COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, March 28, 2013	Type of Request:	New Business

Wording for the Agenda:

Consideration of the City of Peachtree City's request to annex a 4.36 acre lot located at 1975 SR 54 West, and to rezone said lot from C-C Conditional (Community- Commercial) to O-I (Office-Instituitional).

Background/History/Details:

The City of Peachtree City has notified Fayette County of an application to annex a 4.36 acre lot located at 1975 SR 54 West. The City has also notified the County of its intention to rezone the property from C-C Conditional (Community- Commercial) to O-I (Office-Instituitional).

The county's governing authority may either "object" to the annexation, by majority vote, or choose not to object to the annexation request.

Per Section 36-36-113 of the Georgia Code, Fayette County must deliver their objection to the annexation by certified mail or statutory overnight delivery not later than the end of the thirtieth calendar day following receipt of the notice. The deadline for delivery of an objection is March 29, 2013.

Staff has reviewed the application and finds no grounds for a bona-fide land use objection.

What action are you seeking from the Board of Commissioners?

Consideration of the City of Peachtree City's request to annex a 4.36 acre lot located at 1975 SR 54 West, and to rezone said lot from C-C Conditional (Community- Commercial) to O-I (Office-Instituitional).

If this item requires funding, please describe:

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

March 28 Agenda Item

AGENDA ITEM:

Consideration of the City of Peachtree City's request to annex a 4.36 acre lot located at 1975 SR 54 West, and to rezone said lot from C-C Conditional (Community-Commercial) to O-I (Office-Institutional).

MEMORANDUM

From: Chairman Steve Brown

To: Board of Commissioners

Date: March 21, 2013

Subject: **Comments to the City of Peachtree City regarding the annexation of 1975 SR 54-W**

The developer of the Foot Pain, LLC project at 1975 State Route 54-West has requested annexation of the site due to a need for sewage capacity because there is not an acceptable septic solution.

The facility is well done and provides a meaningful service to the community, making a suitable addition to the city limits of Peachtree City.

The main concern to the county government related to this annexation request is the creation of a county land island on north side of State Route 54. On page nine of the annexation request, you will see parcel 6 (1991 Highway 54 W) and parcel 7 (1999 Highway 54) would remain isolated within the county.

As the county can attest, leap-frogging parcels for annexation in Fayetteville over the years has created an emergency response recognition problem and, at times, a public works predicament.

Even though the proposed annexation property is contiguous to Peachtree from the rear at Sumner Road, it is in the best interest of all parties involved to annex in logical blocks along State Route 54 and not leave land islands behind.

The way to properly handle this situation is to bring parcels 1999 (ID 0719033), 1991 (ID 071903el, 071923017) and subject site at 1975 State Route 54 into the city limits all at once. Until all of those parcels are garnered into the city limits, we believe you would be creating a public safety response recognition problem in addition to public works and stormwater compliance difficulties regarding the other two sites.

If you proceed, we ask you to do so with all the adjacent parcels to the west, in a logical block, so as to not create further jurisdictional problems down the road.

If we can be of assistance to the City of Peachtree City in resolving this matter, please let us know.

To: Board of Commissioners

From: Pete Frisina

Date: March 13, 2013

Re: Peachtree City Annexation Request for 1975 SR 54 West, Fayetteville, GA 30215
Property Tax ID#: [redacted]

Peachtree City has received a request for annexation for the above-referenced property located at 1975 SR 54 West, Fayetteville, GA 30215. The annexation notice from Peachtree City indicates the intent to annex and rezone approximately 4.36 acres to O-I (Office-Institutional). The subject property is currently zoned C-C Conditional (Community-Commercial) in Fayette County and contains a multi-tenant medical office building.

Rezoning History

Petition No. 571-86 to rezone 3.72 acres from R-40 to C-C was approved C-C Conditional by the Board of Commissioners on March 27, 1986. See attached Resolution 86-571 for the Conditions.

Petition No. 718-89 to rezone 3.72 acres from C-C Conditional to C-H was approved C-C Conditional by the Board of Commissioners on July 27, 1989. See attached Resolution 89-718 for the Conditions.

Petition No. 1020-99 to rezone 3.564 acres from C-C Conditional to C-C Conditional was approved C-C Conditional by the Board of Commissioners on April 22, 1999. See attached Resolution 1020-99 for the Conditions.

General Description

The subject property is located at 1975 SR 54 West. The proposed annexation would not create an island. The subject property abuts the following:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	1.00 3.50	C-H C-C	Commercial Building Nursing Home	Office Office
South	1.10	C-C	Office	Office
East (across SR 54)	2.80 2.71	C-H C-H	Office Building Retail	Commercial Commercial
West (across Sumner Road in PTC)	10.0 1.37	R-43 (PTC) R-43 (PTC)	Single-Family Residential Single-Family Residential	SFL-Single-family Low (PTC) SFL-Single-family Low (PTC)

Current County Land Use

The subject property is designated as Office on the Fayette County Future Land Use Plan map.

DEPARTMENTAL COMMENTS

Planning and Zoning: As the subject property is currently zoned C-C Conditional with an existing office use and will be zoned O-I in Peachtree City there is no change in zoning or land use that will result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use (see State Law below).

Fire/EMS:

What conditions, over and above the regulations, would you place on this property if it were being developed in the county? **Already developed and complies with regulations**

What conditions, over and above the regulations, would you place on this property if it were being developed in the county? **None**

What fees/taxes, if any, will the county lose if this property is annexed? Estimate amount.
Loss of Fire tax dollars

Water System: Water service does not change with annexation. Water System revenue stays the same.

Public Works/Engineering: No Public Works/Engineering comments

Building Permits and Inspections:

What conditions, over and above the regulations, would you place on this property if it were being developed in the county?

- Mandatory State Building Codes and Permissive Codes as adopted by jurisdiction.

What fees/taxes, if any, will the county lose if this property is annexed? Estimate amount.

- Approx. $10,000 in permitting fees for unfinished spaces or spaces under renovation.

Additional comments and/or any other factors to be considered:

- Outstanding fees for permit not picked up to Expand / Renovate - Physical Therapy Centers of Ga. – Any outstanding reinspection fees owed the county for current permits will need to be paid and closed out before May 1.

Stormwater Management:

What regulations would your Department apply to this property if it were being developed in the county? **Property met all development regulations required by department during development. Property owner is required to submit an annual Stormwater Inspection Report as required by the Fayette County Post Development Stormwater Management for New Development and Redevelopment ordinance.**

What conditions, over and above the regulations, would you place on this property if it were being developed in the county? **None.**

What fees/taxes, if any, will the county lose if this property is annexed? Estimate amount. **Based on the reported impervious area of 2.42 acres, the annual stormwater fee would be $441.00**

Additional comments and/or any other factors to be considered: **none.**

Sheriff's Office: No issues.

STATE LAW

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY
CHAPTER 36. ANNEXATION OF TERRITORY
ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES

***36-36-113.* Objection to annexation; grounds and procedures**

(a) The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by

certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

36-36-114. Arbitration panel; composition and membership

(a) Not later than the fifteenth calendar day following the date the municipal corporation received the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.

(b) The arbitration panel shall be composed of five members to be selected as provided in this subsection. The Department of Community Affairs shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall be required to serve on more than two panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.

(c) Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has

interposed the objection or any municipal corporation located wholly or partially in such county. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the county officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.

(d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available.

(e) At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."

36-36-115. Meetings of arbitration panel; duties; findings and recommendations; compensation

(a) (1) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding on all parties to the dispute as provided for in this article not later than the sixtieth day following such appointment. The meetings of the panel in which evidence is submitted or arguments of the parties are made shall be open to the public pursuant to Chapter 14 of Title 50. The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.

(2) In arriving at its determination, the panel shall consider:

(A) The existing comprehensive land use plans of both the county and city;

(B) The existing land use patterns in the area of the subject property;

(C) The existing zoning patterns in the area of the subject property;

(D) Each jurisdiction's provision of infrastructure to the area of the subject property;

(E) Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;

(F) Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and

(G) Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.

(3) The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property.

(4) The county shall bear at least 75 percent of the cost of the arbitration. The panel shall apportion the remaining 25 percent of the cost of the arbitration equitably between the city and the county as the facts of the appeal warrant; provided, however, that if the panel determines that any party has advanced a position that is substantially frivolous, the costs shall be borne by the party that has advanced such position.

(5) The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.

(6) The panel shall deliver its findings and recommendations to the parties by certified mail or statutory overnight delivery.

(b) If the decision of the panel contains zoning, land use, or density conditions, the findings and recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the current owner's acquisition deed and a general description of the property, and plainly showing the expiration date of any restrictions or conditions.

(c) The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.

(d) The members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the committee as is authorized by law for members of interim legislative study committees.

(e) If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections

raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

36-36-116. Appeal

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

36-36-117. Annexation after conclusion of procedures; remedies for violations of conditions

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

36-36-118. Abandonment of proposed annexation; remedies for violations of conditions

If at any time during the proceedings the municipal corporation or applicant abandons the proposed annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the one-year period and such annexation may proceed at any time during the one year without any further action or without any further right of objection by the county.

