



**CITY COUNCIL OF PEACHTREE CITY
REGULAR MEETING AGENDA
SEPTEMBER 3, 2020
6:30 p.m.**

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

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Announcements, Awards, Special Recognition
 - IV. Public Comment
 - V. Agenda Changes
 - VI. Minutes
 - August 13, 2020 – Special Called Meeting Minutes
 - August 20, 2020 – Special Called Meeting Minutes
 - August 20, 2020 – Regular Meeting Minutes
 - VII. Consent Agenda
 - 1. Online Payment Service Agreement
 - VIII. Old Agenda Items
 - IX. New Agenda Items
 - 09-20-01 Public Hearing – Rezoning, 78 acres on SR 54, Governors Square, and Peachtree Court from GC and R-43 to LUC (Cailloux)
 - 09-20-02 Bid – CIPP Pipe Lining Group A (Madison)
 - 09-20-03 Bid – CIPP Pipe Lining Group B (Madison)
 - X. Council/Staff Topics
 - Staff presentation regarding “Trap, Neuter, Vaccinate, and Return” Program (Cailloux & Collins)
 - XI. Executive Session
 - XII. Adjourn

**City Council of Peachtree City
Special Called Meeting Minutes
Thursday, August 13, 2020
6:30 p.m.**

The Mayor and Council of Peachtree City met for a special called meeting on Thursday, August 13, 2020. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others present: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

The Mayor opened the public hearing.

Financial Services Director Paul Salvatore said this was the first of three required public hearings on the 2020 millage rate. The other two were scheduled for August 20, one at 9 a.m., and the other during that night's Council meeting.

The maintenance and operations (M&O) millage rate would remain at 6.232 mills. There was no bond millage rate because the bond was paid off last year, so the total millage rate would be just the M&O millage rate until such time as they issued another general obligation (GO) bond.

Some people would see a tax increase, Salvatore continued, due to reassessment of their property at a higher value. The total increase in the digest was 4.75%, with 2.15% of that being new growth and 2.6% coming from reassessments of existing property. The 2.6% was what was coming into play here, and he noted that was an average of all real property, including motor vehicles. This assessment was on the 2019 digest, so was not impacted by COVID-19 or any events of 2020.

Salvatore presented a chart showing what the average increase of 2.6% would do to tax bills for homes valued from \$200,000 up to \$500,000. For example, the 2019 City tax revenue on a \$200,000 home was \$528, but in 2020, with the 2.6% increase in assessed value, it would be \$541, an annual difference of about \$14 or \$1.34 a month. The increase in assessed value would give the City about \$400,000 more in property tax revenue, or about \$2 million over the five-year plan.

Fleisch explained that when people got their tax bills, they would show \$541 in City taxes, but also include County and School taxes. There was one bill for all taxes. The majority of the bill was for the School Board, which taxed at a rate of about 19 mills. The County millage rate was in the 4's, Salvatore said. Fleisch said Peachtree City contracted with the County to bill for taxes, and the bills went out together. She said people had told her they got confused, so she wanted to explain that.

Salvatore also pointed out the 911 and EMS fees were on the bills. The County also did the tax assessments, the Mayor pointed out, and billed the cities for that work.

Salvatore went over a history of the millage rates in Peachtree City over the past decade, pointing out that the millage rate had dropped by nearly a full mill since the recession ended.

The Mayor asked if any citizens wished to comment. None did, so she closed the public hearing.

Fleisch noted that the budget preparation process was lengthy. Salvatore said they worked on it throughout the year. This year, because of COVID, was different, and Fleisch said they had to revise the budget by about \$1.8 million due to the decline in sales tax revenues.

There being no further business to discuss, Ernst moved to adjourn at 6:44 p.m. Madden seconded.
Motion carried unanimously.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

**City Council of Peachtree City
Special Called Meeting Minutes
Thursday, August 20, 2020
9:00 a.m.**

The Mayor and Council of Peachtree City met for a special called meeting on Thursday, August 20, 2020. Mayor Vanessa Fleisch called the meeting to order at 9:00 a.m. Others present: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

The Mayor opened the public hearing. She noted that there was no audience.

Financial Services Director Paul Salvatore said this was the same brief Power Point. The millage rate would be kept the same and there was no bond millage rate anymore. Any tax increase comes from an assessment increase because the rate is staying the same.

The total increase in the digest was 4.75%, with only 2.6% coming from reassessments of existing property. The rest was from new growth.

Salvatore presented a chart showing what the average increase of 2.6% would do to tax bills for homes valued from \$200,000 up to \$500,000. Salvatore pointed out the yearly and monthly differences to tax bill. Not to trivialize it, but the increase would give the City about \$400,000 more in property tax revenue, or about \$2 million over the five-year plan.

Salvatore went over a history of the millage rates in Peachtree City over the past decade, pointing out that the millage rate had dropped by nearly a full mill since 2012. Rate was at 7.178 in 2012, but in the second year, since the elimination of the bond millage rate, just trying to hold the line to achieve millage rate stabilization of the M&O millage rate at 6.232. With that, the presentation was concluded.

The Mayor, noting that there were no people in the audience, closed the public hearing.

Fleisch asked if there were any comments from the Council and Madden remarked that the rate was pushing two dollars a month,

There being no further business to discuss, King moved to adjourn at 9:05 a.m. Ernst seconded. Motion carried unanimously.

