmoor Village project over a 10-year period. It would be \$25 million. This was something that needed to be understood and was laid out very well in the minutes, he remarked. Cailloux said she would pass that on to Pam Dufresne.

Bernard moved to approve the June 25, 2018, Planning Commission meeting minutes as amended. Gresham seconded. Motion carried unanimously.

Public Hearings

**PH-18-05 Consider Request to Rezone 100 Line Creek Drive from GC to LUC Limited Use
Commercial**

Destadio opened the public hearing.

Cailloux stated that the requested property was at 100 Line Creek Drive, commonly known as The Overlook Shopping Center, almost at the western border of the City. The property was zoned General Commercial (GC) and the Future Land Use called for commercial. The applicant was requesting rezoning to Limited Use Commercial (LUC) so the buildings could be divided among multiple ownerships, a practice Cailloux said was becoming more common as the retail market changed.

She presented the proposed plan for the property, with various tracts outlined in different colors. Tract 1 consisted of two buildings, and Tract 2 was in the main building, housing Home Goods and T.J. Maxx.

Tract 3 was the remainder of that larger singular building. Tract 4 was an outparcel building, and Tract 5 was the common parking lot.

Cailloux said the change in zoning would not affect the use of this property or the properties around it. They were not changing their use or changing access. Staff recommended approval of this rezoning with two conditions. One condition was the owners keep the common areas neat and in good order, while the other condition called for the owners to update the language of the development agreement with the City to reflect the new parcel configuration and to include the specific agreement between the property owners regarding the maintenance and use of Tract 5.

Destadio asked if Jim Lowe, the applicant, was present. He was not. No one spoke either in support or opposition to this issued. Destadio closed the public hearing.

He checked with Cailloux to confirm that no new buildings would be added. Cailloux said this was a site plan specific zoning category so they could not make changes without getting rezoned again. Destadio noted that having zero side setbacks might allow them to subdivide the existing buildings into smaller spaces, but Cailloux said they could do nothing different than what was depicted on the plan, due to the site specific zoning.

After hearing that, Destadio said he was confused, then, as to the purpose of this rezoning request. Cailloux said while they would not be allowed to subdivide the buildings, they could subdivide ownership. Trinity could, for example, maintain ownership of Tract 2, but sell Tract 3 to someone who specialized in that type of business.

Rabun referred to No. 4 under the City's criteria for rezoning: *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.* He pointed out that the property apparently did have a reasonable economic use under its current zoning, but added that was not a compelling reason to deny the request.

He also pointed to No. 6 in that list of criteria and referred to Staff's reasoning, which mentioned new ownership models and said the change in the retail market might support the request for rezoning. Rabun asked if there was a similar situation in the City, and Cailloux said there had been an industrial one on SR 74 South. Warrix said it was a smaller-scale version of this, with a property line running through one building. Destadio and Rabun said they remembered that situation, recalling, too, that the owners put a property line down the center of the building.

Rabun asked if he could buy Tract 5 and deny access to all the other tracts and deny easement to all the other owners. He said he was inclined to approve the rezoning, but that could be a problem. Cailloux said the ownership model would include a very lengthy description of this, but it was not ready. The City Attorney had asked about it as well, and Cailloux said the applicant is working on it.

Rabun also inquired about the enforcement of the provision to keep Tract 5 neat and orderly, saying there had been noise complaints from residents of the neighborhood behind the shopping center. Cailloux said that was being handled, and the City Attorney would be reviewing the final document.

Rabun moved to approve item PH-18-05 as presented with recommendations from Staff that (1) Tract 5, which contains the common areas of the development, shall be maintained and shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners; and (2) The applicant shall update the Development Agreement with the City to reflect the new parcel configuration and to include the specific agreement between the property

owners regarding the maintenance and use of Tract 5. Bernard seconded. Motion carried unanimously.

New Agenda Items

07-18-01 Conceptual Site Plan and Elevations, SMC³ Office Building (653 Lexington Circle)

Cailloux said this was one of the last remaining outparcels in Lexington Circle and showed its location on an aerial photograph. The property was zoned LUC-28 and LUC-16, which permitted office uses. They proposed a three-story office building with parking on the site. Cailloux pointed out that World Gym was adjacent to this property, and she pointed out Lexington Drive on the map. The developers were required to provide a 50-foot buffer along Governors Row, which they were doing, and were limited to 80,000 square feet maximum for office use. She said there was some shared parking and between that and the new parking they were providing, it would meet the City's parking requirements.

Because the site was within 500 feet of a State highway, they must come before the Commission for an elevation approval. Cailloux briefly explained the depictions the applicant provided, saying the architect would address them in more detail. It showed a modern design that met the requirements. When glass was removed from the equation, she said, there was 80% brick and stone on the front and 50% on the rear. The materials included gray slate and Tennessee field stone, and she said they would speak to the ash and zinc also included. Staff recommended approval, Cailloux concluded.

Andrew Slusher, President and CEO of SMC³, gave an overview of his firm. He said it had an 87-year history, starting as a rate bureau in the trucking industry. In the 1980s, deregulation took place, eliminating the need for rate bureaus. He noted that SMC³ was one of 10 regional rate bureaus that transformed themselves into a data technology solutions firm. They are a non-profit corporation, a status that was a holdover from the days as a rate bureau.

Responding to a question from Destadio, Slusher said they moved to Peachtree City from Midtown Atlanta about 20 years ago and were currently in two office buildings on Westpark Drive, called the Jack Middleton Business Complex, named for a former CEO who retired a few years ago. There were about 100 employees in Peachtree City, and 25 at another office in Louisville, Kentucky. He said Peachtree City was the main office, and they were looking forward to rapid growth.

The employees were highly-educated technology professionals with an average salary of more than \$100,000 per year with excellent benefits, Slusher remarked. Many employees lived in the Peachtree City area, he added.

Slusher related that he was from Leawood, Kansas, a strictly zoned and planned community much like Peachtree City in which the government and the people worked together to create a good quality of life. He said that appealed to him when he brought his wife and five children here to live. His executive team and their families lived here as well.

Slusher said they were outgrowing their current office buildings. They leased office space to other businesses, such as Airbus and Caterpillar, and those businesses were looking to expand as well, so the time had come for new building for SMC³. He said they wanted a building that looked fresh and reflected a tech company, rather than a rate bureau from the 1980s or before. Therefore, they asked Jefferson Browne Gresham Architects to develop a modern building that both the employees and the community could appreciate.