Summary

As the subject property is currently zoned C-C Conditional with an existing office use and will be zoned O-I in Peachtree City there is no change in zoning or land use that will result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use. The Peachtree City Annexation Application indicates that the applicant is seeking annexation in order to connect to the City sewage system.

To date, there are three active building permits issued by Fayette County for the subject property. According to the County Attorney, an annexation approved by the City Council in April would not become effective until May 1st. The best solution would be for the work to be completed and the permits closed out (Certificate of Occupancy), including the payment of all outstanding fees, prior to May 1st. If the May 1st deadline is not met it will be up to Peachtree City to determine how to address unfinished construction and the issuance of Certificates of Occupancy for the subject property. Fayette County could final out these permits and issue Certificates of Occupancy after May 1st through an Intergovernmental Agreement with Peachtree City. County staff has made the builder and Peachtree City staff aware of this situation.

STATE OF GEORGIA

COUNTY OF FAYETTE

R E S O L U T I O N

NO. 86 - 571

WHEREAS, Mr. Larry Seabolt, agent for Dr. Joseph D. Giovinco, owner, having come before the Fayette County Board of Commissioners on the 27th day of March, 1986, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request being as follows: To rezone 3.72 acres on Highway 54, in Land Lot 69 of the 7th District, Fayette County, Georgia, from R-40 to C-C for the purpose of developing a proposed clinic/doctors office/residence; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

BE IT RESOLVED that the decision of the Fayette County Board of Commissioners, that said request be approved C-C with conditions subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede.

1. To the owner's agreement to restrict the use of the property to office and single-family residential uses.

2. To the owner's agreement to recognize the Georgia D.O.T. proposed west right-of-way as the east property line for the purpose of making all measurements for improvements required by the Zoning Ordinance and other County development regulations.

3. To the owner's acknowledgement of understanding that any new construction or improvements, including expansion of any existing structure, shall comply with all requirements of the Zoning Ordinance. In the event that a structure which existed at the time of this rezoning is removed, demolished or destroyed, any new structure, including parking, must comply with the provisions of the Zoning Ordinance.

4. To the owner's agreement to provide and maintain off-street parking on this property during the entire construction period.

5. To the owner's agreement that exterior illumination shall not exceed 1.2 footcandles along any property line zoned residential or A-R, and light sources shall be screened to

prevent direct visibility from such properties.

6. To the owner's agreement that no access shall be provided to Sumner Road and that the rear buffer shall be in place prior to occupancy.

This decision is based on the recommendation of the Fayette County Planning Commission and County Planner.

SO RESOLVED, this 27th day of March, 1986.

BOARD OF COMMISSIONERS

OF

FAYETTE COUNTY

ATTEST:

DENNIS BERKELBAUGH, CHAIRMAN

MARGARET MALONE, CLERK

STATE OF GEORGIA

COUNTY OF FAYETTE

RESOLUTION NO. 89-718

WHEREAS, Mike D. Wood, agent and owner, having come befor the Fayette County Board of Commissioners on the 27th day of July 1989, requesting an amendment to the Fayette County Zoning Ma pursuant to "The Zoning Ordinance of Fayette County, Georgia 1980"; and

WHEREAS, said request being as follows: To rezone 3.72 acre on Land Lot 69 in the 7th District fronting S.R. 54 and Sumner Roa from C-C to C-H for the purpose of developing a retail and offic center; and

WHEREAS, the Fayette County Board of Commissioners having dul convened and considered said request;

BE IT RESOLVED that the decision of the Fayette County Boar of Commissioners, that said request be approved C-C CONDITIONA subject to the following enumerated conditions. Where thes conditions conflict with the provisions of the Zoning Ordinance these conditions shall supersede unless specifically stipulated b the Board of Commissioners:

1. That the subject property shall be restricted to the office and personal service uses designated as permitted uses in the C-C District.

2. That the total floor area of all structures shall not exceed 10,000 square feet for the 3.72 acres zoned.

3. To acknowledge the Georgia D.O.T. proposed west right-of-way as the front property line in order to make all improvements which bring the property into compliance with the requirements of the C-C Zoning District.

4. That any source of exterior illumination shall not be directly visible from neighboring properties zone A-R or residential.

5. To Provide a planted buffer measuring at least fifteen (15) feet in depth along the right-of-way of Sumner Road.

6. That no access shall be provided to Sumner Road.

7. To provide and maintain off-street parking on the subject property during the entire construction period.

This decision is based on the recommendation of the Fayett County Planning Commission and the County Planning Staff.

SO RESOLVED, this 27th day of July, 1989.

BOARD OF COMMISSIONERS
OF FAYETTE COUNTY

ATTEST:

Leigh A. Wright

Leigh A. Wright, Clerk

George Patton

George Patton, Chairman

STATE OF GEORGIA

COUNTY OF FAYETTE

RESOLUTION

NO. 1020-99

WHEREAS, Don Cobb, Agent, on behalf of Joseph D. Giovinco, Owner, having come before the Fayette County Board of Commissioners on the 22nd day of April, 1999, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request being as follows: To rezone 3.564 acres from C-C Conditional to C-C Conditional to develop one (1) lot with Office Uses. This property is located in Land Lot 69 of the 7th District and fronts on S.R. 54 West and Sumner Road; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on April 22, 1999, was that the request to rezone the subject property be approved.

SO RESOLVED, this 22nd day of April, 1999.

FAYETTE COUNTY BOARD
OF COMMISSIONERS

Harold Bost, Chairman

ATTEST:

Karen Morley

Karen Morley, Deputy Clerk

STATE OF GEORGIA

COUNTY OF FAYETTE

1020.99

RESOLUTION NO. 89-718

WHEREAS, Mike D. Wood, agent and owner, having come before the Fayette County Board of Commissioners on the 27th day of July, 1989, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request being as follows: To rezone 3.72 acres on Land Lot 69 in the 7th District fronting S.R. 54 and Sumner Road from C-C to C-H for the purpose of developing a retail and office center; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

BE IT RESOLVED that the decision of the Fayette County Board of Commissioners, that said request be approved C-C CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless specifically stipulated by the Board of Commissioners:

1. That the subject property shall be restricted to the office and personal service uses designated as permitted uses in the C-C District.

2. ~~That the total floor area of all structures shall not exceed 10,000 square feet for the 3.72 acres zoned.~~

3. To acknowledge the Georgia D.O.T. proposed west right-of-way as the front property line in order to make all improvements which bring the property into compliance with the requirements of the C-C Zoning District.

4. That any source of exterior illumination shall not be directly visible from neighboring properties zone A-R or residential.

5. To Provide a planted buffer measuring at least fifteen (15) feet in depth along the right-of-way of Sumner Road.

6. That no access shall be provided to Sumner Road.

7. To provide and maintain off-street parking on the subject property during the entire construction period.

This decision is based on the recommendation of the Fayette County Planning Commission and the County Planning Staff.

SO RESOLVED, this 27th day of July, 1989.

BOARD OF COMMISSIONERS
OF FAYETTE COUNTY

ATTEST:

Leigh A. Wright

Leigh A. Wright, Clerk

George Patton

George Patton, Chairman

PEACHTREE CITY
PLAN TO STAY™

PLANNING AND ZONING DEPARTMENT
153 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269
PHONE: 770-487-5731
FAX: 770-631-2552
WWW.PEACHTREE-CITY.ORG

February 26, 2013

SENT VIA CERTIFIED MAIL

Mr. Steve Brown, Chairman
Fayette County Board of Commissioners
140 Stonewall Avenue, Suite 100
Fayetteville, GA 30214

Re: Consider request from Foot Pain, LLC to annex a 4.36-acre tract of land located within unincorporated Fayette County and to rezone the property for office use.

Dear Mr. Brown:

Foot Pain LLC has requested that the City of Peachtree City consider annexing and zoning a 4.36-acre tract of land located at 1975 Highway 54 West within unincorporated Fayette County. The subject tract includes the 45,000 SF Peachtree Professional Center and associated parking.

The Applicant desires to annex the property into the city limits of Peachtree City and to rezone the property to OI Office Institutional. The property is currently zoned C-C Community Commercial and is designated as OFF Office on the county's Future Land Use Map.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance in accordance with O.C.G.A. §36-36-6 and §36-36-9. I am attaching a copy of the application which includes a legal description and boundary survey of the subject tract.

Public Hearings to consider this request have been scheduled for the March 11, 2013 Planning Commission meeting and the April 4, 2013 City Council meeting.

Should you have any questions, please do not hesitate to contact me at (770) 487-5731.

Sincerely,

David E. Rast

David E. Rast, ASLA
Planning and Zoning Administrator

Attachments

cc: *Mayor and Council Members*
Planning Commission
Directors and Chiefs
Ted Meeker *City Attorney*
Chuck Ogletree *Foot Pain LLC*
Pete Frisina *Fayette County Planning and Zoning*
file

Peachtree Professional Center Annexation and Rezoning Request for Peachtree City, Georgia

Presented by Foot Pain, LLC
1975 Hwy 54 W, Fayetteville, GA

Peachtree Professional Center (PPC) – Annexation and Rezoning Request

INTRODUCTION

Our intent is to annex into the City a 4.36 acre tract of land with an O-I Office Institutional zoning classification. The site is currently in Fayette County and has a C-C Community Commercial zoning designation.