Stacey Collins, Acting Recording Secretary

Vanessa Fleisch, Mayor

**City Council of Peachtree City
Meeting Minutes
Thursday, August 20, 2020
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, August 20, 2020. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others present: Terry Ernst, Mike King, Kevin Madden and Phil Prebor.

Announcements, Awards, Special Recognition

Fleisch recognized Christopher Helton of the Recreation & Special Events Department as Supervisor of the Quarter.

American Legion Post 50 presented Peachtree City Fire Department Lt. Jeremiah Chisolm with its Firefighter of the Year award, noting that he also had been named the State and the Southern Region Firefighter of the Year.

Public Comment

None

Agenda Changes

There were no changes to the agenda.

Minutes

King moved to approve the August 6, 2020, regular meeting minutes. Madden seconded. Motion carried unanimously.

Consent Agenda

1. Official Resolution - Coronavirus Relief Fund

Ernst moved to approve Consent Agenda item 1. King seconded. Motion carried unanimously.

Old Agenda Items

08-20-05 Public Hearing - 2020 Millage Rate

The Mayor opened the public hearing.

Financial Services Director Paul Salvatore said this was the last of the required three public hearings on the millage rate. The maintenance and operations (M&O) millage rate would remain at 6.232 mills. There was no bond millage rate because the bond was paid off last year.

Some people would see a tax increase, Salvatore continued, due to reassessment of their property at a higher value. The total increase in the digest was 4.75%, with 2.15% of that being new growth and 2.6% coming from reassessments of all real property.

Salvatore presented a chart showing what the average increase of 2.6% would do to tax bills for homes valued from \$200,000 up to \$500,000. The increase in assessed value would give the City about \$400,000 more in property tax revenue, or about \$2 million over the five-year financial plan.

He showed how the millage rate had decreased since the recession ended. In 2012, it was 7.178 mills and had dropped since then to the current rate.

No one from the public wished to comment, and Fleisch closed the public hearing.

Fleisch asked Planning and Development Director Robin Cailloux what the average age of a house was in Peachtree City? About 30 years, Cailloux replied.

The Mayor said it was interesting that because they had reinvested in the City, property values were increasing. Cailloux noted that it was a testament to the City's vision because property values usually dropped with aging.

Fleisch said they had made some cuts to the budget to account for declines in revenue due to COVID-19. Property values accounted for about 16% of the City's revenue, which was enough to pay for Public Safety. The bulk of the revenue came from sales taxes. Fleisch noted that cities could get a cut of the taxes from online shopping, which came in handy during the time of quarantine. She added that they had rented a compressor for Keep Peachtree City Beautiful to compress all the cardboard from packaging.

On the other hand, online shopping meant people weren't going to local retailers. The Livable Centers Initiative (LCI) recognized this shift and would give local business owners a road map for the future. It would show what the community wanted and how the businesses could accommodate that. She urged everyone to fill out the survey so they would have a good overview of residents' wishes. The village concept was not going away, but it was changing. People's shopping habits were changing. The City could adapt and move forward stronger, or they could get stuck in their ways, the Mayor remarked, noting it was better to have a road map for the future.

Cailloux said they had a large uptick in survey responses recently and now had about 600 responses. That was an incredible number. Fleisch again asked everyone to fill out the surveys, noting that COVID forced them to adapt after the shutdown and change their plans for public hearings.

Salvatore pointed out that this millage rate was based on the 2019 digest, so was not impacted by COVID-19 or any events of 2020. Any impact would hit next year's digest. That was why they were holding the line on the millage rate this year.

Fleisch noted that many departments in the City continued to operate during the shutdown.

New Agenda Items

Consider Adoption of 2020 Millage Rates

Staff recommended Council approve a 2020 millage rate of 6.232 mills.

King moved to approve the 2020 millage rate at the recommended 6.232. Prebor seconded. Motion carried unanimously.

08-20-06 Public Hearing - Variance Request, 309 Hip Pocket Road

The Mayor opened the public hearing.

Cailloux said the applicant was requesting a variance from the front setback requirement of the One-Family Residential zoning district (R-1), which required a minimum front building setback of 30 feet. The house was in the first section of Peachtree City to be developed and was built in 1962, prior to the establishment of a Building Department and zoning ordinance. At some unknown time, a carport was enclosed and was now serving as the garage. The lot was at Hip Pocket and Hilltop Drive. The applicant proposed to reconstruct the garage to modern building standards and requested a front setback variance of eight feet.

The R-1 category was created for lots developed before the zoning codes were established, and Cailloux said it was not unusual that some homes on these lots were non-conforming. The current home's garage encroached into the front setback on Hilltop Drive by four feet. By widening the

garage by three feet, the front encroachment would increase to eight feet because the home sat diagonally on the lot. A photo of the existing home showed that the driveway went to the original carport, which had been enclosed and also to a carport that was added on and later enclosed as a garage. There was also a photo of the area where the new garage would extend and one that showed the state of the current garage.

She went over the criteria staff was required to use to evaluate a variance request. The first asked if there were special circumstances applicable to the property so that the strict application of this ordinance would deny the property of privileges enjoyed by other property in the area. Cailloux said many of the existing homes in the area were built prior to adoption of zoning in the City, and therefore might not conform to required setbacks.

Another criterion asked if a strict application of this ordinance would create practical difficulties or unnecessary hardships? The garage was on the south side of the home and relocating it to the other side of the lot in order to meet setback requirements would result in a practical difficulty, Cailloux pointed out.