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
TO REZONE 11.56 ACRES OF LAND
LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY
AT 100 LINE CREEK DRIVE PARCEL 0733 027
TO LIMITED USE COMMERCIAL FOR A COMMERCIAL SUBDIVISION,
TO REMOVE SECTION 1006D.1 OF THE ZONING ORDINANCE,
AND FOR OTHER PURPOSES**

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

Section 1. The Peachtree City Zoning Ordinance Article X, Requirements by District, Section 1006B, Specific Limited Use Commercial Districts, be amended to add Section 1006B.29 Limited-use residential district no. 29 as follows:

1. The zoning of the property described below shall be rezoned from the current zoning designation of GC General Commercial to LUC-29 Limited Use Commercial. Said property is more particularly described as follows:

All that tract or parcel of land lying or being in Land Lot 160 of the 7TH District, Fayette County, Peachtree City, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found at the mitered intersection of the southerly right of way of Georgia State Highway 54 (having a variable width right of way) and the existing westerly right of way of Line Creek Drive (having a variable width right of way at this point); Thence continuing along the said southerly right of way of Georgia State Highway 54 south 57°10'39" East, a distance of 22.84 feet to a concrete monument found at the intersection of the original westerly right of way of Line Creek Drive (right of way varies); Thence along the said westerly right of way line of Line Creek Drive (right of way varies) South 15°12'20" West, a distance of 141.14 feet to the POINT OF BEGINNING:

Thence (right of way varies) South 88°11'09" East, a distance of 30.72 feet to a point; Thence southerly a distance of 186.74 feet along the arc of a curve to the east, having a radius of 980.00 feet and being subtended by a chord which bears South 08°07'13" West, for a distance of 186.46 feet, to a point on the terminus of the said Line Creek Drive; Thence along the terminus of Line Creek Drive South 88°36'21" East, a distance of 64.34 feet to a point; Thence leaving the said terminus of Line Creek Drive proceed North 88°53'25" East, a distance of 322.77 feet to a point; Thence North

88°52'25" East, a distance of 219.52 feet to a point; Thence South 02°10'10" West, a distance of 564.89 feet to a point; Thence North 88°15'57" West, a distance of 834.90 feet to an iron pin found, a five eights inch rebar; Thence North 01°25'15" East, a distance of 386.40 feet to a three quarter inch open top pipe found; Thence North 01°24'19" East, a distance of 336.86 feet to a point; Thence South 88°11'09" East, a distance of 227.29 feet to the POINT OF BEGINNING.

Said property contains 11.56 acres more or less.

- (b) It is intended that the LUC-29 zoning district be established specifically for the subdivision of the existing commercial development into multiple tracts for different ownership in accordance with the following express conditions:

1. *Permitted uses:* All uses permitted in the GC zoning district shall be permitted in LUC-29.
2. *Prohibited uses:* All uses prohibited in the GC zoning district shall be prohibited in LUC-29.
3. *Conditional uses:* All conditional uses and standards listed in the GC zoning district shall also apply in LUC-29.
4. *Special Use Permit:* Special Use permits do not apply in the LUC-29 zoning district and shall require a rezoning action.
5. *Other requirements:*
 - i. Minimum zoning lot area: 5,000 square feet.
 - ii. Minimum lot width: 20 feet.
 - iii. Minimum front setback depth:
 1. Building: 0 feet.
 2. Driveway/parking: 20 feet.
 - iv. Minimum side setback depth: 0 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.
 - v. Minimum rear setback depth: 20 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.
 - vi. Maximum building height: The maximum height of all buildings shall not exceed 35 feet in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60 feet in height from the finish grade to the ridge line or the tallest portion of the roof.
 - vii. Parking: Refer to section 909

viii. Signs: Refer to chapter 66

- ix. Storage: No storage will be permitted on the zoning lot outside a fully enclosed building unless the storage area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide a reasonable visual separation between the storage area and any adjoining property.
- x. Access: All zoning lots shall have direct access onto an arterial, major collector or industrial/commercial road via an access street.
- xi. All parking and service areas must be separated from the adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide a reasonable visual separation between the properties.
- xii. No outside loudspeaker system shall be utilized.
- xiii. All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.
- xiv. No use permitted in this zoning district shall be allowed to cover more than 75 percent of the zoning lot on which it is located with impervious surfaces.
- xv. All properties developed for commercial purposes, whether they are occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners.

Section 2. Section 1006D.1 and all subsections of said section shall be stricken from the Peachtree City Zoning Ordinance. Said section pertaining to this property for a previous development proposal that was never constructed and is therefore obsolete.

The Peachtree City Zoning Ordinance Article X, Requirements by District, Section 1006D.1, shall be amended as follows:

Reserved

Section 3. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this

ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

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

Done, Ratified, and Passed this _____ day of _____ 2018.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Michael Warrix, AICP Planning and Development Director
Robin Cailloux, AICP Senior Planner 

DATE: August 28, 2018

SUBJECT: Public Hearing: Consider Variance Request, Maximum Parking Requirement, 2017 Highway 74 South, Heartland Dental
September 6, 2018 City Council Meeting

Case Number:	PV18-0009
Request:	Variance from Section 1108 (b), Land Development Ordinance exceeding 125 percent of the minimum required parking spaces
Property Location:	2017 HWY 74 S
Current Zoning:	GC Conditional, General Commercial
Parcel Size:	1.68 Acres
Property Owner/Applicant:	Rockaway Peachtree City LLC / Tarr Group Engineering

Discussion:

The Applicant is requesting relief in the form of a variance from the Land Development Ordinance section 1108(b) which limits the amount of parking provided on a site to not exceed 125% of the required parking spaces. The Applicant proposes to construct a 4,280 square foot dental office with 30 parking spaces.

Section 909 of the Zoning ordinance requires a minimum of one (1) parking space for every 250 gross area for medical offices. Based on this requirement, the minimum required parking is 18 spaces and the maximum amount of parking is 23 spaces. The Applicant states that the office will have 14 patient chairs and be staffed with 14 employees. When operating with a full schedule, they believe 30 parking spaces will be required for adequate parking for their patients and staff.

As part of the application, the Applicant has included a justification narrative and a site plan showing the proposed improvements on the lot. A copy of the application is attached to this memorandum.

Variance Consideration:

In accordance with Section 1302 of the Land Development Ordinance, variances shall only be granted upon showing that:

1207 Highway 74 S Variance Request

Page 2

- (a) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the land development ordinance; or
- (b) The application of the particular provision of the land development ordinance to a particular piece of property, do to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create and unnecessary hardship for the owner while causing no detriment to the public.

Variance Criteria:

Section 1303 of the Peachtree City Land Development Ordinance states the City Council shall not grant a variance unless all of the following findings can be made:

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

Staff Comment: There are no special circumstances pertaining to the property. The request for the variance is based on the proposed use of the property and not the physical limitations of the property itself.

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

Staff Comment: The strict application of this ordinance would limit the number of parking provided on site to less than the Applicant claims is needed.

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

Staff Comment: The interior design of the proposed dental office development provides less area per patient than a standard medical office, and therefore results in less parking requirements than the Applicant claims they need.

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

Staff Comment: Granting this variance is based on the proposed use and interior design of the building and therefore not applicable to other properties in the general vicinity and in the same zoning district.