The reason for this rezoning request is to provide Peachtree City residents with a class A medical facility. This project, with its aesthetically pleasing features, has set the bar for future development on the City's border. It provides an attractive buffer from the existing commercial development, currently located in the County, and the City's residential neighborhoods along Sumner Rd. Peachtree Professional Center (PPC) compliments the comprehensive land use plan and lays the ground work for future development in this area.

By annexing into the City, our desire is to access the sewer system located in this area. While our development is currently accessing sewage disposal through our private septic system, we feel that public sewer is a long term benefit that is worth pursuing by enhancing environmental protection to the surrounding areas.

Being a medical office facility, many of the current patients and employees have expressed interest in accessing the development through the cart path system, which gives an alternative to the existing traffic congestion on Hwy 54. By annexing into the City, we would like to explore the option of cart path connection.

While this property is a known entity and cannot be expanded beyond its current capacity, the City can have a clear vision of what type of development they are annexing into the city limits. Along with adding to the current tax base for Peachtree City, it does not add significant strain to the City's current public services.

Thank you for your time and efforts towards the annexation of this project. We look forward to this positive addition to the community.

Peachtree Professional Center (PPC) – Annexation and Rezoning Request

CONTACT INFORMATION

Owner of property: Foot Pain LLC
Mailing address: 1100 Commerce Drive, Suite A
City, State, Zip: Peachtree City, GA 30269
Telephone: 770-487-4978
Fax: 770-631-6685
E-mail address: [redacted]

PROJECT INFORMATION

Gross acreage: 4.36 acres

Acreage of lakes, floodplain, wetland, streams and associated buffers: 0 acres

Net developed acreage: 3.4 acres

Current zoning classification: C-C Community Commercial

Current Land Use designation: Medical office building

Location of property: 1975 Highway 54 West, Fayetteville, GA 30215

Brief description of the project: This development is a 45,000 square foot multi-tenant medical facility. Phase 1 of the project, the 25,000 square foot northern side of the facility was completed in 2011. The second phase, a 20,000 square foot addition, is currently under construction with an anticipated completion date of April 1, 2013.

Existing tenants include Ankle & Foot Centers of Georgia, Southern Vein Care a Piedmont Physician Service, Southern Spine and Pain Care, Medical Management, and Physical Therapy Centers of Georgia. Future tenants include a large Piedmont internal medicine practice.

The architecture of the project is an aesthetically pleasing style, in keeping with the City's high standards while also complementing the existing businesses and homes.

LEGAL DESCRIPTION

RECORD DESCRIPTION PER SCHEDULE C OF THE ABOVE REFERENCED TITLE COMMITMENT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING THE REVISED FINAL PLAT OF GIOVINCO CORNERS, CONTAINING 4.398 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF SAID PROPERTY RECORDED IN PLAT BOOK 46, PAGES 1-2, FAYETTE COUNTY, GEORGIA RECORDS.

NEW LEGAL DESCRIPTION:
A NEW LEGAL DESCRIPTION WAS PREPARED TO REFLECT THE RIGHT-OF-WAY TAKEN FROM THIS PARCEL RECORDED IN DEED BOOK 3560, PAGE 661. (REFERENCE B4)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GEORGIA STATE HIGHWAY NO. 54 AND THE NORTH LINE OF LAND LOT 69, THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY 610.74 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 47 MINUTES 02 SECONDS WEST A DISTANCE OF 6.65 FEET TO A 1/2" REBAR SET ON THE R/W OF GEORGIA STATE HIGHWAY NO. 54 AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 23 DEGREES 01 MINUTES 42 SECONDS WEST A DISTANCE OF 178.99 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 67 DEGREES 24 MINUTES 14 SECONDS EAST A DISTANCE OF 7.48 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 22 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 72.08 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 23 DEGREES 47 MINUTES 09 SECONDS WEST A DISTANCE OF 45.00 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 66 DEGREES 16 MINUTES 53 SECONDS WEST A DISTANCE OF 9.09 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 23 DEGREES 03 MINUTES 04 SECONDS WEST A DISTANCE OF 15.95 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 68 DEGREES 02 MINUTES 56 SECONDS EAST A DISTANCE OF 8.93 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 22 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 108.27 FEET TO A 5/8" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 325.98 FEET TO A 1/2" REBAR SET ON THE WEST LAND LOT LINE OF LAND LOT 69 AND THE EASTERLY RIGHT-OF-WAY LINE OF SUMNER ROAD (50' RIGHT-OF-WAY). SAID LAND LOT LINE AND RIGHT-OF-WAY LINE ALSO BEING THE DIVIDING LINE BETWEEN FAYETTE COUNTY AND THE CITY OF PEACHTREE CITY; THENCE ALONG SAID LAND LOT LINE AND RIGHT-OF-WAY NORTH 01 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 380.31 FEET TO A 1/2" REBAR SET; THENCE CONTINUE ALONG SAID LAND LOT LINE AND RIGHT-OF-WAY LINE NORTH 00 DEGREES 15 MINUTES 53 SECONDS EAST A DISTANCE OF 149.98 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE AND RIGHT-OF-WAY LINE NORTH 89 DEGREES 50 MINUTES 01 SECONDS EAST A DISTANCE OF 239.31 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 149.90 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 89 DEGREES 47 MINUTES 02 SECONDS EAST A DISTANCE OF 234.61 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF- WAY OF GEORGIA STATE HIGHWAY NO. 54 AND THE TRUE POINT OF BEGINNING; SAID TRACT CONTAINING 4.36 ACRES MORE OR LESS AND BEING SHOWN ON AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR FOOT PAIN LLC, UNITED COMMUNITY BANK, AND CHICAGO TITLE INSURANCE COMPANY BY W.D. GRAY AND ASSOCIATES, INC. DATED SEPTEMBER 6, 2012.

REQUEST FOR ANNEXATION FORM

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

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

Peachtree Professional Center, 1975 GA Highway 54 West

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

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

Owner (print): **Foot Pain, LLC** Date: 2-17-13

Owner (signature): [signature]

Agent (print): _____ Date: _____

Agent (signature): _____

To be completed by the City of Peachtree City:

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

Date of acceptance: 02-19-13

Request number: 2013-01-MAP

City Planner: David E. Rast Date: 02-22-13

City Clerk: _____ Date: _____

Public Hearing – Planning Commission: Date: 03-11-13

Public Hearing – City Council: Date: 04-04-13

EVIDENCE PROPERTY IS ELIGIBLE FOR ANNEXATION / METHOD OF ANNEXATION

We feel we are eligible for annexation because we have contiguous property to the existing city limits.

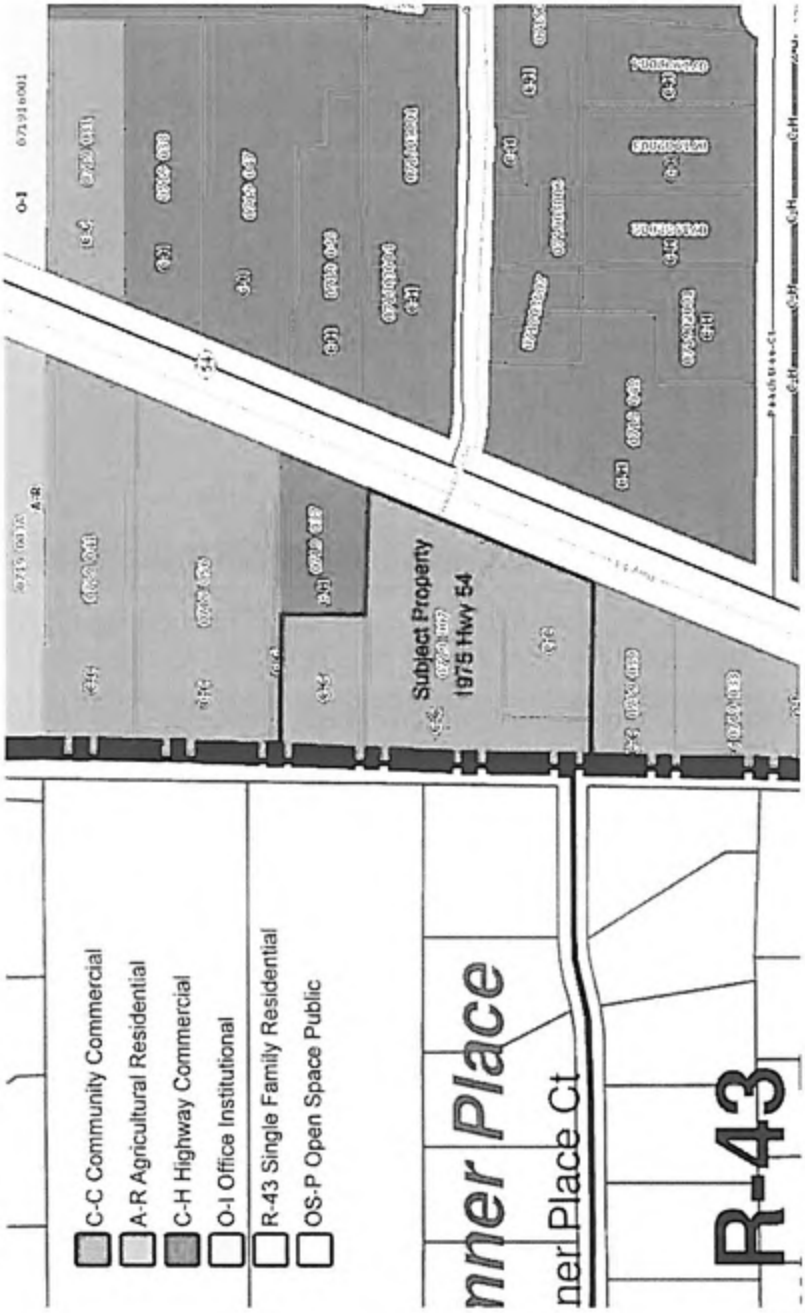
CERTIFICATION OF FAMILIARITY WITH THE CITY'S CODES, PLANS, AND POLICIES

Foot Pain, LLC and its ownership group certifies that it is familiar with the Peachtree City Land Use Plan; the Annexation Policy; and all relevant codes and ordinances of the City, especially those pertaining to zoning, land development, site planning, landscaping, and signs.