Were there exceptional or extraordinary circumstances or conditions applicable to the property? Cailloux again noted the age of the existing home and said non-compliance was not unexpected. She stated that the existing garage did not meet today's building and life safety codes, which called for a firewall between the garage and the rest of the house because of the flammable materials often stored in a garage. Reconstructing the garage to meet these codes required that it be enlarged, thereby increasing the existing encroachment.

Cailloux said granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district. There were few homes in the area that would need a variance similar to this. It would not be detrimental to public health, safety, or general welfare. Cailloux noted that the new location of the driveway would meet sightline requirements.

The final criterion asked if the granting of the variance would create inconsistencies with any objective of the Comprehensive Plan? Cailloux said the Comprehensive Plan encouraged redevelopment of existing properties.

Applicant Michael Waitman explained that this work would benefit the community. He would replace the old concrete driveway and adjust it to line up with the new garage. He would only have to remove two shrubs if this variance were granted, and he planned to replant them. Moving to the other side of the lot would require extensive removal of Japanese maples that he wanted to maintain.

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

Ernst said he had been by the home and affirmed there was no other way to do this.

Prebor noted that it was just the front corner of the lot that would be impacted. He told Waitman he appreciated the effort at redevelopment.

Fleisch commented that there were many older homes that didn't meet codes, and they wanted to encourage redevelopment.

Madden moved to approve New Agenda item 08-20-06, variance request, 309 Hip Pocket Road. Ernst seconded. Motion carried unanimously.

08-20-07 Approve Bid - Bradford Way Drainage Improvements

Stormwater Manager Mike Madison explained that the Bradford Way drainage project included replacing 600 feet of failed stormwater pipe. The City solicited bids from qualified contractors and received nine responses ranging from \$155,241 to \$284,912. Madison recommended awarding the contract to McLeRoy, Inc., the low bidder. There were funds available for the project with the approval of the attached budget amendment for stormwater renewals and extensions.

Fleisch explained that this was part of the stormwater fees that were paid twice a year. They had caught up on their backlog of projects, she reported, and asked Madison how many calls they had received that day, with its torrential rains? Madison told her "zero."

Madison said the pipes at Bradford Way were laid in the late 1980s. There were 86 miles of stormwater pipe in the City. Fleisch noted that some of was corrugated metal that was rusting out, particularly in the south end of the City. Madison said it was supposed to last 25 years, but there were places where it was only 10 years old and needed replacing. In other areas, the pipe was older and was just fine.

Ernst moved to approve New Agenda item 08-20-07, Bradford Way Drainage Improvements. Madden seconded. Motion carried unanimously.

Council/Staff Topics

City Manager Jon Rorie noted that COVID-19 had presented many obstacles to overcome. He asked Recreation and Special Events Director Quinn Bledsoe to discuss the annual Independence Day parade.

Bledsoe noted that the parade had been postponed to September 5, but they had only received about 20% of the registrations they normally had. That would be enough for just a 10-minute parade, so they decided to cancel it. The fireworks would go on as scheduled on Saturday, September 5 at 8:30 p.m.

Rorie noted there was a ticketed event set for the upcoming Saturday at Drake Field. It was called Sunset Sounds. They decided to charge for tickets as a way to limit crowd size and enable social distancing.

There being no further business to discuss, Ernst moved to adjourn at 7:05 p.m. Prebor seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Vanessa Fleisch, Mayor

**CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM**

TO: Mayor and Council Members

VIA: Jonathan N. Rorie, City Manager *J*

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

DATE: August 13, 2020

SUBJECT: Online Payment Service Agreement
September 3, 2020 City Council Consent Agenda

Recommendation:

That City Council approve the name brand and attached service agreement with Invoice Cloud.

Discussion:

As part of the ERP (Enterprise Resource Planning) software system we implemented in 2015, and as an added benefit to our citizens and customers, finance began accepting online payments for Stormwater bills, building permits, and business licenses. Our ERP software vendor, BS&A, has added Invoice Cloud to their recommended credit card processors. Invoice Cloud is much more robust than our current credit card processor and will allow citizens to choose to receive paperless billing and set up automatic recurring payments with mobile text reminders. The processing fees will continue to be paid by the users and the access fees will be paid by the City.

Fee schedule paid by user

Stormwater Bills

- ACH auto pay - \$0.95
- Electronic check - \$1.00 per transaction
- Credit card - \$2.95 per transaction

Building Permits and Business Licenses

- Electronic check or ACH - \$1.00 per transaction
- Credit card – 3.95%

Citizens always have the option to come into City Hall and pay with cash or check without any additional charges.

An additional option with Invoice Cloud is Online Bank Payment Consolidation. We currently receive up to 6,000 bank-initiated paper checks each residential billing cycle. This service would consolidate all of those checks into one upload, saving staff time to reallocate toward collection efforts.

