



**CITY COUNCIL OF PEACHTREE CITY
SPECIAL CALLED MEETING AGENDA
JULY 12, 2022
6:30 p.m.**

**Peachtree City
Mayor & City Council**
Kim Learnard, Mayor
Phil Prebor, Post 1
Mike King, Post 2
Gretchen Caola, Post 3
Frank Destadio, Post 4

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Moment of Silence
 - IV. Announcements, Awards, Special Recognition
 - Purple Heart City Designation Proclamation
 - July 4th Parade Winners
 - V. Public Comment
 - VI. Minutes
 - June 16, 2022, Council Meeting Minutes
 - June 21, 2022, Special Called Workshop Minutes
 - VII. Quarterly Reports
 - VIII. Consent Agenda
 - 1. FY2022 Budget Amendment – Recreation Department
 - 2. FY2022 Budget Amendment – Early Order Police Vehicles
 - 3. FY2022 Budget Amendment – Early Order One (1) Fire F150 Vehicle
 - 4. Addition of GIS Manager in the Financial Services Division
 - IX. Public Hearings
 - 07-22-01 New Alcohol License – Los Mariachis Mexican Restaurant -2882 Highway 54 West (Julio)
 - 07-22-02 FY 2023 Proposed Budget and Capital Improvement Program (Salvatore)
 - 07-22-03 Variance Request – 1280 Highway 74 (Cailloux)
 - 07-22-04 Rezoning Request from GI to LUR of 6.4 acres on Mac Duff Parkway Adjacent to Cresswind Subdivision (Cailloux)
 - 07-22-05 Comprehensive Plan Update 2022 (Cailloux)
 - X. Old Agenda Items
 - XI. New Agenda Items
 - 07-22-06 Comprehensive Plan Update 2022 Transmittal Resolution (Cailloux)
 - 07-22-07 Authorize Purchase of Multi-Use Path and Inter-Parcel Access Easement (Cailloux)
 - 07-22-08 Establish Project and FY2022 Budget Amendment – Station 86 (Strickland)
 - 07-22-09 Parking/Boat Ramp Use at Battery Way and Pinecrest (Strickland)
 - XIII. Council/Staff Topics
 - XIV. Executive Session
 - XV. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, June 16, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, June 16, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Public Comment

Learnard stated the public comments were limited to two minutes per speaker. Destadio said he felt they should open it to more than that, judging by the number of people who were present, which he imagined was to talk about one or two issues on the agenda. The Mayor told him they would consider the time limits when they reached the public hearing portion of agenda.

Suzanne Brown was concerned about the update to the Comprehensive Plan, saying any changes would affect Peachtree City for years. They might be better off with no changes. She said the online surveys left out people who did not use the internet, and therefore had a built-in bias that was unacceptable. Paper copies should have been mailed to each physical address, Brown remarked. She said they should ask the Fayette County Board of Elections to permit them to do a separate paper ballot in November to get an accurate survey. The City could also mail postcards asking who wanted to take the survey on paper.

Celeste Stoney said there was a major cut-through traffic problem in the Planterra Ridge neighborhood, putting children in danger. She had counted hundreds of cars on her street in just a two-hour window, she reported, with speeds of up to 60 mph. She told Council the City should do something to manage traffic.

Nick Ferrante said he, too, wanted to talk about the Comprehensive Plan. The Master Plan of 1972 called for creating a new community with a diversity of housing opportunities and a wide range of housing types and prices. There was a chart that showed the villages were to include mixed-use development with shops, rental offices, and apartments. A City newsletter from 1974 urged residents to vote for a bond to finance expansion at Peachtree City Elementary and high schools and middle schools in Fayette County.

Vic Painter stated he moved into Planterra four years ago. His daughter was nearly hit by a car three years ago, and he no longer allowed her to play in the front yard. The neighborhood had monitored the traffic, and it showed between 10,000 and 18,000 cars on average coming through Planterra Ridge every week. The speed limit was 25 mph, but the traffic studies showed speeds of 40, 50, even 60 mph. That was unacceptable; Terrane Ridge should not be a cut-through. Council needed to do something, he concluded.

Karriann Houseman also wanted Council to act on the traffic in Planterra, saying the volume and the speeds were ridiculous and predicting that a child would get hit. She recalled that a traffic study was done in 2017 and, other than an additional turn lane, nothing had come of it. There had to be another route to get drivers back to Coweta County.