Please find enclosed copies of the certified boundary survey of the property and legal description.

ZONING CLASSIFICATIONS THAT EXIST ON / ADJACENT TO THE PROPERTY

The subject property is currently zoned C-C Community Commercial. The property is surrounded predominantly by C-C Community Commercial, C-H Highway Commercial, and R-43 Single Family Residential. Other properties in a 1-mile area are zoned A-R Agricultural Residential, O-I Office Institutional, and OS-P Open Space Public.



PROPERTY OWNERS WITHIN 200' BOUNDARY OF THE PROPERTY

1 Parcel ID: 0719 056
Property Address: 1967 Highway 54 W
Owner: Rsc Peachtree LLC C/O Royal Senior Care LLC
Owner Address: 1660 N E Miami Gardens Drive - Suite #1, Miami, FL33179

2 Parcel ID: 0719 0LLC37
Property Address: 1971 Highway 54
Owner: Jaz Properties LLC
Owner Address: 1971 Hwy 54 West, Peachtree City, GA 30269

3 Parcel ID: 0719 046
Property Address: 1968 Highway 54 W
Owner: Ravin Homes Inc Profit Sharing Plan
Owner Address: P O Box 2394, Peachtree City, GA 30269

4 Parcel ID: 071923001
Property Address: 101 Sumner Place Ct
Owner: Butler Mathew David
Owner Address: 110 Beaverdam Road, Fayetteville, GA 30214

5 Parcel ID: 0719 042
Property Address: 1992 Highway 54 W
Owner: Governors Corner LLC
Owner Address: 440 Birkdale Drive, Fayetteville, GA 30215

6 Parcel ID: 0719 039el ID: 071923017
Property Address: 1991 Highway 54 W
Owner: Paper Rose Studio Inc.
Owner Address: 101 Lantern View, Peachtree City, GA 30269

7 Parcel ID: 0719 033
Property Address: 1999 Highway 54
Owner: Bost H. Cliff Jr
Owner Address: 1999 Hwy 54 West, Fayetteville, GA 30214

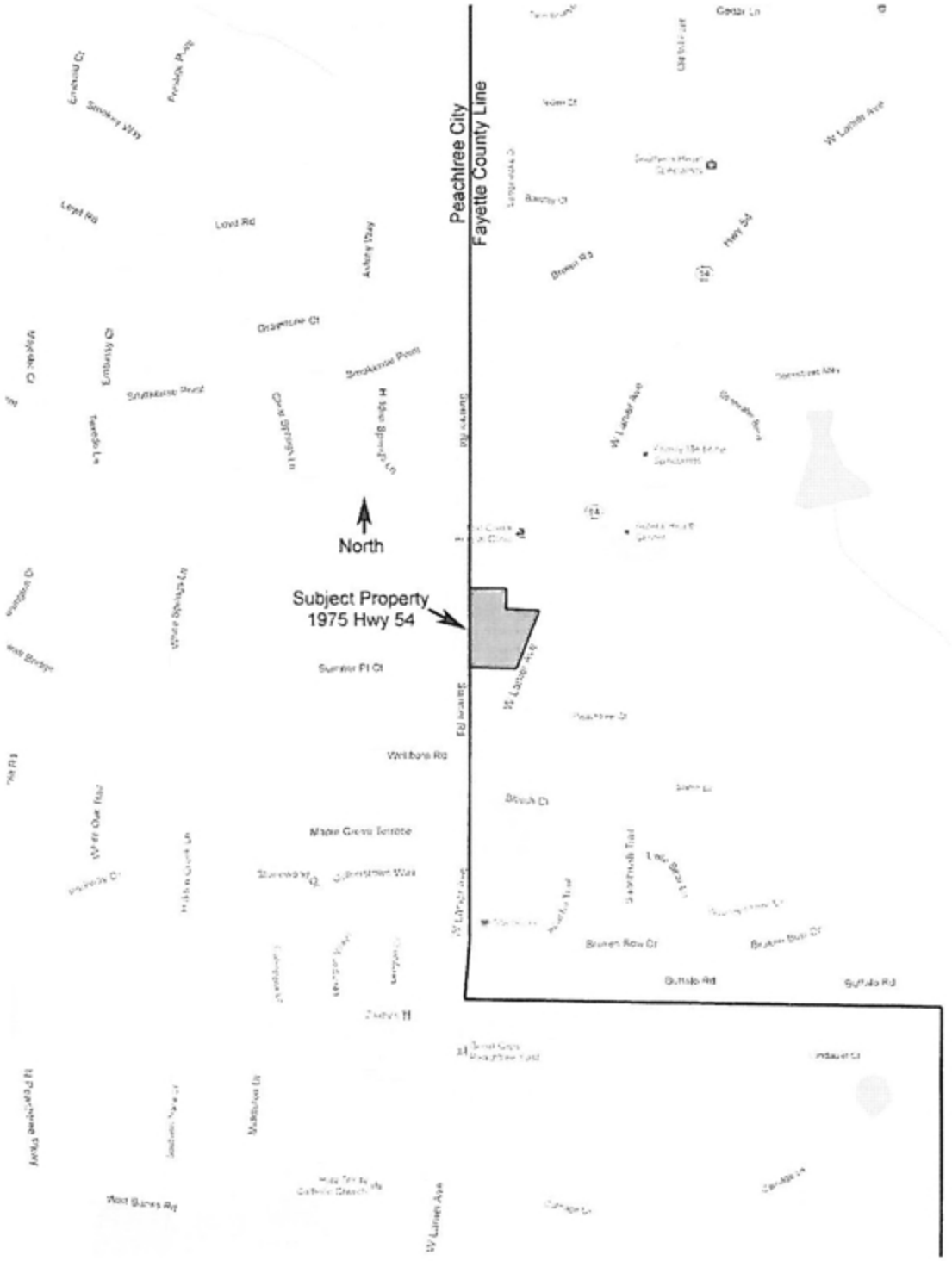
8 Parcel ID: 071903001
Property Address: Governors Sq
Owner: Mirome LLC
Owner Address: 135 Governors Square Pwy, Fayetteville, GA 30215

9 Parcel ID: 071923017
Property Address: 100 Sumner Place Ct
Owner: Atkinson Bobby R Carol
Owner Address: 100 Sumner Place Court, Peachtree City, GA 30269

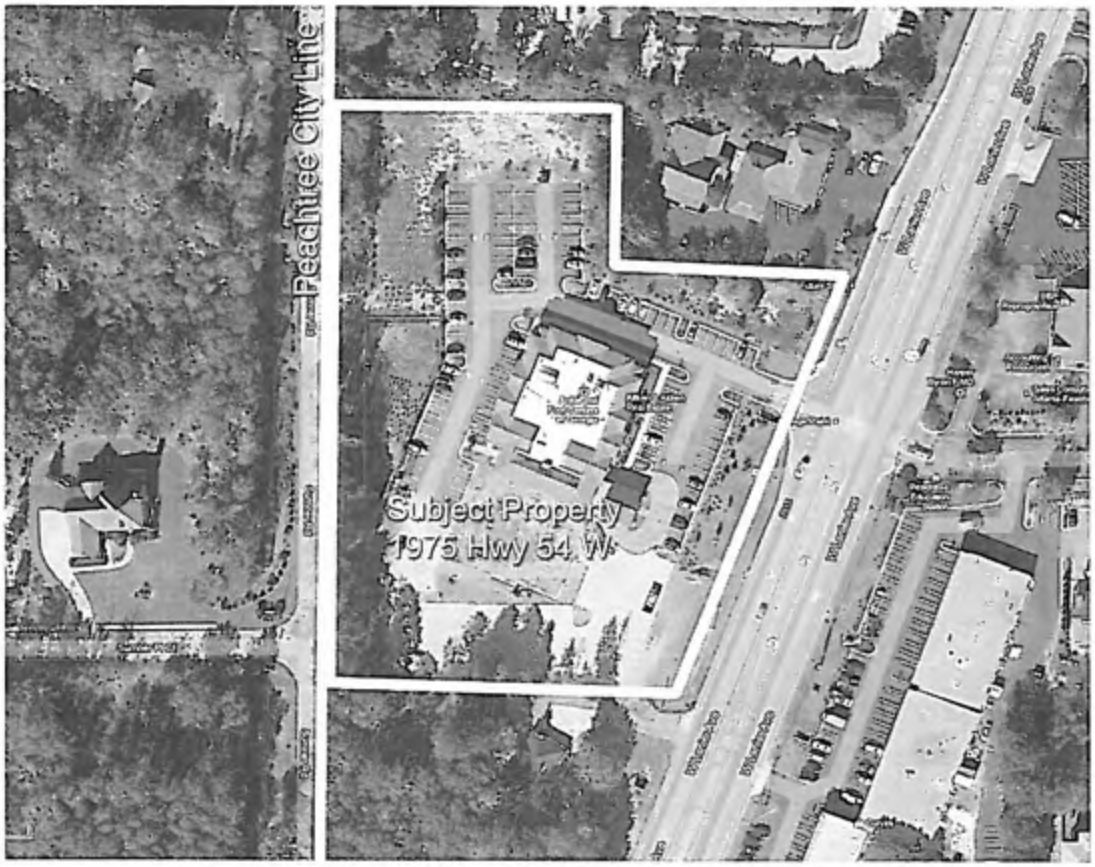
10	Parcel ID: 0719 023
Property Address:	273 Sumner Rd
Owner:	James John C Lee L Snedeker Family Trust
Owner Address:	255 Sumner Road, Peachtree City, GA 30269