Budget Impact:

There would be \$200 monthly access fees for branded customer and biller portals, unlimited additional invoices and configuration for all types of payments. The Online Bank Payment Consolidation option would be 50 cents per online bank payment up to \$3,000 per bi-annual billing cycle, but would be offset by a reduction in allowance for un-collectables.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager *JR by SL*

FROM: Robin Bechtel Cailloux, AICP Planning and Development Director *Robin Cailloux*

DATE: August 26, 2020

SUBJECT: Rezoning of about 78 acres on Highway 54, Governors Square, and Peachtree Court from GC and R-43 to Limited Use Commercial (LUC-33)
September 3, 2020 City Council Meeting

Request

A collection of property owners with lots located on Governors Square, Peachtree Court, and State Route 54 are requesting to rezone their property from General Commercial (GC) and Single-Family Residential (R-43) to a mixed use development under the Limited Use Commercial (LUC) zoning district. The table below summarizes the property information of the requesting parcels:

PARCEL NO.	ADDRESS	OWNER	CURRENT ZONING
071902002	122 Peachtree Ct	Ravin Homes PSP	GC
071902003	128 Peachtree Ct	DeGolian Commercial	GC
071902004	134 Peachtree Ct	DeGolian Commercial	GC
071902005	138 Peachtree Ct	ELS Rental	GC
071902006	Lot 6 Peachtree Ct	Ravin Homes	GC
071902008	135 Peachtree Ct	DeGolian Commercial	GC
071902009	Lot 9 Peachtree Ct	DeGolian Commercial	GC
071902011	119 Peachtree Ct	DeGolian Commercial	GC
071902012	113 Peachtree Ct	Enpointe Group	GC
071903001	Tract 1 Governors Sq	Mirome LLC	GC
071903002	150 Governors Sq	Mirome LLC	GC
071903003	125 Governors Sq	Mirome LLC	GC
071903004	112 Governors Sq	Robert Burcher, Jr	GC
071903006	117 Governors Sq	ELS Rental	GC
071903007	105 Governors Sq	Mirome LLC	GC
0719 009	end of Governors Sq	Ravin Homes	R-43
0719 070	Governors Sq	Mirome LLC	GC
0719 031	1952 Hwy 54 W	Autera Properties	GC
0719 038	1954 Hwy 54 W	Robert Carawan	GC
0719 046	1968 Hwy 54 W	Ravin Homes PSP	GC
0719 047	1964 Hwy 54 W	PTC Properties	GC

Governors Square Rezoning Request

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Location

The subject properties are located on the eastern border of the City, which was annexed into the City in 2018. (See Figure 1). Most, *but not all* parcels on Peachtree Court, are requesting rezoning. In addition, neither the Governor's Walk shopping center nor the hardware store on State Route 54 are requesting the rezoning. The total rezoning acreage is about 78 acres, including the 50-acre parcel at the end of Governor Square.

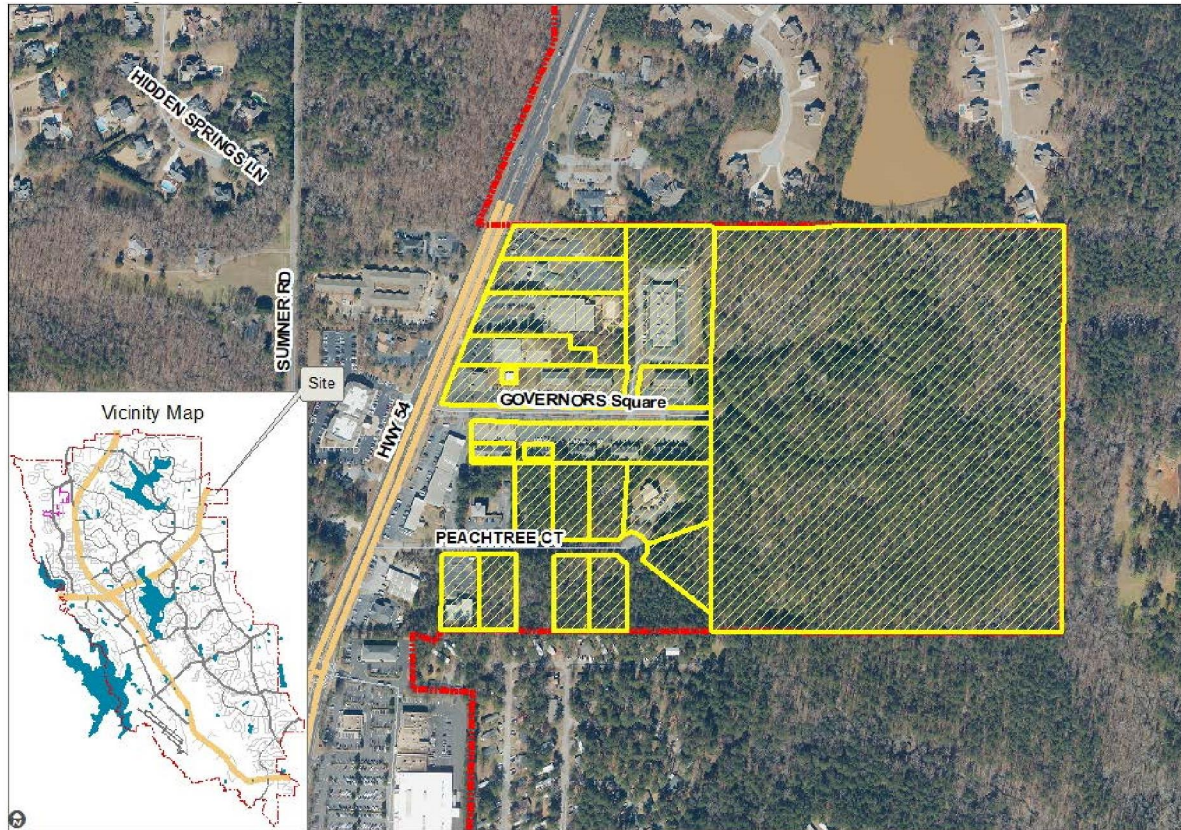


Figure 1: Rezoning Parcels

Proposed Master Plan

The applicants have developed a conceptual Master Plan for the entire area, including six (6) parcels that are not requesting rezoning. The purpose of creating a conceptual master plan for parcels that are not part of the rezoning request is so that should those parcels wish to redevelop in the future, they can do so in a design that will create a cohesive development, and not in a piece-meal fashion.