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

1207 Highway 74 S Variance Request

Page 3

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan.

ATTACHMENTS



VARIANCE APPLICATION

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

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

Receipt # _____
Date Filed ____ / ____ / ____
Case # _____
Office Use Only

VARIANCE LOCATION	Street Address <u>TBD; Highway 74 and Rockaway Rd</u>	PROPERTY OWNER	Name <u>Rockaway Peachtree City LLC</u>
	Zoning District: ☐ Residential ☐ Multi-Family ☒ Commercial\Industrial\Office		Phone _____ Email _____
VARIANCE TYPE: ☐ Administrative ☐ Special Exception ☒ Variance (check one below)	Variance from which ordinance: ☐ Sign ☐ Fence ☒ Land Development ☐ Zoning	PROPERTY INFO	Subdivision: _____
			Phase: _____ Lot # _____
APPLICANT	Name <u>Premier Development, LLC</u>	SUPPORTING DOCUMENTS	Please submit the following evidentiary items in support of this application and the requested variances. (Please check off the items that are attached to this application) ☐ Site plan (with property lines and proposed work) ☐ A detailed report justifying the requested variance ☐ Letters of support from adjacent property owners ☐ Digital Photographs \ Renderings (CD or Email) ☐ Other Items Demonstrating Need (topo. Survey, etc)
	Address <u>PO Box 768</u> City, State, Zip <u>Effingham, IL 62401</u> Phone # _____ Email <u>tfrerichs@workmangroup.com</u>		

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

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

VARIANCE	Please review the ordinances and instructions on the back of this page.		Briefly describe why this variance is being requested: (A separate detailed report is still required to be attached to this application)
	1.) Is a current survey included with the application? ☒ Yes ☐ No	Request to increase parking requirement (18 spaces to 30 spaces)	
	2.) How much of a variance is being requested? _____ Feet	☐ Yes ☐ No	
	3.) Were you the owner of the property when the violation occurred? (If not, who was?) ☐ Yes ☐ No		

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

Signature of Owner/Agent: [Signature] Date 8/14/18

OFFICE ONLY

ADMINISTRATIVE VARIANCE	Signature: _____	☐ Approved ☐ Denied
Date of Acceptance: _____	Date of Hearing: _____	☐ Approved with Conditions

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



August 14, 2018

Ms. Robin Cailloux
City of Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

Re: Parking Variance Request:
Heartland Dental
Highway 74 and Rockaway Rd

Dear Ms. Cailloux,

This letter is in reference to the requested parking variance for the above project. The proposed development consists of a 4,280-square foot professional dental office. The Zoning Regulation (Article IX Section 909) requires 1 space per 250 square feet of gross floor area, or 18 spaces. The proposed site plan provides 30 parking spaces or approximately 1 per 150 square feet of gross floor area. The office has 14 chairs and will be staffed at a level of 14 employees when the office is running at full capacity. In addition to the 28 spaces for those 28 people (14 patients plus 14 employees), we provide the required 2 handicap spaces.

Review Criteria:

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

Response: Our building is extremely efficient and allows more chairs than what is expected by the current parking requirement, outlined above.

- B.) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances

Response: Parking at the maximum number of spaces per the requirement without having to get a variance could potentially cause parking to need to overflow during peak hours, shift changes, etc. This particular tenant is part of a group that has over 800 dental clinics nationally and based on their data, they typically require 30 spaces for this building to avoid patients not being able to find a parking space or parking in an unsafe manner.

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

Response: With over 800 clinics nationally, our client has developed an extremely efficient layout that provides for 14 chairs. We see regularly that the parking requirement for Medical/Dental office is much lower than what is needed to serve the proposed development. The requirement of 1 space per 250 sf is based on the majority of medical and dental offices around the country, which are much less efficient and less people intense practices.

- D.) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district

Response: Other properties in the same zoning district park at similar total numbers and have larger square footage buildings and more impervious surface on their sites.

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

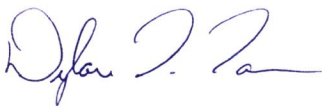
Response: The additional spaces are well within the planned impervious surface allowed on this lot and leaves a lot of green space. Not granting this variance could cause people to park along the drive aisles and outside of designated parking spaces which could turn into a safety issue.

- F.) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan

Response: The proposed plan is in alignment with the comprehensive plan, and the plan for Wilshire Village. The site will still be much less intense in use and in imperviousness than the commercial development that surrounds it.

Based on the above information, we respectfully request an approval to increase the number of required parking spaces from 18 to 30. If you have any questions or require additional information, please do not hesitate to contact me via email (dylan@tarr-group.com) or phone (615-829-0331).

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Tarr".

Dylan Tarr, P.E.

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE STATE ONE-CALL SYSTEM AT (811) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATIONS BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D-1557.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. ALL SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
11. WATER SERVICE PIPE SHALL BE SDR21 PVC PRESSURE RATING 200 PSI.
12. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.

LAYOUT AND PAVING NOTES

1. ALL EXISTING STRUCTURES, CONCRETE PADS, WALKS, DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5% (3:1:1) AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMP, SIDEWALK, SLOPES, AND DRIVEWAY RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
7. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH AC 309 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 10 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
8. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
9. DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
10. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GARMON LAND SURVEYING, DATED 6/15/2018.
11. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' DIMENSIONS. JOINTS CAN BE SAWCUT, FORMED, OR TOOLED.
12. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION, PLACEMENT, AND INSTALLATION.

SITE DATA TABLE

1. PROPERTY OWNED GC

2. SETBACKS FRONT (80.0)
LEFT SIDE (150.0)
RIGHT SIDE (150.0)
REAR (40.0)
3. SITE AREA 50.101 S.F. (11.15 ACRES)
4. BUILDING AREA 4,280 S.F. GROSS AREA
ONE-STORY, MAX HEIGHT 12'50"
5. PARKING REQUIRED 18 SPACES
DENTAL OFFICE 1 PER 250 SF
PARKING PROVIDED 30 SPACES

6. EXISTING IMPERVIOUS AREA 0.14 ACRES (12,200)
EXISTING PERVIOUS AREA 1.01 ACRES (87,800)
7. PROPOSED IMPERVIOUS AREA 0.50 ACRES (151,300)
PROPOSED PERVIOUS AREA 0.56 ACRES (148,700)

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST. TWO COATS SHERWIN WILLIAMS - KEM4000 ACRYLIC ALKID ENAMEL SAFETY YELLOW 8551 300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TMS415
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE AND WHITE
FIRE LANE STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. STRIPING TO BE PAINTED RED, AND "FIRE LANE NO PARKING" TO BE PAINTED RED OR WHITE. COORDINATE AND CONFIRM SPACING AND PAINT COLOR WITH CITY FIRE MARSHAL INSPECTOR