Agenda Changes

None

Minutes

1. June 2, 2022, Regular Meeting Minutes

2. June 2, 2022, Executive Session Minutes

King moved to approve the June 2, 2022, Regular Meeting Minutes and the June 2, 2022, Executive Session Minutes. Destadio seconded. Motion carried unanimously.

Consent Agenda

1. FY2022 Budget Amendment – Memorial Bench Donation

2. FY2022 Budget Amendment – Georgia Trauma Care Network Commission Trauma Grant

3. FY2022 Budget Amendment – Sponsorship Acceptance

4. Purchase AC Refrigerant Recovery Machine

5. Guthrie's Stormwater Facility Maintenance Agreement

Destadio moved to accept Consent Agenda items 1-5. Prebor seconded. Motion carried unanimously.

Public Hearings

06-22-04 Variance Request – Fence Height in Front Yard Requirement – 321 Loring Lane

Destadio again noted the large crowd and asked the Mayor to extend the time for public comment beyond the usual five minutes on each side. He suggested two minutes per person. Prebor said they needed to see how many people wished to speak. Learnard stated they would go through the protocol and see who wished to speak after the staff presentation. Destadio agreed.

Planning and Development Director Robin Cailloux presented a zoning map that showed the property and that it was zoned Estate Residential (ER). It was on the northern boundary of Peachtree City and was not technically part of the Kedron Hills subdivision. The owners were requesting a variance to construct a five-foot high fence with a six-foot gate across the property. The ordinance stated that fences in the front yard could be no more than four feet tall. Other than the height, the proposed gate and fence met all other requirements for a front fence, Cailloux stated.

Cailloux went through the criteria listed in the Zoning Ordinance for a variance request. The first asked if there were special circumstances applicable to the property, and Cailloux said the only difference was that it was larger than other lots in the area. There was no evidence provided that the regulations create a hardship for the property owner. No exceptional circumstances were identified. Because the lot was different, she stated, granting this variance would not constitute a special privilege that nearby properties did not have. There was evidence that it would not be detrimental to the public health, safety, or welfare, and the applicants had provided letters from neighbors in support of the project. The variance did not conflict with the Comprehensive Plan, which called for reinvestment in properties. Cailloux said the applicant was present but did not wish to speak unless Council had specific questions.

Learnard opened the public hearing. She asked for a show of hands from people who wished to speak in favor of this variance and from those who wished to speak in opposition. Cary Cook of Lakeside Drive began to speak about the rezoning for Northlake Drive and was told that was not the item currently under discussion. No one else wished to speak, and Learnard closed the public hearing.

Destadio said he respected Cailloux and her work, but he took exception to some of the statements she had made, particularly that there were special circumstances because the property was a large lot. He said that did not tell him why a six-foot gate would be more suitable than a four-foot gate. Was she saying that a five-foot fence was less safe than a six-foot gate?

Cailloux told him she was just answering the question very literally, not making any judgmental statements.

Next, Destadio read, she said strict application of the ordinance would require the applicant to limit the height to four feet. Was that less safe than five feet? His point, he went on to say, was that they had an ordinance that stated a certain height. He understood the applicant had had people go onto his property and certainly deserved a gate and fence like anybody else. But why did his have to be higher and bigger than anybody's around him? It made no difference in security if the fence was four or five feet high. He did not see a reason to provide a variance to the applicant just because he wanted a higher fence than anyone in the city.

Caola commented that she shared that opinion. The rules should be the same for everyone, whether they lived in a \$200,000 house or a \$2 million house. She added she would like to see the height changed in the ordinance, so they would not be asked to cherry pick people.

Prebor agreed that the ordinance should be changed. He felt the size of the house warranted a six-foot fence. All the neighbors were okay with it. Prebor stated he saw no reason to deny this request, adding again that they needed to consider revising the ordinance.

A golf cart could not get over a six-foot fence any easier than a four-foot fence, Destadio remarked. Most people in other places who were concerned about security had six-foot fences, Prebor responded.

In King's opinion, security did not seem to be the main issue; it seemed to be the aesthetic value. A four-foot fence would be a bit out of place at that home with an expansive front yard. That was probably why the applicant was asking for this variance—to make it look better. However, he added, a four-foot fence did not provide security.

Why did the applicant not put that in the variance request? Destadio asked, and King said he had no idea.

Learnard said it was her opinion that this variance should be denied because it chipped away at the ordinance. The security the applicant was seeking could be met through the ordinance, she concluded.

Destadio moved to deny Public Hearing item 06-22-04, Variance Request – Fence Height in Front Yard Requirement – 321 Loring Lane. Caola seconded, saying she would like to see the ordinance changed soon—maybe in July. Motion carried 3-2, with King and Prebor voting against.