The conceptual Master Plan calls for creating a walkable, mixed-use development surrounding a large central park and establishing a grid street network between Governors Square and Peachtree Court. Future street connections between Genevieve Court and Shiloh Drive are also reserved should those areas redevelop in the future,

Governors Square Rezoning Request

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thereby creating an internal street network with access to existing traffic signals on Highway 54 at Shiloh Drive and Broken Bow Drive.

The proposed land use of the mixed-use development steps down in intensity from Highway 54 down to the rear of the property along Camp Creek. Beginning along Highway 54, land use starts with commercial along Highway 54, stepping down to mixed-use with upper-story residential lofts surrounding the central park, then to multi-family residential, and finally down to single-family residential neighborhood in the rear. All structures are proposed to be 3 stories maximum (not including basements).

Staff has reviewed the plan and determined that it is possible to construct the plan without the six (6) parcels; however, full participation of all parcels would better achieve a cohesive mixed-use development. The conceptual master plan is attached to this memo.

Evaluation Criteria:

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

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

The City's Future Land Use Map (FLU) does not include this property because the FLU was adopted before this area was annexed into the City. Staff has identified eight (8) Comprehensive Plan policies that the rezoning satisfies:

- Protect environmentally sensitive land and enhance the City's greenbelts and open space areas.
- Protect lakes, wetlands, major streams and minor drainage systems by preserving these areas in permanent open spaces.
- Develop and redevelop land based on the village concept.
- Discourage 'strip-type' commercial development.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to require developers to provide necessary infrastructure in their developments.
- Encourage alternative modes such as walking, bicycling, and driving golf-cats by providing a comprehensive system of multi-use paths connecting to all the villages and activity centers.
- Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

The proposed redevelopment plan incorporates all the elements of the "Village Concept" by surrounding the village center of commercial and office uses with higher density housing and stepping down in residential density further away from that village

Governors Square Rezoning Request

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center. The large 2-acre central park provides a central gathering place for residents and patrons of the village; and the street grid and path connections allow efficient access to the larger transportation and recreation networks.

The proposed rezoning also satisfies other policies that City Council has adopted: the 20% greenspace policy and the 25% non-residential percent policy for mixed-use developments. The proposal provides at least 30% greenspace and at least 25% non-residential (if excluded parcels develop per the conceptual master plan, the percentage non-residential would increase to 31%).

(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 uses are compatible with the surrounding uses, which include office (Genevieve Court and across Hwy 54 at the Piedmont Physicians' building), commercial (Peachtree East Shopping Center), and residential (Shiloh Mobile Home Park).

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

The proposed redevelopment would not adversely affect the usability of nearby properties as there are no incompatible land uses present.

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

The Applicant has made their case for the need to redevelop in the attached narrative. The current utilization of the property is moderate with a few vacant office spaces available. Many of the lots on Peachtree Court have been zoned commercial for many years and remain undeveloped.

(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;*

Using standard trip generation data developed for professional traffic engineers (ITE), the Applicants' narrative calculates that the proposed redevelopment would have less traffic impact than if the land were redeveloped under the current zoning standards. The trips from the proposed redevelopment would be 5,697 over a 24-hour period, whereas the number to trips from a standard commercial development would be 6,738 over the same period. Nationwide data also reveals that developing in a mixed-use pattern reduces traffic impacts by at least 6%. In conclusion, the proposed redevelopment into a walkable mixed-use development reduces traffic impacts by 18% from this property.

Governors Square Rezoning Request

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Impacts to the school system would be to the McIntosh feeder system (Huddleston, Booth, and McIntosh). An estimated 52 high school students, 31 middle school students and 62 elementary students would be added to the system. The McIntosh feeder system schools are currently at 98 – 103% capacity.

Redevelopment would require sewer connectivity, and WASA confirms they have adequate capacity for the proposed development. Water would be provided by the Fayette County Water System. The developer will be responsible for the costs of providing sewer to the development.

Police and Emergency Response services currently serve the area. The applicant is proposing a location for a future Emergency Response station.

(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.*

No additional changing conditions have been identified.

Recommendation

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

- The property shall develop in conformance with the master plan. Any substantive change to this plan or any of the conditions of the rezoning shall require a new rezoning action.
- Maximum building height: Three (3) stories, excluding basements
- A single park of at least 1.5 acres shall be provided within the development and centrally located, as shown on the master plan.
- Permitted uses:
 - All permitted and conditional uses listed in the GR zoning district meeting the same requirements and conditions, except maximum dwelling units per gross acre shall be as follows:
 - Attached, residential-only building: 12 units
 - Attached, with ground-level commercial or office: 20 units
 - Detached: Ten units
 - All permitted uses and conditional uses listed in the GC zoning district, subject to the same conditions listed in subsection 1006.3 and excepting prohibited uses listed in subsection 1006.2a
- Streets, inter-parcel connectivity, and path connections shall be provided as shown on the master plan at the time of development. Streets and paths shall be constructed to City standards. 50-foot right-of-way or easements shall be dedicated to the City for these future connections:

Governors Square Rezoning Request

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- At least two connections to the southern property line abutting the Shiloh Mobile Home Park. One shall be in the mixed use portion and one shall be in the single-family residential portion.
- At least one connection to the northern property line abutting the Genevieve Court office park
- At least one connection to the eastern property line.