UTILITY CONTACTS

ELECTRIC
COWETA FAYETTE EMC
CONTACT: KENNY HINESLEY
PHONE: 770-502-0226
EMAIL: KHINESLEY@UTILITY.ORG

GAS
TRUE NATURAL GAS
ATLANTA GAS LIGHT ENERGY CONNECTION CENTER
CONTACT: MIKE MOSELEY
PHONE: 770-114-6105
EMAIL: MMOSELEY@TRUENATURALGAS.COM

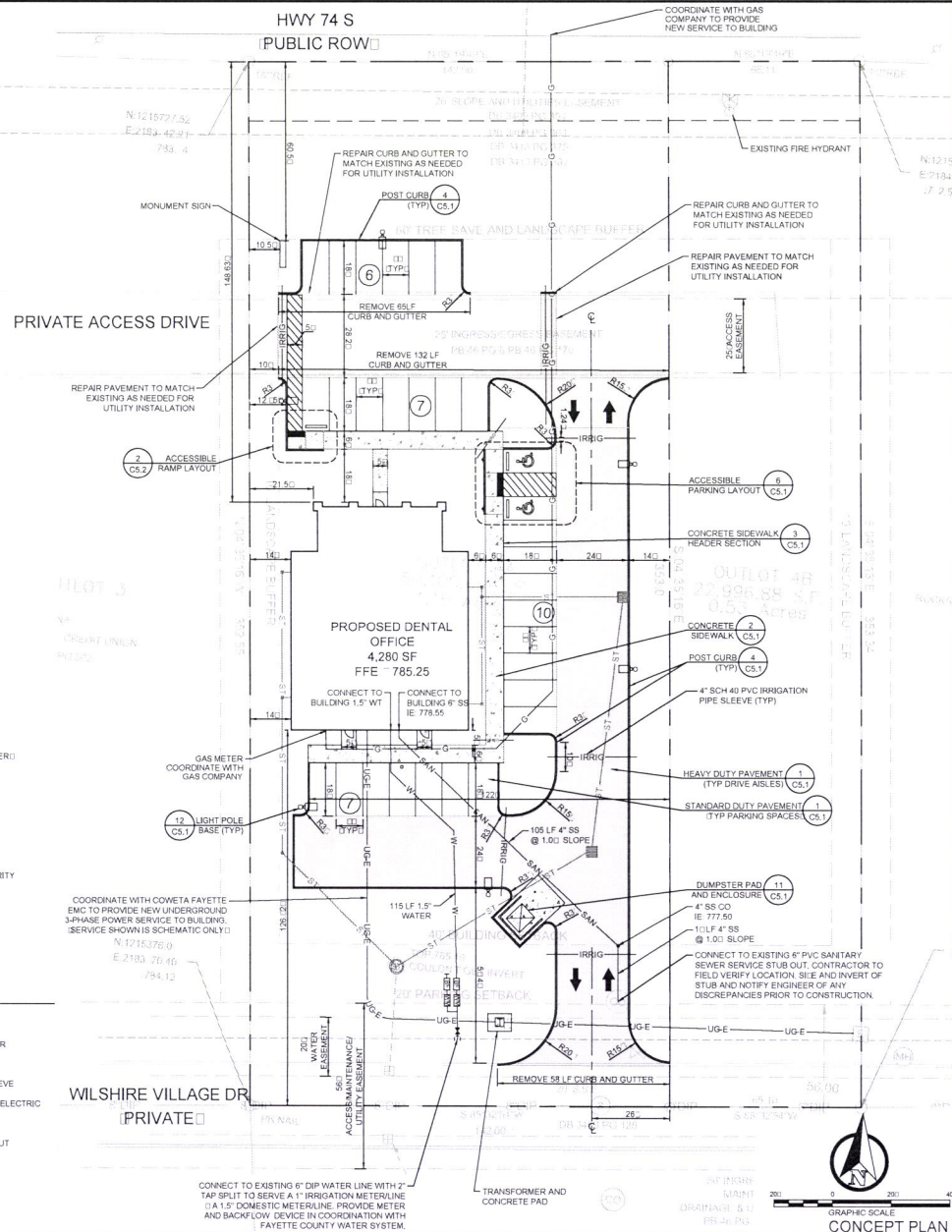
WATER
FAYETTE COUNTY WATER SYSTEM
CONTACT: MATT BERGEN
PHONE: 770-461-1146
EMAIL: MBERGEN@FAYETTECOUNTYGA.GOV

SEWER
PEACHTREE CITY WATER AND SEWERAGE AUTHORITY
(PCWASA)
CONTACT: NATHAN BROOKS
PHONE: 770-487-7113

TELEPHONE
AT&T
PHONE: 866-344-0447

LEGEND

— SAN — SANITARY SEWER
— W — WATER PIPE
— IRRIG — IRRIGATION SLEEVE
— UG-E — UNDERGROUND ELECTRIC
— G — NATURAL GAS
— G — SEWER CLEANOUT
— M — WATER METER
— G — GAS METER



06/03/18
EROSION CONTROL LEVEL II
CERT. ID. 000004247

TARR
GROUP

EMAIL: DYLAN@TARRGROUP.COM
PHONE: 317-572-8277

DENTAL OFFICE DEVELOPMENT
PROFESSIONAL RESOURCE DEVELOPMENT, INC.
1201 S HWY 74
PEACHTREE CITY, GEORGIA

ORIGINAL ISSUE: 06/03/2018

REVISIONS

PROJ. NO. 18016

SITE LAYOUT
UTILITY PLAN

C2.1
SHEET 5 of 15

Peachtree City

CONVENTION & VISITORS BUREAU

Date: August 31, 2018

To: City Council

Via: Jonathan N. Rorie, City Manager 

From: Kymberly Hughes, Executive Director - CVB 

RE: Approval of FY 2019 Proposed Budget

Request:

The Peachtree City CVB Board of Directors met on Thursday, August 23, 2018 in a special called meeting and approved the FY 2019 Proposed Budget. City Council is now asked to approve the FY 2019 Proposed Budget as presented in the agenda packet.

Summary:

The FY 2018 Proposed Budget demonstrates the focus of the Convention & Visitors Bureau on marketing of the City of Peachtree City as a tourism destination for conventions, sports events, and group travel. The CVB Board of Directors also presents in the agenda packet an update of marketing efforts, upcoming events and visitor center merchandise.