11	Parcel Number: 0719 002
Property Address:	255 Sumner Rd
Owner:	James John C Lee L Snedeker Family Trust
Owner Address:	273 Sumner Rd, Peachtree City, GA 30269

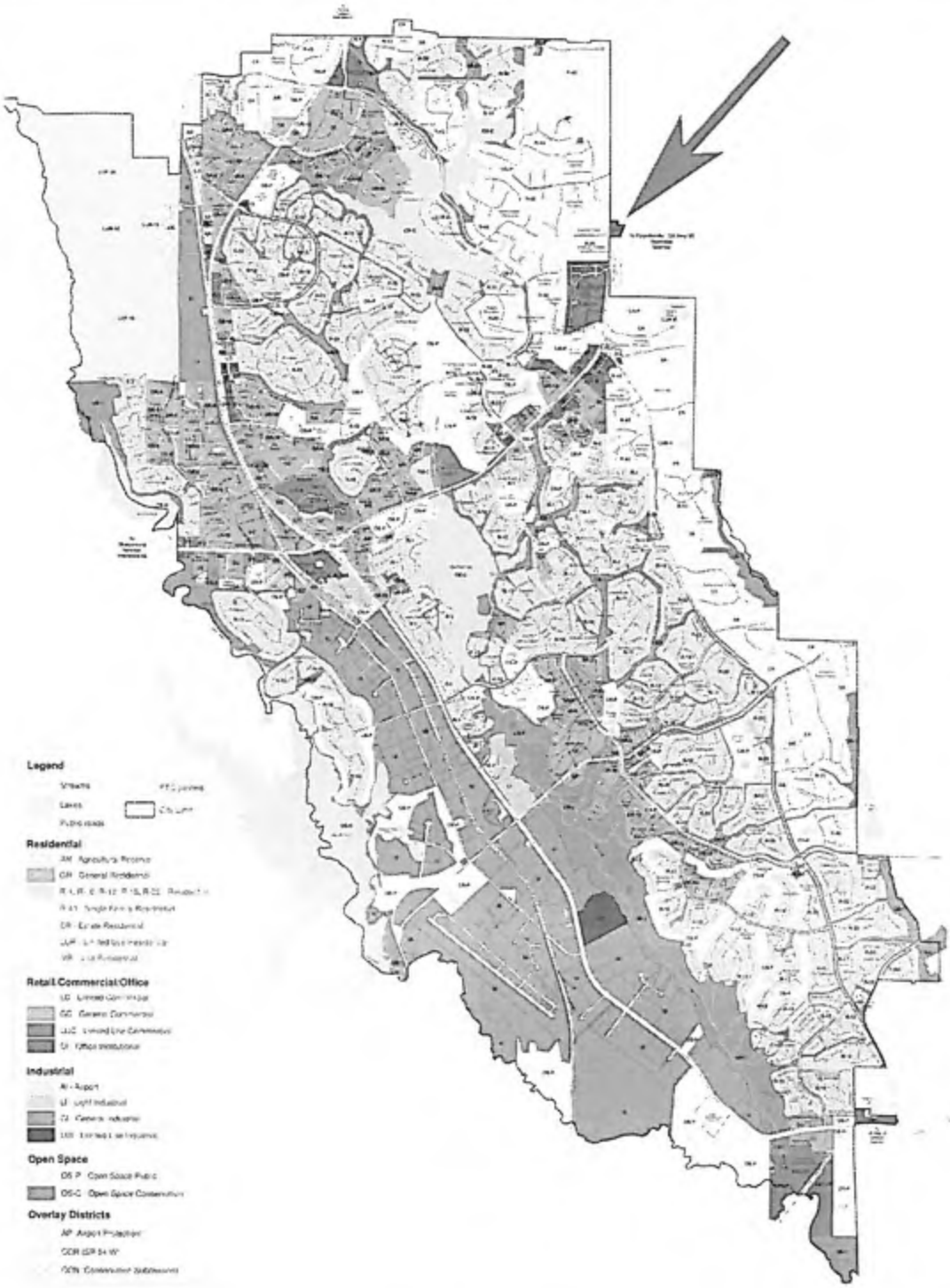
LOCATION MAP SHOWING THE PROPERTY IN RELATION TO THE CITY



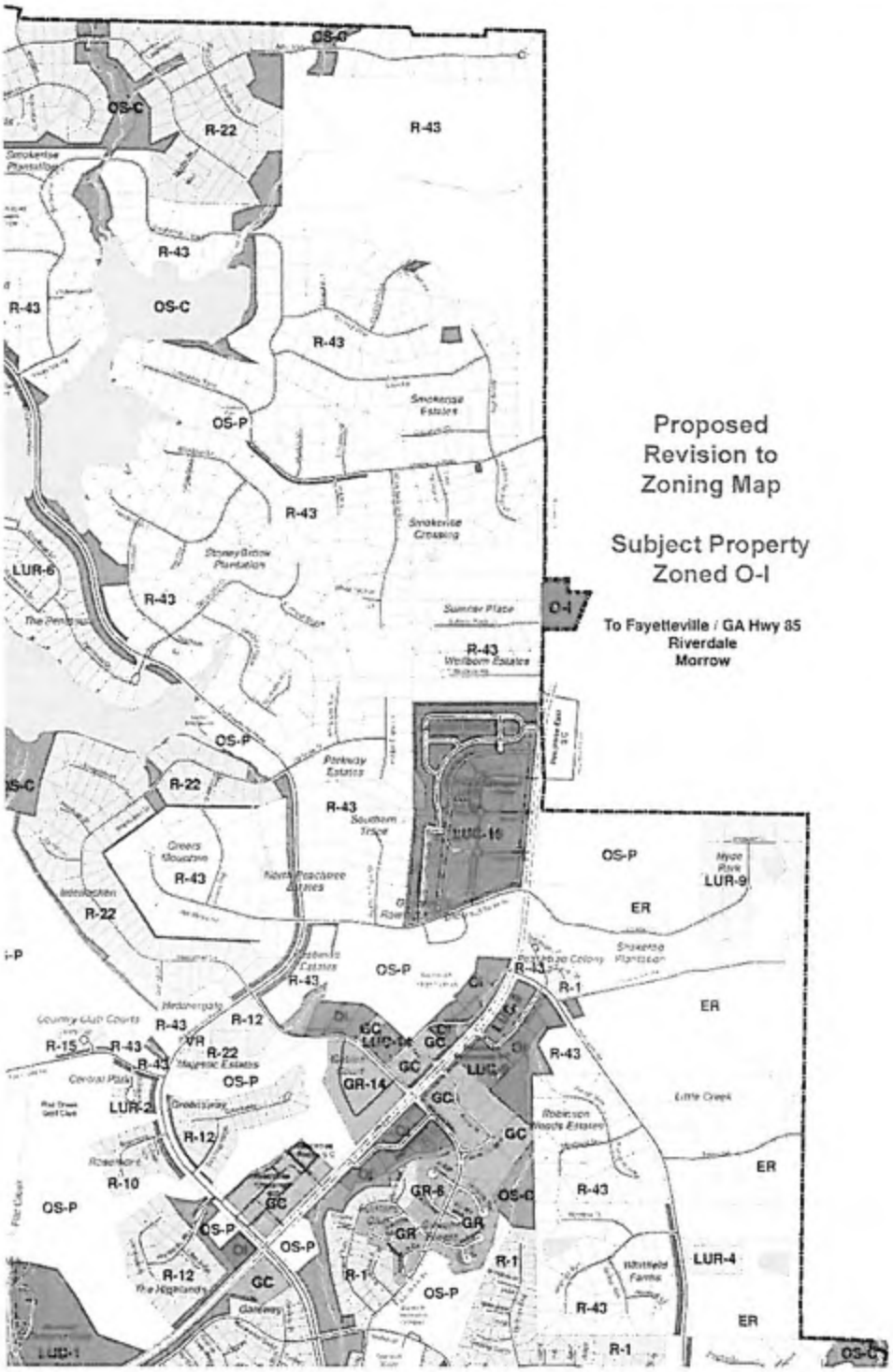
AERIAL OF SUBJECT PROPERTY IN RELATION TO THE CITY



MAP OF PROPOSED NEW CITY ZONING DISTRICTS



CLOSE-UP MAP OF PROPOSED NEW CITY ZONING DISTRICTS



PUBLIC SERVICES AVAILABLE TO THE PROPERTY

PTC Police Department	
PTC Fire and EMS	
Electricity	Coweta/Fayette EMC
Gas	Coweta/Fayette EMC
Telephone	AT&T and Comcast
Television/Cable	Comcast
Sanitation	Waste Management

ACREAGE, PROPOSED DENSITY, AND PROJECTED POPULATION

This development is a 45,000 square foot, 2-story medical office building on a 4.36 acre site. The project will be completed April 1, 2013. The building currently houses approximately 55 employees and at full capacity will house as many as 150 employees. There will be no permanent residents.