86.1 ACRES
PROPOSED LUC ZONING
PEACHTREE CITY, GEORGIA

BRENT HOLDINGS LLC/RAVIN HOMES

TYPICAL LOTS: 70' X 120' 41 LOTS 44%
 60' X 120' 53 LOTS 56%

**36.9 ACRES MIXED USE
RETAIL/ OFFICE/ RESIDENTIAL**

	COMMERCIAL
	1 LEVEL RESID. ABOVE MIXED USE (RETAIL & OFFICE)
	2 LEVELS RESID. ABOVE
	3 LEVELS RESID.
	SINGLE FAMILY RESID.

**PETERSON
PLANNING**

Written Narrative

Ravin Homes, Inc., DeGolian Commercial, LLC, et al.

Proposed LUC Rezoning - 77.6 acres

Highway 54 at Governor's Square and Peachtree Court

In August of 2018, 30 properties totaling 105.45 acres were annexed into Peachtree City. One parcel, totaling 50 acres, or 47% of the total acreage, was annexed under the R-43, single family residential, zoning. The remaining parcels totaling 55.45 acres, or 53% of the overall acreage, were zoned GC, General Commercial. Of the annexed 105 acres, the applicants desire to rezone roughly 77.6 acres ("Property") to limited use commercial.

**Note that the applicants attempted to secure approval from property owners representing a total of 86.1 acres as shown in the plan. The applicants were unable to secure signatures from seven property owners representing 8.48 acres. As such, the following parcel numbers are excluded from this application: 71902001, 71902007, 71902010, 71903004, 0719035, 0719036, and 0719042.*

Given the positive benefits to landowners, businesses, the City, and future homeowners Peachtree City annexed the Property. The applicants believe the requested rezoning presents an opportunity that would further benefit the City, landowners, citizens, business owners, and future homeowners through development of diversified housing options and encouragement of further economic development. As noted in the City's comprehensive plan, citizens recognize the need for redevelopment of aging retail properties and are concerned about the limited selection of housing types. This rezoning request would directly address both of these concerns.

Located in between the Kedron and Glenloch "villages", the requested rezoning offers a unique opportunity for the city to hear and respond to the concerns of its citizens. Most of the existing commercial square footage on the subject properties was built in the 1980s which ages the properties almost 40 years. Rezoning the property would give the applicants the ability to redevelop the aging commercial spaces while also adding additional residential uses to address the concern of a lack of housing types. The two proposed uses effectively work together to propel redevelopment.

Given the mutually beneficial aspects of developing residential and commercial properties together, the proposed rezoning encourages a tiered approach to integrate residential uses into the commercial uses. The requested rezoning proposes four distinct uses as you move from Highway 54 further into the property. Along Highway 54, the existing commercial uses would remain with the potential for other general commercial and office uses and an option for residential use on a second level if so desired. Moving further off the highway and into the Property, the mixed use component becomes more prevalent as the use goes from primarily

commercial to a mix of 2-story condominiums above retail. Following the 2-story condominiums on top of retail, the next use would be purely residential in the form of 3-story condominiums. Entering the final quadrant of the Property, which is the 50 acre tract furthest off of the highway, the use transitions into single family. Overall, the use of the Property along the highway is primarily commercial which transitions into a denser multifamily use which is followed by a single family use. The intent of the proposed rezoning is to bring energy to an aging part of Peachtree City and encourage the development of a walkable village. Notably, a large park in the center of the mixed use quadrant would encourage walkability and preserve greenspace, while the single family would boast its own amenity package with ample greenspace and trail system. Parking and connectivity would be required between parcels alleviating traffic concerns. The desired outcome of this rezoning would be a “micro-village” where people could live, work, and shop adding to Peachtree City’s resume of desirable communities.

1. **Land Use** – As mentioned above, Peachtree City annexed these properties given the positive benefits to landowners, businesses, the City, and future homeowners. The applicants believe the requested rezoning presents an opportunity that would further benefit the City, landowners, citizens, business owners, and future homeowners through economic development and development of diversified housing options. As noted in the City’s comprehensive plan, citizens recognize the need for redevelopment of aging retail properties and are concerned about the limited selection of housing types.

The subject Property is surrounded by a diverse mix of land uses both in unincorporated Fayette County and Peachtree City including commercial, medium and low density residential, office/industrial/retail, manufactured home park, and greenspace. On average, the property reaches a depth of 2,400 linear feet beyond Highway 54. With so much depth off the highway, the applicants have proposed multiple transitional uses in accordance with the Village Center concept. Of the 78 acres, the proposed uses of commercial, mixed-use office/retail/residential, and single family residential reflect the surrounding uses and offer a natural transition from each as you move away from the highway.

- a. The proposed number of dwelling units is ninety four (94) single family lots in addition to the multifamily uses. In addition to these residential uses, there will also be a commercial/retail/office component. Green space in the amount of 23 +/- acres will be provided. Interconnectivity will be provided by a golf cart path on the single family acreage. An active greenspace park in the center of the mixed use quadrant would encourage walkability and preserve greenspace, while the

single family would boast its own amenity package with ample greenspace and trail system.