Peachtree City

CONVENTION & VISITORS BUREAU



6,532



1,580



2,693



Thank You Peachtree-City.org
for being the #1 referral to our website (59%)



We will be testing the social media
management and reporting platform



2018 Year End Social Media



October 2018 to October 2019

Year to Date ~ Three M&C Appointment Shows:



Two All Market Segments and One Military

Remaining this Year ~ Two upcoming shows:



One All Market & One Association

~ ROI to date ~

Averages 30 scheduled appointments per show:

21 Request for Proposal

134 room nights booked

25 booked/completed and three possible to complete by October

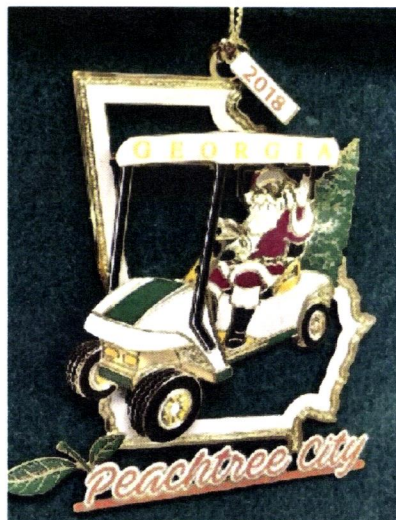
542 potential room nights (pending and on the books)



2018 Year End Trade Shows



Visitors to the Welcome Center



~ 2018 Ornaments are
available ~



T-Shirts \$15



Burlap Bags \$20

Tumblers \$12

PTC Stickers \$2

2018 Year End Merchandise

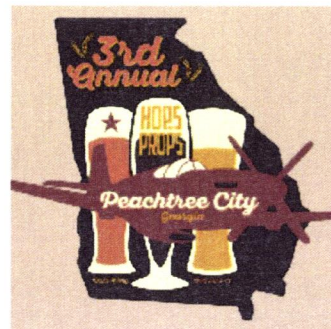


2017 SOLD OUT 500 Tickets

2018 SOLD OUT 550 Tickets

2016 SOLD OUT 400 Tickets

2017 SOLD OUT 474 Tickets



2018 Tickets on Sale Now!

VIP \$60 (150 available)

General Admission \$40 (400 available)

2018
Year End
Coming Soon!

2019 Budget Highlights - Revenues

- ❖ The Hotel Tax Transfer from the City is budgeted to match the City's FY 2019 Approved Budget with a 2% Increase from 2018 projections.
- ❖ The CVB will hold both the Craft Brew Festival & the Peachtree City Wine Festival again this year with budgeted revenue of \$46,000. These are both 100% self-sustaining events and do not use Hotel Tax funds.

2019 Budget Highlights - Personnel

- ❖ The CVB staff is now part of the City and the Contractual Labor includes the Executive Director whose personnel expense is split 80% to the CVB and 20% to the City as well as the Marketing Manager, Sales Manager, Visitors Center Manager, and Part Time Visitors Center Info Representative who are charged 100% to the CVB. Contractual Labor also includes 20% of the Salaries and Benefits of the new position, Public Communications Specialist.

2019 Budget Highlights - Expenses

- ❖ The FY 2019 Sales, Marketing and Promotion Budget includes increases for all expenditures.
- ❖ Tourism Events this year includes funding for the Diva Half Marathon, Amphitheater, Fam Tours and other miscellaneous events that bring hotel stays as well as expenditures for the Craft Brew Festival (Hops and Props) and Wine Festival.
- ❖ Administrative & General Operations include a Vehicle Lease and related Repairs and Maintenance to acquire a new vehicle that would be used for employees to attend events and trade shows.
- ❖ The CVB has a large projected prior year surplus that is budgeted to be used in the current fiscal year leaving a projected \$150,000 surplus at the end of FY2019.

FY 2019 Proposed Budget - Revenues

	FY 2018 For Nine Months Ending June 30, 2018				FY 2019 Proposed Budget		
	Current Budget	Actual	Projected	Total Actual +Projected	Budget-Request	% Of Budget	Variance
<u>Sources of Funds</u>							
Hotel/Motel Tax Transfer	\$ 665,942	\$ 522,803	\$ 147,897	\$ 670,700	\$ 684,114	91%	\$ 13,414
Other Revenue	\$ 250	\$ 1,141	\$ 113	\$ 1,254	\$ 250	0%	\$ (1,004)
Rental Income	\$ -	\$ 150	\$ -	\$ 150	\$ -	0%	\$ (150)
Southern Hollywood Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Event Revenue - General	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Event Revenue - Hops and Props	\$ 18,000	\$ 18,842		\$ 18,842	\$ 19,000	3%	\$ 158
Event Revenue - Wine Festival	\$ 27,000	\$ 26,780		\$ 26,780	\$ 27,000	4%	\$ 220
Vendor Fees - General	\$ -	\$ 300		\$ 300	\$ -	0%	\$ (300)
Vendor Fees - Hops and Props	\$ -	\$ -		\$ -	\$ 1,000	0%	\$ 1,000
Vendor Fees - Wine Festival	\$ -	\$ 1,500		\$ 1,500	\$ 1,000	0%	\$ (500)
Merchandise Sales	\$ 19,001	\$ 18,404	\$ 2,151	\$ 20,555	\$ 20,000	3%	\$ (555)
Total Sources of Funds:	\$ 730,193	\$ 589,920	\$ 150,161	\$ 740,081	\$ 752,364	100%	\$ 12,283

FY 2019 Proposed Budget - Expenditures

	FY 2018 For Nine Months Ending June 30, 2018				FY 2019 Proposed Budget		
	Current Budget	Actual	Projected	Total Actual +Projected	Budget-Request	% Of Budget	Variance
<u>Expenses</u>							
<u>Personnel Services/Contract Labor</u>							
Contractual Labor	\$ 10,000	\$ 42,776	\$ 87,101	\$ 129,877	\$ 343,113	46%	\$ 213,236
Personnel Services	\$ 306,712	\$ 143,661	\$ -	\$ 143,661	\$ -	0%	\$ (143,661)
Total Personnel Services/Contractual Labor	\$ 316,712	\$ 186,437	\$ 87,101	\$ 273,538	\$ 343,113	46%	\$ 69,575
<u>Sales/Marketing/Promotion</u>							
Professional Services (<i>Photographer, Video Services</i>)	\$ 33,500	\$ 10,445	\$ 2,922	\$ 13,367	\$ 20,000	3%	\$ 6,633
Technical Services	\$ -	\$ 950	\$ 70	\$ 1,020	\$ 12,484	2%	\$ 11,464
Advertising/Marketing	\$ 150,000	\$ 75,403	\$ 30,210	\$ 105,613	\$ 171,395	23%	\$ 65,782
Tourism Events	\$ 116,000	\$ 109,224	\$ 508	\$ 109,732	\$ 121,000	16%	\$ 11,268
Printing/Binding	\$ 7,500	\$ 6,920	\$ 750	\$ 7,670	\$ 27,000	4%	\$ 19,330
Postage	\$ 2,000	\$ 116	\$ 150	\$ 266	\$ 2,000	0%	\$ 1,734
Operating/Promotional Supplies	\$ 15,000	\$ 1,682	\$ 1,500	\$ 3,182	\$ 15,000	2%	\$ 11,818
Dues & Fees	\$ 15,978	\$ 8,579	\$ 3,700	\$ 12,279	\$ 19,803	3%	\$ 7,524
Professional Development	\$ 11,500	\$ 6,459	\$ -	\$ 6,459	\$ 16,100	2%	\$ 9,641
Trade Shows	\$ 28,500	\$ 14,409	\$ 683	\$ 15,092	\$ 31,700	4%	\$ 16,608
Contingency	\$ 46,111	\$ 9,500	\$ -	\$ 9,500	\$ 14,185	2%	\$ 4,685
Total Sales/Marketing/Promotion	\$ 426,089	\$ 243,687	\$ 40,493	\$ 284,180	\$ 450,667	60%	\$ 166,487