HOW TIED INTO CITY'S THOROUGHFARE SYSTEM AND CART PATH SYSTEM

We intend to pursue tying into the existing cart path system located at Sumner Road and GA Highway 54.The property currently has one curb cut onto GA Highway 54.

HOW THE PROPERTY WILL RELATE TO / COMPLEMENT THE CITY'S LAND USE PLAN

We are requesting the existing facility be given the O-I Office Institutional zoning designation which provides a buffer between the residential and commercial properties. The property is currently located in unincorporated Fayette County and zoned as C-C Community Commercial. The current land use plan at this border of Peachtree City (the West side of this property) is SFL - Single-family Low, however the property to the North, East, and South of the subject property have commercial land uses. We are proposing a land use of OFF – Office for this development which we feel will create a nice buffer between the residential and commercial areas.

PPC has followed the village concept adopted by the city. PPC also provides adequate buffers and screening between different land uses by utilizing natural features and defined landscaping buffers. Additionally, PPC will maintain compliance with the ordinances to ensure preservation of environmentally sensitive areas.

HOW THE PROPOSED ANNEXATION WILL AFFECT THE CITY

Tax Base: The proposed annexation would provide for a tax revenue increase for the City of Peachtree City. Based upon the 2012 tax assessed value of $1,392,508 for both the property and the 25,000 square foot building, we estimate the final tax assessed value of the property and 45,000 square foot building to be approximately $3,120,000 at complete capacity.

Public Education: The proposed annexation, as O-I, will have no direct impact on public education, but will contribute due to the additional property taxes paid to the City.

Police and Fire Protection: The proposed annexation would require basic police services. There will be no adverse effect on employment of police personnel. There will be no adverse effect on law enforcement response time and that time is estimated slightly over 5 minutes.

Subject property is 5 miles east of the Peachtree City Police Department and 4.6 miles north of the Peachtree City Fire Department.

The building is outfitted with an automatic fire alarm and sprinkler system. The fire alarm is monitored 24/7 by Saturn Systems, Inc. The building construction meets all code with regards to fire rated demising walls, doors, glass, etc.

Emergency Medical Services: The proposed annexation should not require additional emergency medical services over the current requirements. In the event that an individual requires more than basic medical services, subject property is only 3.5 miles west of Piedmont Fayette Hospital.

Transportation Facilities: The proposed annexation would not require any additional transportation facilities. However, we intend to provide for a multi-use cart path connection.

Environmental Protection: The property has its own storm water management system in place. Moreover, the landscape design, in compliance with the city's ordinance, has been a definite environmental enhancement.

Please refer to the enclosed Landscaping Plan.

Recreation Program: The proposed annexation is an O-I development and will have no impact on the recreation programs of the city.

Implementation of the overall development plan:
The request for the proposed annexation PPC will be a positive factor in the city's efforts to implement its overall comprehensive plan and further establish the City's natural growth boundaries. The annexation will also help to establish design and development standards for the adjacent property owners.

Land use: This proposed annexation and zoning request are consistent with the long-range land use designation. The property's landscape plan has been designed by professional landscape engineers, in keeping with the City's requirements and with a focus on species selection and placement. This same company is contracted out by the ownership group to provide weekly landscape maintenance and seasonal plantings. There will be no permanent dwelling units on the property. The height of the 45,000 facility is 36' 8".

Please refer to the enclosed Landscaping Plan.

Community Design: Our development upholds the City's principles and standards of community design by fitting into the village concept and meeting all parking, site design requirements of the city as set forth in the city's comprehensive plan.

The building's architectural design, signage, landscaping, lighting, and retention of natural vegetation along roadways and property boundaries is in keeping with the City's standards, as well as a great improvement over the site's previous condition.

Economic Development: The proposed use is of several existing county-based business including a podiatry practice, Ankle & Foot Centers of GA; a physical therapy group, Georgia Physical Therapy; a vascular care practice, Southern Vein Care; a pain management practice, Southern Spine and Pain Care, an ambulatory surgical center, a medical book keeping

company, Medical Management; and a future Piedmont Physicians Group internal medicine practice.

Potable Water: Fayette County Water currently provides water to the site.

Sewer: The proposed annexation intends to connect to the Peachtree City Water and Sewer Authority system. The building is currently using an underground septic system, but will be converted to sanitary sewer following completion of this annexation. All other utilities are currently available to the development.

Thank you for your time and efforts towards the annexation of this project. We look forward to this positive addition to the community.

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

PEACHTREE CITY

REZONING
PERMIT APPLICATION

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

Fee: $600 + $50/acre
Receipt # _____
Date Filed ___ / ___ / ___
Case # _____
Office Use Only

SITE LOCATION

Address: 1975 Hwy 54 W, Fayetteville, GA

Proposed Use: Medical Office Building

Site in which Village:
☐ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☐ Wilksmoor ☐ Industrial

SITE INFORMATION

Parcel #(s): 0719 007

Existing Zoning: C-C Community Commercial
Proposed Zoning: O-I Office Institutional
Property Size: 189,921 Square Feet | 4.36 Acres

APPLICANT

Name: Foot Pain, LLC
Address: 1100 Commerce Drive, Suite A
City, State, Zip: Peachtree City, GA 30269
Phone #: 770-631-0499
Email: 770-631-6685

OWNER

Name: Foot Pain, LLC
Address: 1100 Commerce Drive, Suite A
City, State, Zip: Peachtree City, GA 30269
Phone #: 770-631-0499
Email: 770-631-6685

IMPACTED AREAS

	Sq ft | Acres	Total acres - Impacted acres
Disturbed Area	148,104 Square Feet | 3.4 Acres	77.9 %
Impervious Area	___ Square Feet | ___ Acres	___ %
Open Space & Greenbelts	___ Square Feet | ___ Acres	___ %

LAND USE & ZONING

Please record all surrounding property within 200ft of site

	Land Use	Zoning
North	(commercial)	C-C and C-H
East	(commercial)	C-H
South	(commercial)	C-C
West	SFL	R-43

LOCATION OF

Entrance to Site: GA Highway 54
Tree Save and Landscape Buffers: See site plan
Other Buffers: See site plan
Greenbelts (to be dedicated to the city): None
Multi-Use Path Connections: Proposed cart path connection at Sumner Road
Historical Resources: NA
Natural Features: NA
Stormwater Retention: Retention pond at West edge of property

BUILDING INFORMATION

Building type: Medical Office Building
Hrs of operation: 8:00 AM to 5:00 PM
# of stories: 2 Building height: 36' 8"
Floor Area (Sq ft): 45,000 Existing | 45,000 Proposed
# of dwelling units: NA Units\acre: ___
# of employees: 55 Existing | 150 Proposed

Briefly describe proposed use of property:
(A separate detailed report is still required to be attached to this application)
This 4.36 acre property houses a 25,000 square foot multi-tenant medical office building that was completed in 2011. A 20,000 square foot addition to the building is underway and expected to be completed April 1 2013. The addition is also a medical office building.