- b. Additional students in the McIntosh High School district is estimated at 52 high school students, 31 middle school students, and 62 elementary school students. As of 2019, McIntosh High School is currently over capacity at 103.06 percent. Booth Middle School is currently at 101.62 percent capacity. Huddleston Elementary is at 97.92 percent capacity or greater. This school district is currently, on average, over capacity, but the marginal increase in students should not have an overwhelming impact given the spread of students amongst grades.
- c. Along the Highway 54 corridor, the proposed uses exist on either side of the highway. The current use, in fact, is general commercial and residential. The proposed uses are just a reconfiguration of the existing uses. The uses will transition from commercial nearest the highway, to mixed-use retail/office/residential, to three story multifamily, finally entering into the single family residential which has a proposed density of 1.9 units per acre. The two existing GDOT access points on highway 54 will remain as is with additional interconnectivity between Governor's Square and Peachtree Court. Applicants plan to meet all buffer and setback requirements. The single family residential portion will maintain a 50' buffer between the multifamily/mixed use land uses and a 75' buffer along sensitive environmental areas. In addition, the single family acreage reserves an area for the Fire Department to add a quick response station and reserves future access to the west and south.
- d. As discussed above, the single family residential acreage of ~50 acres, known as Towson Village, results in a density of 1.9 units per acre when assuming 94 lots. Of this acreage, the applicants plan to reserve ~21.5 acres, or 44%, of greenspace. A 50' wide greenbelt adjacent Unincorporated Fayette County will enclose the neighborhood. A neighborhood recreation facility is proposed to consist of a park and amenity area for both the mixed use and residential sections. Landscaping of the common areas will include indigenous trees. Indigenous vegetation will be preserved with the exterior greenbelts and with the stream corridors and wetlands.
- e. The neighborhood will be developed in units of approximately 40 – 50 lots, depending upon market demand. Each section will be fully functional regarding installation of utilities including water, sewer, power, gas, phone, cable, and paved roads. The commercial section of the project will be developed on a market driven basis with no estimate on timing of construction at this time.

2. Community Design –

- a. The proposed development will be a continuation of Glenloch Village providing a transitional density and use at the outer edge of the village.

- b. Multiuse path connections are proposed to allow for access from the north and south property boundaries of the single family residential, if the adjacent property owners desire the connection. Additionally, a multiuse path is proposed to connect to the commercial/mixed-use properties to the west. A path connection between the north-south path and the planned Hwy 54 path crossing could be constructed as adjacent properties redevelop.
 - c. 75' stream buffers will be designed along all stream courses. There are only two streams impacting the single family residential portion of the project. Wetlands will be preserved. Trees within the stream buffers and exterior greenbelt will be preserved. As properties along Highway 54 redevelop, they will establish a tree save/landscape buffer. The southern properties between Shiloh Drive and Peachtree Court offer a minimum 25' landscape buffer. Properties between Peachtree Court and the northern development line shall have minimum 30' landscape buffer.
 - d. Water quality ponds and channel protection will be utilized throughout the development. These in addition to stream buffers, preserved wetlands and the greenbelt will provide a significant amount of natural filtration of storm water.
 - e. Cohesive architectural elements such as homes, lighting, and signage will be developed and managed by the HOA or POA as the project advances.
 - f. A 50' greenbelt is being set aside around the exterior of the property which will provide buffering and preservation of natural vegetation. Of the 49.2 acres making up the single family residential, the applicants plan to reserve ~21.5 acres, or 44%, of greenspace. The mixed use portion of the project proposes a 1-acre park/greenspace area.
3. **Economic Development** – the proposed residential uses will support the existing businesses in Kedron and Glenloch as well as elsewhere in Peachtree City. Additionally, the retail/commercial spaces will provide business opportunities, an increase in business tax, an increase in property value and tax, and employment opportunities. It is estimated that once complete the proposed development will increase property tax digest to Peachtree City in the amount of \$1,901,000.68. This represents a 598% increase in property tax digest compared to existing uses.
4. **Fire and Rescue** – In accordance with the annexation, the applicants reserve space within the single family residential development for a fire garage making Fire and Rescue available to all users. Response times given this would be more than sufficient to maintain the current level of service. Where required, commercial units will be sprinkled. Multiple access points in and through the proposed plan will allow for adequate ingress and egress.
5. **Potable Water** – Water will be provided by Fayette County Water System. Matthew Bergen, Fayette County Water System, states there is adequate capacity to serve these uses.

6. **Sewer** – Nathan Brooks of the Peachtree City Water and Sewage Authority states there is adequate capacity to serve these uses. Particular sewer development plans would be designed as necessary on an ongoing basis.
7. **Transportation** –
 - a. The intersection of Highway 54 and Governor’s Square and Peachtree Court has recently been upgraded by GDOT to a right in-right out to help with traffic flow. Associated with another development to the northeast and on the westbound side of Highway 54, there is a 4-way traffic signal planned at the intersection of Genevieve Court and Highway 54. As outbound traffic of the subject Property will have a right – out only option, this traffic signal would allow for eastbound traffic to redirect westbound under a controlled signal. Timing of this signal installation is independent of the subject rezoning.
 - b. New street connections as shown on the Master Conceptual Plan will be constructed as the adjacent properties are redeveloped. These include:
 - i. At least one street connection between Peachtree Court and Governor’s Square
 - ii. At least one street connection/stub between Peachtree Court and the southern property line of the development
 - iii. At least one street connection/ROW easement between the single family subdivision street and the southern property line.
 - iv. At least one street connection/ROW easement between the single family subdivision street and the eastern property line.
 - v. At least one street connection/stub between Governor’s Square and the northern property line of the development
 - c. Driveway cuts to Highway 54 will be consolidated during redevelopment.
 - d. Inter-parcel connectivity is a guiding principal for the development. Inter-parcel connectivity between properties along Highway 54 will be constructed during redevelopment.
 - e. The applicants would not expect more than four curb-cuts to Highway 54 at full redevelopment build-out as compared to seven as currently developed.
 - f. Multipurpose paths will be constructed to provide interconnection between all the mixed use properties and the single family properties.
 - g. Parking shall be provided as required in the city ordinances for non-residential uses. Residential parking shall be provided at a ratio of 1.5 spaces per unit at a minimum.
 - h. Additionally, we computed trip generation calculations for the total traffic counts for the proposed use as opposed to the total potential traffic counts zoned as-is. See below for calculations.