06-22-05 Rezoning request for 215 Northlake Drive from GC to LUC

This property was at the intersection of SR 54 and Northlake Drive and was best known as the home of Partners Pizza, Cailloux stated. It was zoned General Commercial (GC), which was the only commercial zoning district in Peachtree City. The applicant was requesting a change to Limited Use Commercial (LUC) for the whole property, but the only thing they proposed to change was the front building, which they wanted to demolish and rebuild as a three-story structure. A site plan showed what it would look like when constructed.

Renderings of the building showed ground-level retail, with the restaurant remaining. The amount of commercial development would remain the same as at present. The restaurant would have a second story covered patio. Twelve condominiums would be upstairs. Cailloux recalled that when the Planning Commission discussed this request, they spent a lot of time talking about the architectural renderings. Since then, the applicant had updated them to show more architectural detailing, depth, and different colored bricks. They would not be removing or changing any of the greenspace in front of their property, Cailloux stated.

A rear-view rendering showed that the building would be four-sided brick. There would be private garages, and the architect had given them a more residential look per the Planning Commission's suggestion. The condos would have private elevators for each unit and private rooftop decks.

An LUC was a site-specific zoning district, Cailloux explained; it guaranteed that the property owner got what they liked and guaranteed the public there would be no changes to the proposal. No increase in the number of residential units or commercial would be permitted; no changes to the rest of the property would be permitted, and there was no guarantee of any future rezonings.

The Zoning Ordinance had six criteria to consider when reviewing a rezoning request. The first asked if it conformed with the policy and intent of the Comprehensive Plan, and Cailloux explained that the Comprehensive Plan had several policies that were applicable to this request. The first discouraged strip-type commercial development, which was mostly what they had in Peachtree City; this was vertical mixed use.

The second policy asked that development utilize the step-down practice where there was a regression from a higher-density village center to lower density on the outskirts. This property was at the Aberdeen Village center, she stated, so it was appropriate for commercial and attached residential development. The proposed development also met the policy of promoting senior living housing by providing elevators in all units.

The next two criteria looked at whether the proposal was compatible with surrounding development. The surrounding residential developments were all attached units, both in Dover Square and Arbor Gate. The commercial was compatible because that was what was there now, Cailloux continued. The fourth asked if the property had economic value as currently zoned, and the answer was "yes;" it could be redeveloped into any commercial use.

Would the proposed development place a burden on existing infrastructure or services? To evaluate the impact on the transportation network, Cailloux said she used the trip generation report from the Institute of Transportation Engineers (ITE), which were numbers generated over decades of actual empirical evidence. An attached multi-family unit generated fewer trips than a typical apartment or

single-family home. During the peak hours of 7-9 a.m. and 4-6 p.m., Cailloux explained, there would be six additional cars added from those units. Whenever there was a redevelopment or a change in zoning, staff looked at what the property could generate if it were developed as currently zoned. Given the size of the property, they felt this could be a day care, grocery store, gas station, fast food with drive-thru, or coffee shop with drive-thru. All had significantly higher trip generation numbers. The stats showed that developing the property as proposed would have a negligible impact on the infrastructure.

That also applied to the impact on schools. Using the student generation formula from the Fayette County Board of Education, this development would add about four students to the school system. However, since the units would have just two bedrooms, the likelihood of them attracting families with school-aged children was low. The applicant had provided letters from the water and sewer department saying the site could handle the development.

The final criterion looked at whether there were existing or changing conditions that affected use or development. Cailloux reflected that they were in the process of completing an update of the Comprehensive Plan. As part of that process, residents were asked what they would like to see if property were redeveloped. They deliberately did not bring up this property but asked about other areas in the city. The results showed that 63% of the respondents supported what was called suburban scale mixed use. This was three- or four-story vertical mixed, use, with commercial on the ground floor and residential above. Braelinn Village won out as the top choice for this type of development, getting three times the votes of other sites, but Aberdeen Village came in second, followed by Kedron Village. That response certainly seemed to indicate a changing condition, Cailloux remarked.

Based on this review, staff was of the opinion that this request met most of the rezoning criteria in the ordinance. If Council approved it, staff recommended the following conditions: the development must be built with the same architectural style and materials as presented and that there be a maximum of 12 owner-occupied units on the property.

Someone in the audience asked Cailloux when the survey was taken? She said it was posted online in late March or April and closed at the end of May.