Parking: ___ # Required | ___ # Existing | 246 # Proposed | ___ # Pervious

TYPE OF CONSTRUCTION

Structural Material:
☐ Wood ☑ Metal ☐ Concrete ☐ Brick ☐ Other ___
Roof Material:
☐ Metal ☐ Tar ☑ Shingles ☐ Slate ☐ Other ___
Interior Finish:
☑ Drywall ☐ Wood ☐ Concrete ☐ Stucco ☐ Other ___
Exterior Finish:
☑ Wood ☐ Metal ☐ Concrete ☐ Brick ☑ Other Stone

SETBACKS

	Required	Proposed
Front (Building)	100' building setback with 50' landscape strip ___ ft	___ ft
Front (Parking)	50' ___ ft	___ ft
Side	15' building setback with10' landscape strip ___ ft	___ ft
Rear	65' building setback ___ ft	___ ft

TRANSPORTATION INFORMATION

Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
GA Highway 54	1			2	Y			

Estimated traffic generated by heavy vehicles:

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

Types of vehicles(s): NA

(vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)

ADT: _____

UTILITIES & SERVICES INFO

Solid waste collection: Waste Management

Natural gas: Coweta/Fayette EMC

Electrical Service: Coweta/Fayette EMC

Underground? ☑ Yes ☐ No

Telephone Service: AT&T / Comcast

Underground? ☑ Yes ☐ No

Cable TV Service: Comcast

Underground? ☑ Yes ☐ No

**** Please attach letters from utilities indicating that their services can support the proposed development ****

Water supply:
☐ Individual Well(s) ☐ Community System
☑ Municipal System: (Fayette County Water Dept)

Estimated total water demand (gpd): _____

Wastewater collection\treatment:
☑ Individual Onsite ☐ Community System
☐ Municipal System: (Peachtree City WASA)

Estimated total wastewater discharge (gpd): _____

FIRE INFORMATION

Automatic Fire Sprinklers:
☑ Yes ☐ No, why? _____

Automatic Fire Alarm:
☑ Yes ☐ No, why? _____

# of Fire Hydrants: 2 (Existing) | 2 (Proposed)

Hazardous Material On Site?
(If yes, describe type and method of storage to the right:)
☐ Yes ☑ No

Material(s): _____ Storage: _____

Briefly describe daily operations:
(A separate detailed report is still required to be attached to this application)

Daily operations include those typical of multi-tenant medical office buildings. Tenants include a podiatrist practice, a physical therapy group, a vascular care practice, a pain management practice, an ambulatory surgical center, a medical book keeping company, and a future internal medicine practice.

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

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

Applicant Signature: _____ Date: 2-19-13

Property Owner Signature: _____ Date: 2-19-13

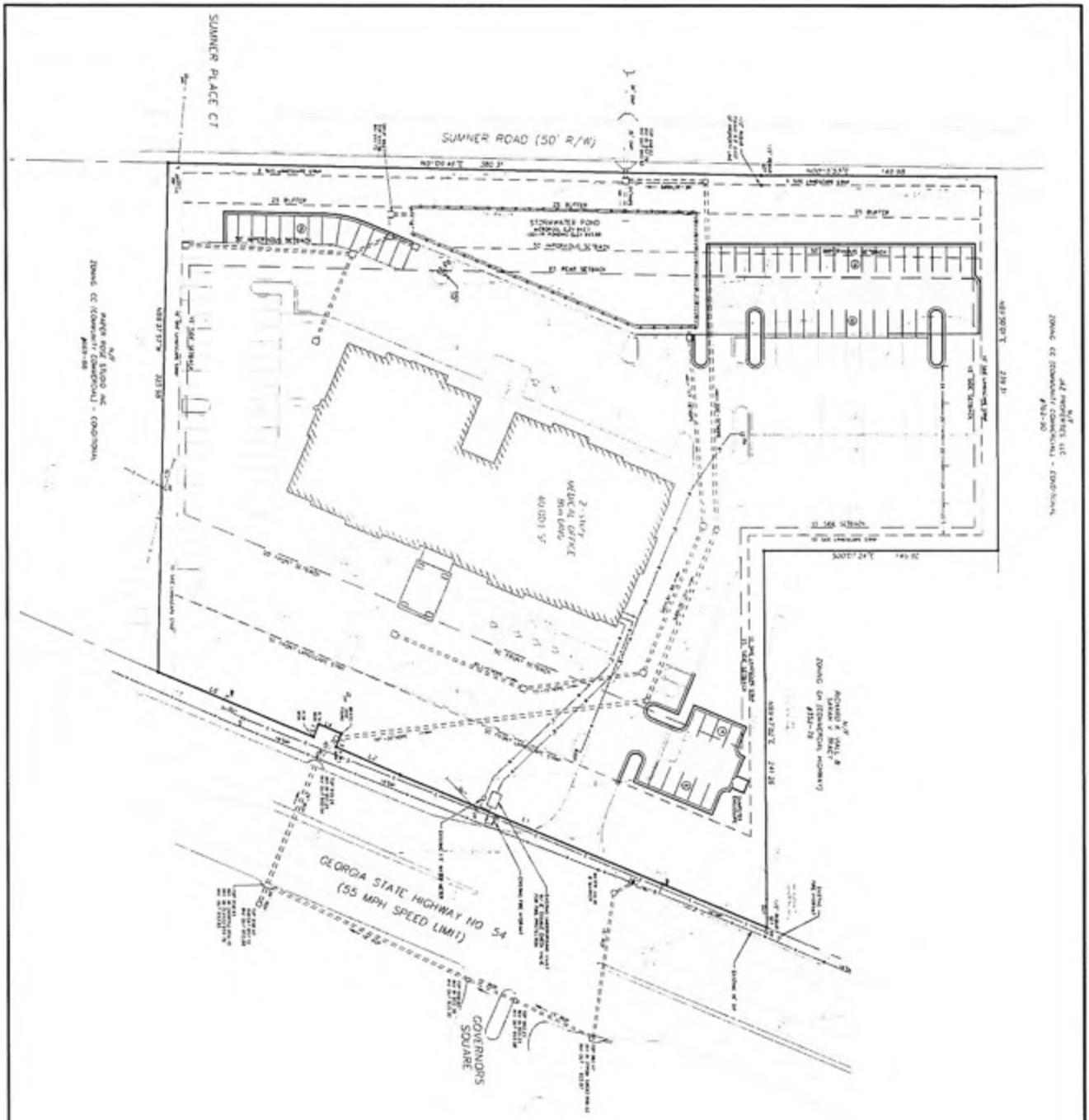
OFFICE ONLY

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

Signature: David E. Rast Date: 02-22-13

Date & Time of Planning Commission Public Hearing: 03-11-13

Date of City Council Public Hearing: 04-04-13 Case Number: 2013-01-MAP



PARKING CALCULATIONS:

REQUIRED PARKING:
MEDICAL OFFICE BUILDING = 1 SPACE/200 SF
40,000 SF/200 = 100 SPACES

PROPOSED PARKING:
244 TOTAL SPACES PROVIDED (INCLUDING 8 HANDICAP SPACES)

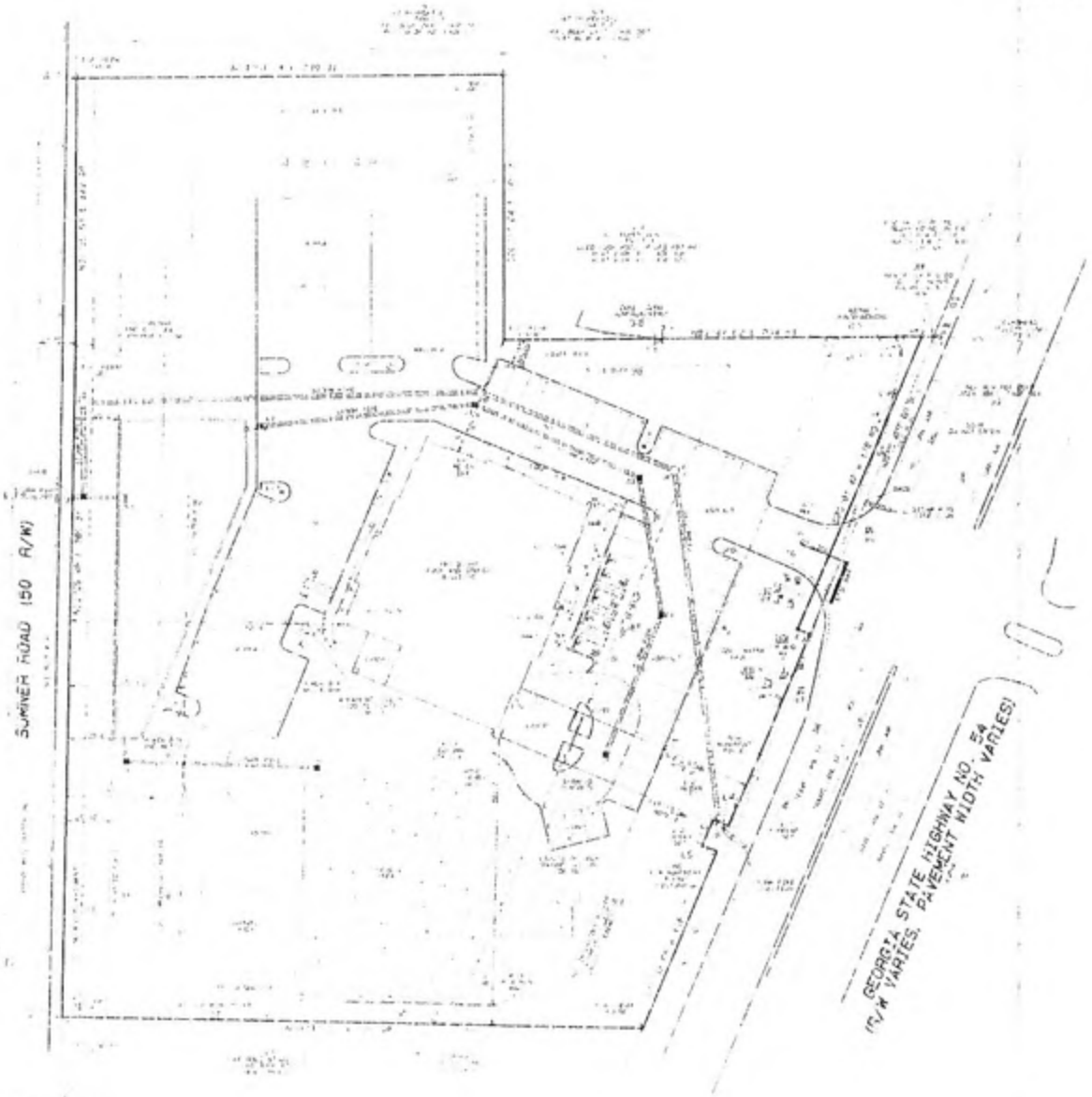
GRAPHIC SCALE

SHEET 1 OF 2	PEACHTREE PROFESSIONAL CENTER			REV	DATE	DESCRIPTION
	CONCEPTUAL SITE PLAN					
	DATE 1/29/12	DRAWN BY MKS	SCALE 1"=30'			

CAPSTONE ENGINEERING, INC.