FY 2019 Proposed Budget – Expenditures

	FY 2018 For Nine Months Ending June 30, 2018				FY 2019 Proposed Budget		
	Current Budget	Actual	Projected	Total Actual +Projected	Budget-Request	% Of Budget	Variance
Administrative & General Operations							
Audit Services	\$ 5,100	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	1%	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Equipment Rental	\$ 1,608	\$ 1,344	\$ 138	\$ 1,482	\$ 1,482	0%	\$ (0)
Amphitheater Rental	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Office Rental	\$ 40,176	\$ 37,022	\$ 3,437	\$ 40,459	\$ 41,862	6%	\$ 1,403
Vehicle Lease					\$ 4,800	1%	\$ 4,800
R&M Building	\$ -	\$ -	\$ -	\$ -		0%	\$ -
R&M Vehicles	\$ 250	\$ 105	\$ 145	\$ 250	\$ 3,000	0%	\$ 2,750
Liability Insurance	\$ 23,300	\$ 15,122	\$ -	\$ 15,122	\$ 13,700	2%	\$ (1,422)
Communications	\$ 7,900	\$ 4,403	\$ 2,487	\$ 6,890	\$ 7,900	1%	\$ 1,010
Bank Fees/Other	\$ 1,000	\$ 43	\$ -	\$ 43	\$ 1,000	0%	\$ 957
Merchant Fees	\$ 1,000	\$ 556	\$ 90	\$ 646	\$ 1,000	0%	\$ 354
Office Supplies	\$ 3,000	\$ 1,953	\$ 750	\$ 2,703	\$ 3,000	0%	\$ 297
Computer Supplies	\$ 1,000	\$ 690	\$ -	\$ 690	\$ 1,000	0%	\$ 310
Cost of Inventory Sold	\$ 14,250	\$ 9,316	\$ 2,909	\$ 12,225	\$ 15,000	2%	\$ 2,775
Gasoline	\$ 1,000	\$ 58	\$ -	\$ 58	\$ 1,000	0%	\$ 942
Travel (incl. mileage reimbursements)	\$ 2,750	\$ 1,372	\$ -	\$ 1,372	\$ 2,750	0%	\$ 1,378
Total Administrative & General Operations	\$ 102,334	\$ 76,984	\$ 9,956	\$ 86,940	\$ 102,494	14%	\$ 15,554
Capital Expenditures - CVB Golf Cart	\$ -	\$ 4,800	\$ -	\$ 4,800	\$ -	0%	\$ (4,800)
Total Capital Expenditures	\$ -	\$ 4,800	\$ -	\$ 4,800	\$ -	0%	\$ (4,800)
Total Expenses:	\$ 845,135	\$ 511,908	\$ 137,550	\$ 649,458	\$ 896,273	\$ 1	\$ 246,815
Total Projected Surplus/(Deficit):	\$ (114,942)	\$ 78,012	\$ 12,611	\$ 90,623	\$ (143,909)	-19%	\$ (234,532)
Prior Year Deficit/Surplus	\$ 203,286	\$ 203,286	\$ -	\$ 203,286	\$ 293,909	39%	\$ 90,623
Total Surplus/Deficit	\$ 88,344	\$ 281,298	\$ 12,611	\$ 293,909	\$ 150,000		\$ (143,909)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Al Yougel, Director
Keep Peachtree City Beautiful
Kelly Bush, Assistant Finance Director *KB QS.*

DATE: August 16, 2018

SUBJECT: FY2019 KPTCB Budget and Amendment to the FY2019 General Fund
Budget Resolution
September 6, 2018 City Council Agenda

Recommendation:

To approve the fiscal year 2019 budget for Keep Peachtree City Beautiful (KPTCB) along with the accompanying FY19 Budget Amendment.

Discussion:

As part of the intergovernmental agreement between the City of Peachtree City and Keep Peachtree City Beautiful, a 501(c)(3) and a component unit of the City beginning in fiscal year 2012, an annual budget for the organization must be presented to Council. Attached please find a copy of the fiscal year 2019 budget for your approval.

In response to the rising cost of recycling associated with the recycling bins located by the Public Works building along with a decrease in recycling revenue coming directly from those bins, there is an increase of \$10,660 to the subsidy to Keep Peachtree City Beautiful from the City.

Budget Impact:

The attached fiscal year 2019 budget amendment will increase both revenues and expenditures in the general fund by \$10,660 for the recycling contribution to Keep Peachtree City Beautiful.

Thank you for your attention to this matter.

KB/Keep Peachtree City Beautiful

Keep Peachtree City Beautiful
Fiscal Year 2019
October 1, 2018 - September 30, 2019

	Current FY2018	Proposed FY2019	\$ Amount Variance	% Variance
REVENUE				
Waste Haulers Franchise Fees	\$ 43,600.00	\$ 43,600.00	\$ -	0%
Recyclables/Earth Day/Fees	\$ 18,400.00	\$ 15,400.00	\$ (3,000.00)	-16%
Litter/Compost Contract	\$ 50,370.00	\$ 50,370.00	\$ -	0%
Cart Path Litter/Trash	\$ 45,760.00	\$ 45,760.00	\$ -	0%
Recycle PTC Subsidy	\$ 15,770.00	\$ 26,430.00	\$ 10,660.00	68%

Total Revenue	\$ 173,900.00	\$ 181,560.00	\$ 7,660.00	4%
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EXPENDITURES**Purchased/Contracted Services:**