Use	24 - Hour
	2 - Way Trips/Use
Single Family	10
TH/Condo	6
Office	115
Retail	314

Estimated Trip Generation			TRIP GENERATION						
Current Potential	SF	Units/Acreage	AM PEAK HOUR			PM PEAK HOUR			24 - Hour
			Enter	Exit	Total	Enter	Exit	Total	2 - Way
General Commercial (Office)	121,743	26.90 acres	252	93	345	118	401	518	3,105
General Commercial (Retail)	45,257	10.00 acres	47	30	77	142	151	293	3,136
Single Family	140,000	50.00 units	10	28	38	33	18	51	497
Total Current Potential	307,000	86.90 acres	309	152	460	292	570	862	6,738
Proposed	SF	Units/Acreage	AM PEAK HOUR			PM PEAK HOUR			24 - Hour
			Enter	Exit	Total	Enter	Exit	Total	2 - Way
Commercial (Office)	54,000	5.54 acres	52	19	71	24	82	107	639
Mixed Use (Retail)	93,600	9.50 acres	45	29	73	135	143	278	2,979
Sub Total	147,600	15.04 acres	97	48	144	159	226	385	3,618
Residential TH/Condo (Governor's Square)	191,200	180.00 units	15	74	89	72	35	108	1,145
Residential (Single Family)	263,200	94.00 units	18	53	71	62	34	96	935
Sub Total	454,400	274.00 units	33	127	160	134	70	203	2,080
Total Proposed	602,000	274.00 units	130	175	305	293	295	588	5,697
<i>Difference</i>	147,400	224.00	(179)	23	(156)	1	(274)	(274)	(1,040)

**Under the estimates for square footage developed above, the current potential for traffic counts under current zoning results in 6,738 trips generated in a 24-hour period. Compared to traffic counts under the proposed zoning, the existing zoning generates 1,040 more trips in a 24-hour period. In other words, if the property were developed under current zoning, expected traffic would be 18% greater than the traffic generated under the proposed zoning.*

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

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

FROM: Mike Madison, Stormwater Manager *mm*

DATE: August 27, 2020

SUBJECT: 2020 Stormwater Pipe Rehabilitation Project – CIPP Pipe Group A
September 3, 2020 City Council Meeting Agenda

Recommendation:

Staff recommends that City Council award the bid for the 2020 Stormwater Pipe Rehabilitation Project – CIPP Pipe Group A to IPR, Inc. for their unit cost base bid amount of \$490,121.50.

Discussion: The existing storm drainage pipes selected for this cured in place pipe lining bid are exhibiting various types of structural degradation including severe invert corrosion, holes in the pipe inverts and failing pipe joints. Trenchless pipe rehabilitation is the best option to repair the observed failures in that it can be quickly installed and provides a structural component without having significant excavations and/or road closures. Therefore, staff solicited unit cost bids from qualified contractors to perform the rehabilitation work. The results of this bid are as follows:

IPR, Inc.	\$490,121.50
Federal EC	\$564,230.00
Granite Inliner	\$566,477.00
Vortex Services	\$619,282.00
Video Ind. Services	\$626,688.00
Coastal Gunitite	\$652,369.41
CaJenn	\$732,280.00
Gulf Coast	\$808,056.50

Budget Impact: Funds in the amount of \$490,121.50 are available in Stormwater Renewals and Extensions with approval of the attached budget amendment.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

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

FROM: Mike Madison, Stormwater Manager *MM*

DATE: August 27, 2020

SUBJECT: 2020 Stormwater Pipe Rehabilitation Project – CIPP Pipe Group B
September 3, 2020 City Council Meeting Agenda

Recommendation:

Staff recommends that City Council award the bid for the 2020 Stormwater Pipe Rehabilitation Project – CIPP Pipe Group B to IPR, Inc. for their unit cost base bid amount of \$422,877.50.

Discussion: The existing storm drainage pipes selected for this cured in place pipe lining bid are exhibiting various types of structural degradation including severe invert corrosion, holes in the pipe inverts and failing pipe joints. Trenchless pipe rehabilitation is the best option to repair the observed failures in that it can be quickly installed and provides a structural component without having significant excavations and/or road closures. Therefore, staff solicited unit cost bids from qualified contractors to perform the rehabilitation work. The results of this bid are as follows:

IPR, Inc.	\$422,877.50
Federal EC	\$523,000.00
Video Ind. Services	\$561,080.50
Granite Inliner	\$565,590.00
Vortex Services	\$619,026.00
Coastal Gunitite	\$652,369.41
CaJenn	\$714,066.00
Gulf Coast	\$837,135.00

Budget Impact: Funds in the amount of \$422,877.50 are available in Stormwater Renewals and Extensions with approval of the attached budget amendment.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 20-23

DATE 09/03/2020

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2020 budget to allocate R & E Funds for CIPP Pipe Rehabilitation Group A & B

Entered

Approved