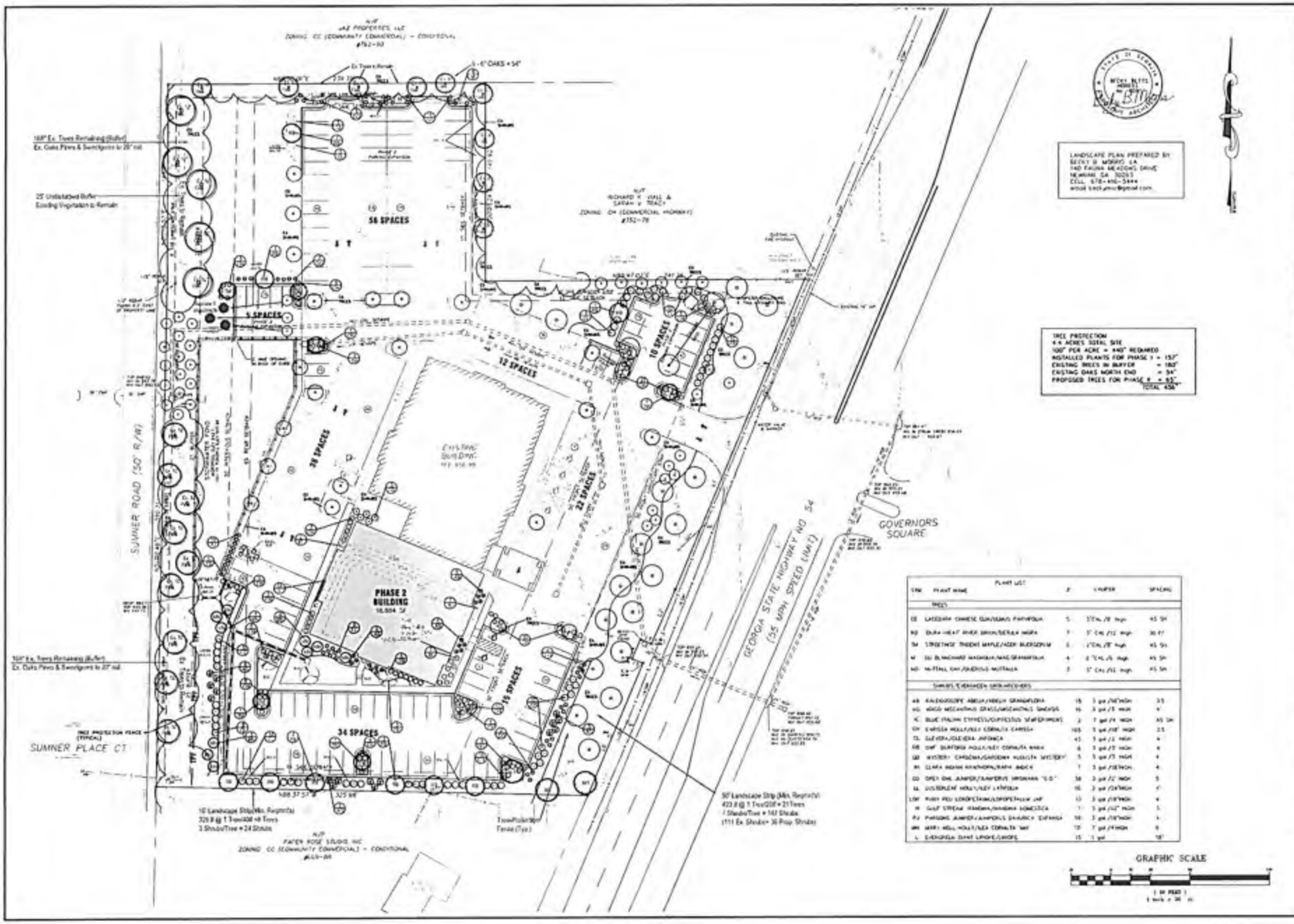
Neal Spradlin, P.E.
45 Little Road
Sharpsburg, GA 30277
phone/fax 770 502 9790
mobile 678 858 0814
Nextel 154*151*1481

ALTA/ACSM LAND TITLE SURVEY
1975 HIGHWAY 54 WEST
PEACHTREE CITY, GA 30269
CHICAGO TITLE INSURANCE COMPANY
POLICY NO. 7230710-79268894



FOOT PAIN, LLC, UNITED COMMUNITY BANK, AND CHICAGO TITLE INSURANCE COMPANY

W. D. GRAY
AND ASSOCIATES, INC.



LANDSCAPE PLAN PREPARED BY:
BECKY B. MORRIS, LA
140 FAUNA MEADOWS DRIVE
NEWNAN, GA 30263
CELL 678-410-5444
email: beckymorris@bellsouth.com

TREE PROTECTION
4.4 ACRES TOTAL SITE
100' PER ACRE = 440' REQUIRED
INSTALLED PLANTS FOR PHASE 1 = 153"
EXISTING TREES IN BUFFER = 180"
EXISTING OAKS NORTH END = 54"
PROPOSED TREES FOR PHASE 2 = 63"
TOTAL 450"

PLANT LIST

SYM	PLANT NAME	#	CALIPER	SPACING
TREES				
CS	CATESBAY CHINESE SUN/SUMAC PAPYRIFOLIA	5	3"CAL /8' high	AS SH
RB	DURA-HEAT RIVER BIRCH/BETULA NIGRA	7	3" CAL /12' high	30 FT
TM	STREETWISE TRIDENT MAPLE/ACER BUERGERIANUM	3	3"CAL /8' high	AS SH
M	SU BLANCHARD MAGNOLIA/MAG GRANDIFLORA	4	3" CAL /8 high	AS SH
MO	MOTTSILL CHI/PRUNUS MUTIFLORA	3	3" CAL /12 high	AS SH
SHRUBS (FLOWERING DECIDUOUS)				
AB	KALEIDOSCOPE ABELIA/ABELIA GRANDIFLORA	15	3 gal /36"HGH	3.5
MG	GOLD MECANTHUS GRASS/LIMIOPE MUSCARI GIANTEA	16	3 gal /3 HGH	4
PC	BLUE PALMA CYPRESS/CUPRESSUS SEMPERVIRENS	3	7 gal /4 HGH	AS SH
CH	CARISSA HOLLY/ILEX CORNUTA CARISSA	105	3 gal /18" HGH	3.5
TS	GLEDITSIA/GLEDITSIA INFERMIS	45	3 gal /3 HGH	4
DB	DWF BURFORD HOLLY/ILEX CORNUTA NANA	6	3 gal /3 HGH	4
GD	WISTERIA CHINENSIS/GARDENIA HUGUETA WISTERIA	5	3 gal /5 HGH	4
IN	CLARA INDIAN HAWTHORN/RAPH INDICA	7	3 gal /18"HGH	4
CO	GREY OWL JUNIPER/JUNIPERUS VIRGINIANA "G.O."	38	3 gal /12" HGH	5
LL	DISTERLENT HOLLY/ILEX LATIFOLIA	16	3 gal /24"HGH	4'
LOF	RUBY RED LORPETALUM/LORPETALUM CHF	13	3 gal /18"HGH	4
M	GULF STREAM NANDINA/NANDINA DOMESTICA	7	3 gal /12" HGH	5
PJ	PARSONS JUNIPER/JUNIPERUS SHARGIA "DAVIANA"	16	3 gal /18"HGH	4
WH	WERY HELL HOLLY/ILEX CORNUTA "WH"	13	7 gal /4'HGH	6
L	EVERGREEN GIANT LIRIOPE/LIRIOPE	15	1 gal	18"

Neal Spradlin, P.E.
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Stephenburg, GA. 30277
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CAPSTONE ENGINEERING, INC.

STATE OF GEORGIA
NEAL SPRADLIN
No. 17586
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION

PEACHTREE PROFESSIONAL – PHASE 2

LANDSCAPING PLAN

DATE	DRAWN BY	SCALE
5/16/12	BMS	1"=30'

SHEET 8 OF