Professional Services	Tax/990 Preparation	\$ -	\$ -	\$ -	
Contract Services	Bin Pulls	\$ 60,900.00	\$ 75,400.00	\$ 14,500.00	24%
Technical Services	Software Support	\$ -	\$ -	\$ -	0%
	Software Development	\$ -	\$ -	\$ -	0%
Repairs & Maint Equipment		\$ 2,800.00	\$ 1,500.00	\$ (1,300.00)	-46%
Repairs & Maint Vehicles	Trucks	\$ 2,000.00	\$ 1,500.00	\$ (500.00)	-25%
	Trailer	\$ -	\$ -	\$ -	0%
Facility Repair & Maint		\$ 1,500.00		\$ (1,500.00)	-100%
Rental/Lease	Other	\$ 1,880.00	\$ 2,160.00	\$ 280.00	15%
	Recycle bins	\$ -	\$ -	\$ -	
	Office/Utilities	\$ 200.00	\$ 600.00	\$ 400.00	200%
Insurance	Dir/Officer	\$ 1,000.00	\$ 750.00	\$ (250.00)	0%
	Vehicles	\$ 6,000.00	\$ 1,800.00	\$ (4,200.00)	-70%
	Drop Off	\$ 2,100.00	\$ 2,200.00	\$ 100.00	5%
	Other	\$ \$330.00	\$ 200.00	\$ (130.00)	-39%
Communications		\$ 1,200.00	\$ 1,200.00	\$ -	0%
Advertising/Promotion		\$ -	\$ -	\$ -	0%
Printing & Duplication		\$ 500.00	\$ 350.00	\$ (150.00)	-30%
Postage	Office	\$ 180.00	\$ 180.00	\$ -	0%
Travel/Entertain	KGB	\$ -	\$ -	\$ -	0%
	Other	\$ 425.00	\$ 425.00	\$ -	0%
Dues & Fees	KAB	\$ 350.00	\$ 200.00	\$ (150.00)	-43%
	Other	\$ 175.00	\$ 175.00	\$ -	0%
Education & Training		\$ -	\$ -	\$ -	0%
Contract Labor		\$ 81,600.00	\$ 81,600.00	\$ -	0%
Total Purchased/Contracted Services		\$ 163,140.00	\$ 170,240.00	\$ 7,100.00	4%

Supplies:

Office Supplies		\$ 710.00	\$ 800.00	\$ 90.00	13%
Operating Supplies				\$ -	
	Materials	\$ 2,500.00	\$ 3,000.00	\$ 500.00	20%
Computer Supplies		\$ -	\$ -	\$ -	

Keep Peachtree City Beautiful
Fiscal Year 2019
October 1, 2018 - September 30, 2019

		FY2018	FY2019	Variance	Variance
Gasoline		\$ 5,200.00	\$ 5,320.00	\$ 120.00	2%
Small Tools & Equipment		\$ 800.00	\$ 1,100.00	\$ 300.00	38%
Uniforms				\$ -	
	Shirts/Vests	\$ 1,100.00	\$ 1,100.00	\$ -	0%
	Other	\$ 450.00		\$ (450.00)	-100%
				\$ -	
Total Supplies		\$ 10,760.00	\$ 11,320.00	\$ 560.00	5%
Capital Outlay:					
Machinery & Equipment		\$ -	\$ -	\$ -	0%
Total Capital Outlay		\$ -		\$ -	0%
Total Expenditures		\$ 173,900.00	\$ 181,560.00	\$ 7,660.00	4%

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 19-01

DATE 10/01/2018

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2019 Budget Resolution to increase subsidy to Keep Peachtree City Beautiful in response to the rising cost of recycling

Entered _____

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager 

FROM: Betsy Tyler, Public Information Officer/City Clerk 

DATE: August 30, 2018

SUBJECT: Ordinance Amendments Preview
September 6, 2018, City Council Meeting

Staff is forwarding several housekeeping ordinances and amendments for Council review:

NON-DISCRIMINATION ORDINANCE

Peachtree City has long had policies in place against discrimination. The proposed ordinance adopts language that Cities are now encouraged to codify in addition to any policies in place.

STORMWATER MANAGEMENT FOR NEW DEVELOPMENT

When the Stormwater Ordinance was updated in 2016 as part of the City's adoption of the 2016 Georgia Stormwater Management Manual, one change in a subparagraph under Permit Procedures and Requirements was omitted. This will correct the error.

WATER & SEWERAGE AUTHORITY

This year, the Georgia Legislature made changes to the enabling legislation for the Peachtree City Water & Sewerage Authority. The City of Peachtree City incorporates this legislation into the laws related to the City Charter. The proposed amendments will update the City's ordinance to reflect the changes passed by the State.

MUNICIPAL COURT – PRE-TRIAL INTERVENTION PROGRAM

The current ordinance established a specific fee for the referenced program. That fee can actually be as high as \$1,000, depending on the violation. This amendment will bring the ordinance in line with the process.

Barring any concerns from Council, staff anticipates placing these amendments on an agenda in October.

New Ordinance Preview – Administration Ordinance

Sec. 2-2. - NON-DISCRIMINATION

Sec. 2-2.1. - Purpose and intent.

Throughout this Code, provisions are made for the issuance by the city of various licenses, permits, and approvals. Some are required by federal or state law while others are part of a comprehensive regulatory scheme adopted by this council. The council finds that the number of ever-increasing demands on city staff, resources, and infrastructure is limited, not only by budgetary constraints, but physical limitations and manpower. It is the objective of this council to utilize its resources wisely, fairly, and in the most efficient manner, while requiring consideration of criteria and standards without discrimination or favor. The intent of this article is to recognize and provide guidance for city staff and this council as the city's governing authority to ensure that city services, privileges, and benefits are delivered in a non-discriminatory manner.

Most all forms of licenses, permits, and approvals required by the city involve some form of deployment of city resources. In order to conserve and allocate these resources wisely, the city often must balance competing factors affecting its citizens, property owners, residents and businesses. Licensing and permitting often requires some form of due process, or notice, and can only be approved following a hearing or other means of allowing citizens to be heard. Adequate advance notice to the pertinent city staff is key to timely and relevant decision-making, as well as a full understanding of material facts and the applicant's objectives. Normally, the burden is on the applicant to apprise the city staff of material information by filing a complete application.

Fees charged in relation to permits or licenses are established to recoup the city's cost of permit/license review and administration. In certain cases, the fee will also seek to recoup anticipated costs to the city for the burden placed on infrastructure and services, such as additional security and traffic control. The upfront payment of required fees is part of the submission of a complete application. Waiver or reduction of fees and waiver of a complete written application is discouraged, except as incentives for economic development, and should only be approved by the city manager, upon written recommendation of a department manager.

Last, while it is the general intent of this council to make its permitting and licensing procedures as simplified as possible, the need for fully informed decision-making by city staff and this council mandates the need for consistency and transparency, which are only attainable through a written application process, followed by documented verification and review. In all instances where applications are filed, the city will seek to provide a timely response to the applicant, with all final decisions (approval, denial, or approval upon reasonable conditions) given to the applicant in writing.

Sec. 2-2.2. - Non-discrimination.

This provision shall apply to all licensing, permitting, and/or approval requests found in this Code. Though certain Code sections may contain objective criteria or standards relevant to the specific license, permit, or approval sought, this provision shall serve as an overlay and guide the decision-making process.

- (1) No license, permit, or approval shall be denied nor shall the applicant be given less favorable treatment as to time, place, or manner requirements or conditions on account of the race, color, creed, religion, gender, domestic relationship status, familial status, sexual orientation, national origin, political affiliation, or gender identity

Ordinance Amendment Preview

Sec. 1011. - Stormwater management for new development and redevelopment.