Attorney Rick Lindsey spoke for the applicants, noting they presented this to the Planning Commission a couple of months prior and made a few changes to the architectural style based on their comments and also regarding the number of rental units. The applicant had agreed there would never be more than two of the 12 units used for rentals. There would be no more than 12 condominium units, Lindsey stated, not 100 apartments like he had read online. These were luxury condominiums, owner-occupied, that were currently not a housing option available in Peachtree City. The development would be truly walkable, he remarked; you could walk to church, to the park.

Lindsey asked the Mayor to caution the audience to stay quiet until it was their turn to speak, which she did.

He continued, noting residents would be able to walk downstairs to Partners Pizza or to Y-Knot or Royal Lanes. It would be easy to get to the bank, to the dentist, or the doctors' offices on SR 54. The only other area like this in Peachtree City was in Lexington.

Again, he said, it would be aimed at senior citizens, maybe young couples. Because of the size of the condos, he did not expect families with children to move there. There were several options for traffic to get in and out of the area, including Aberdeen Parkway, Flat Creek, or Peachtree Parkway. You did not have to get on SR 54 to get to SR 74.

The commercial part, Lindsey went on, would be rebuilt as it was today, except more modern. Partners would remain, and there would be another four or five commercial spaces on the first floor. This was the first commercial development in Peachtree City, and it was time for an update, he stated. Also, online shopping had changed retail, and they needed to figure out how to get people excited to come to brick and mortar locations. One of the potential units was an ice cream shop.

This met the criteria of the Comprehensive Plan, Lindsey stated, by providing housing for seniors. People wanted to stay in Peachtree City as they aged, but might not want to take care of a big house and a yard. He asked Council to grant this rezoning request.

Learnard asked Destadio how he wanted the time limits for speakers to be established? Destadio stated they should see how many people wanted to speak either for or against and then decide how many minutes to allow per speaker. He said he was sure a lot of the people in attendance were there for this item, and he wanted them to speak. But if there were large numbers who wished to speak, they might have to limit it to two or three minutes per speaker.

The Mayor asked for a show of hands, first of those who would like to speak in favor and then of those who wanted to speak in opposition. Even though there were many more in opposition than in favor, Learnard stated each side would get the same amount of time. Was 15 minutes per side good? Learnard asked, and Destadio said that was more acceptable than 10 minutes.

Destadio moved that each side be allowed 15 minutes either for or against. Caola seconded. Motion carried unanimously.

Learnard opened the public hearing. She asked that those who wished to speak in favor come to the microphone. No one would be allowed to speak longer than five minutes individually and collectively they would be limited to 15 minutes.

Keith Larson said he did not believe many residents opposed redevelopment of aging commercial property. What was contentious was the proposal for 12 condominiums. Larson pointed out that the inclusion of elevators made them suitable for seniors, but also for people with disabilities. The potential for impact was negligible, and he emphasized that this was no Great Wolf. Some people worried that if Council approved this project, it would establish a precedent for approval of similar developments across the city and for implementation of the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI). That was untrue, Larson stated, but added that the original 1972 Peachtree City Master Plan envisioned that shiny suburban city on a hill. What we today called the village center design, with step down density, walkability, and connection to the path system had been consistently incorporated in subsequent Comprehensive Plans and zoning development ordinances. The 1972 plan said Peachtree City should provide opportunities for all types of people. At that time, the City leaders acknowledged the challenges they faced in a changing world, and Larson said that was the

same challenge Council faced now. He asked Council to continue that vision of the founders by supporting the Royals' request for rezoning.

Stacy Kilgore said she had lived in Peachtree City for 22 years. She knew the Royals as active and involved members of the community. Aberdeen Village Center, like many other sites in the city, was aging. She stated that this plan would be more functional for the city they were today. Adding these homes would be good for empty nesters and also for young professionals who did not want a long commute. An additional six cars per day would be trivial, she added. Some people said these condos would lower property values in the city, but Kilgore noted they would be selling at \$500,000 or more. Surveys taken by the Comprehensive Plan Committee showed support for mixed use development here. Kilgore noted that many of the people who took the survey could not be at the Council meeting due to business or family obligations, but their opinions mattered no less than the people who did have time to show up to oppose this. She noted that Peachtree City, since its inception, had been planned for higher density at its village centers, and she hoped Council would look at the data they had been provided and vote to approve this request.

Nick Ferrante also noted that multi-family housing was part of the 1972 Master Plan. The survey results were interesting, but, in the end, the early leaders of Peachtree City envisioned a place with a diversity of housing types. If some people would not use the Internet and could not participate in the survey, he continued, that burden was on them. He quoted the Cato Institute regarding the role of government in protecting private property rights, concluding that the Royals were within their rights, and this should be approved.