(b) *Permit procedures and requirements.*

(3) *Stormwater management plan requirements.*

- d. *Predeveloped condition for redevelopment.* For all redevelopment applications, existing site conditions may be used for analysis purposes, unless downstream conditions warrant a more conservative approach as determined by the City Engineer. ~~all site conditions are to be taken back to the state of the original site to be equivalent to that of virgin land areas in that same vicinity.~~

ORDINANCE AMENDMENT PREVIEW

ARTICLE II. - WATER AND SEWERAGE AUTHORITY^[2]

Section 2. - Water and sewerage authority [created; membership; organization].

- (b) ~~The Peachtree City Water and Sewerage Authority shall be composed of five (5) members. Within sixty (60) days after the approval of this act it shall be the duty of the mayor and council of the City of Peachtree City to appoint the membership of the authority, one (1) of whom shall be appointed for a term of one (1) year, ending December 31, 1987; one (1) for a term of two (2) years, ending December 31, 1988; one (1) for a term of three (3) years, ending December 31, 1989; one (1) for a term of four (4) years, ending December 31, 1990; and one (1) for a term of five (5) years, ending December 31, 1991. All subsequent appointments shall be for a term of five (5) years and until their successors shall have been duly appointed and shall be made by the mayor and council of the City of Peachtree City. No person shall be appointed to membership on the authority unless he or she has the same qualifications as are required for a person to vote in Peachtree City, Georgia. Members are removed from office by the city council of Peachtree City only for misconduct or in the event they move their residence from Peachtree City.~~ Upon the effective date of this Act, the sole members of the authority shall be the members of the city council of the City of Peachtree City, who shall be ex officio members, and all members of the board of the authority in office upon the effective date of this act are hereby removed. The membership, or interest in such office, shall not be assignable or otherwise transferable. Membership on the authority shall not confer upon any member any benefits or any rights or interests in or to any of the assets or properties of the authority.
- (c) Immediately after the passage of this act and the appointment of the members, the members of the authority shall enter upon their duties and as soon as is practicable thereafter they shall hold an organizational meeting. The mayor of the City of Peachtree City shall be the chairman, and the members of the authority shall elect one (1) of their number as ~~chairman and another as~~ vice-chairman. The members shall also elect a secretary and a treasurer, or a secretary-treasurer, who need not be a member of the authority. An assistant secretary may also be elected at the discretion of the authority. ~~Three (3)~~ Four (4) members of the authority shall constitute a quorum. No vacancy on the authority shall impair the authority of the quorum to exercise all of the rights and powers of and perform all of the duties and obligations of the authority. The members of the authority shall not be entitled to any compensation for their services but shall be reimbursed for their actual expenses necessarily incurred in the performance of their duties. The authority may make rules and regulations and adopt bylaws for its own government. The authority shall have perpetual existence.

Section 4. - Powers.

The authority shall have the power:

- (4) To enter into an agreement with any other political subdivision or municipal corporation of the state with respect to acquiring a source of water supply, providing sewerage service, preparing engineering data, plans, and specifications for a water and sewerage system, extending water mains, apportioning the costs of constructing, extending, and maintaining a water or sewerage system, or both, providing for the testing and inspection of facilities constructed, providing for rates to be charged for water and sewerage services furnished to users of the said system, providing for the reading of meters and keeping of pertinent records, apportioning, or designating the responsibility for any functions normally maintained by a water and sewerage system at the most reasonable cost possible; provided, however, that any such agreement shall be approved by the city council of the City of Peachtree City.

Section 5. - Financing projects.

The authority or any authority or body which has or which may in the future succeed to the powers, duties, and liabilities vested in the authority created by this act shall have power and is authorized at one time, or from time to time, to borrow money for the purpose of paying all or any part of the cost, as herein defined, of any one (1) or more projects and to provide by resolution for the issuance of negotiable revenue bonds for that purpose. The principal and interest of such revenue bonds shall be payable solely from the special fund herein provided for such payment. The bonds of each issue shall be dated, shall mature at such time or times not exceeding forty (40) years from their date or dates, shall be payable in such medium of payment as to both principal and interest as may be determined by the authority, and may be redeemable before maturity, at the option of the authority, at such price or prices and under such terms and conditions as may be fixed by the authority in the resolution providing for the issuance of the bonds. The interest rate or rates to be borne by any bonds and the time of payment of such interest shall be fixed and, with respect to any interest rate which floats in response to a variable, the method of calculation shall be fixed by the authority in the resolution providing for the issuance of the bonds. ~~Any bonds issued by the authority shall be exempt from all laws of the State of Georgia governing usury or prescribing or limiting interest rates to be borne by bonds or other obligations.~~

Section 8. - Same—Negotiability; exemption from taxation.

All revenue bonds issued under the provisions of this act shall have and are declared to have all the qualities and incidents of negotiable instruments under the laws of the State of Georgia pertaining to negotiable instruments. Such bonds are declared to be issued for an essential public and governmental purpose and said bonds, their transfer, and the income therefrom shall be exempt from all taxation ~~within the state~~ if so allowed by applicable state and federal laws.

Section 22A. – Same – Conflicts with Georgia Law.

To the extent that Sections 6 through 22 of this Act, pertaining to the issuance of bonds, conflict with the provisions of Article 3 of Chapter 82 of Title 36 of the O.C.G.A., the "Revenue Bond Law," the provisions of the Revenue Bond Law shall control with respect to the issuance of bonds.

Section 26. - Tax-exempt status of authority.

The properties of the authority, both real and personal, are declared to be public properties used for the benefit and welfare of the people of the State of Georgia and not for purposes of private or corporate benefit and income, and such properties and the authority shall be exempt from all taxes and special assessments of any city, county, or the state or any political subdivision thereof as allowed by Georgia law.

Ordinance Amendment Preview

Municipal Court

Sec. 46-57. - Pre-trial intervention program.

- (a) A defendant may apply in writing before the commencement of trial for participation in the city's Pre-Trial Intervention Program (herein referred to as PTI Program). The prosecutor may consider the circumstances of the case (s) and/or the defendant's criminal history when deciding approval of the defendant's participation in the program. Acceptance in the program is based on but not limited to the following conditions:
 - (1) The defendant has no prior record for the same or similar offense(s).
 - (2) The defendant is willing to tender a guilty plea to the offense(s), pay a fine, and comply with all conditions recommended by the prosecutor.
 - (3) The defendant has never been sentenced under the city PTI Program or similar program.
 - (4) The defendant pays an administrative fee of ~~\$50.00~~ up to \$1,000.00.
- (b) Failure of the defendant to comply with conditions will result in adjudication and transmittal of the original sentence. Compliance with all conditions, however, will result in dismissal of the offense(s).
- (c) PTI consideration will not be granted for any offense requiring mandatory suspension of a driver's license pursuant to state law, code enforcement violations, furnishing alcohol to a minor, alcohol permit violations, state traffic offenses, or offenses for which the city does not have jurisdiction.