A resident since 1972, Tamara Moore, stated that this request was a harbinger of a bigger discussion that this newly elected government would face in the coming years. There had been much discussion recently about luring younger people to the city, including pushing for housing diversity. She noted that Peachtree City had long used zoning as a way to discourage lower income residents who typically skewed younger, but the data now suggested there were consequences to holding on so tightly. Council should understand how vital it was to bring healthy, mixed-use development. She emphasized that this property was already zoned so the Royals could add any number of things without Council approval, including a storage facility, a car wash, an auto parts store, or a tattoo parlor. These economic drivers would not get Peachtree City where it needed to be. Approving this development would not bring crime or worsen traffic. This was the opportunity for Council to show voters they were aggressive about furthering their quality of life and willing to partner with developers as they moved ahead.

Learnard noted that the 15 minutes were up and asked Council how they wished to proceed. Prebor moved to extend the time for the speakers in support by three and a half minutes. Caola seconded. Motion carried 4-1 with Destadio dissenting.

Another citizen said he had lived in several planned communities and had seen this issue before. The owners, he commented, had the right to put anything they wanted that was within this zoning on their property and some of the alternatives were not what they wanted at this location. It was just common-sense decision to allow this, he concluded.

The Mayor asked to see who wished to speak in opposition and said they would be given 18 and a half minutes total with a maximum of five minutes per person.

Cheryl Flynn said she lived in Dover Square, behind this property, and was concerned about noise from construction and then from delivery trucks going in and out. Their bedrooms faced the paths that abutted Aberdeen. She asked that the applicant be required to erect a sound barrier or a dust barrier to lessen the impact on their homes.

Suzanne Brown reflected on the discussion led by City Attorney Ted Meeker at an April 21 called meeting regarding the \$6 million lawsuit the City of Brookhaven had lost. Meeker cautioned Council to remember a public hearing was a quasi-judicial procedure, and they should not have contact with the applicant or with citizens. However, she went on, Council Member King wrote a letter to The Fayette Citizen in response to another letter regarding this rezoning. Brown said he weighed in before this public hearing and made it known he had already made his decision. Brown called for King to recuse himself from this vote. She also said anyone who had an ex parte relationship with the applicants should recuse themselves. That included getting a free pizza or a campaign contribution.

The primary concern of Cary Cook came from comparing the small area of this building to the 7.6 acre tract as a whole. It opened up the possibility of adding a lot more high-density development there. He said approval would contribute more to traffic congestion on SR 54. The traffic light at Northlake Drive was slow, he remarked. He said there were other areas where this could be built. Cook also questioned the statement from the applicant that this could serve as a model for other redevelopment, along with the description of this as a walkable development. There were not enough restaurants nearby for it to warrant that description. He also disputed the statement that there were other roads that provided easy access to SR 54. New development on Fischer Road in Coweta County would also be adding to traffic congestion, he stated.

Patsy Sawyer of Dover Square was concerned that this development would not just bring in the families that would live there, but their relatives and friends as visitors. Traffic was a concern. She wanted to see this somewhere else.

Dorian Kingi said he was a stunt performer who moved here from California. He understood the attraction of this development but feared that growth such as this would destroy the small town feel. He said he had friends with kids who had moved here to get away from the city. He would be happy if Peachtree City never changed and said he would leave if it changed too much.

Another citizen called this an "LCI initiative that was opening up the city to greed." Taxes were high, but she said she gladly paid them to maintain a safe community. She said greed was threatening their way of life. She said it would open a can of worms when the Braelinn Kmart space followed suit. Only the developer would benefit from this, she concluded.

Michael Lee said the survey was not released publicly and, therefore, the stats were "Astroturfed." Every single-family homeowner had a financial stake in what happened here, he commented. Future residents should not be the ones to dictate what they should do in Peachtree City. He stated that adding residential development in every village center would "destroy the magic of Peachtree City." Lee told Council they had to deny this request.

Another resident said he had seen a lot of change to the city and not for the better. He stated that the owner could still make renovations without the need for the residential units. It did not have to be

a choice between redevelopment or a tattoo parlor. Traffic was a problem throughout the city, but new homes would add to it incrementally.

Linda Ellis, a resident of 33 years, said she did not support any kind of change. Mixed-use condos in the village center were not in the Master Plan and should be banned in the Comprehensive Plan. She recalled the LCI presentation when the "do nothing" bucket overflowed. She did not understand how this conformed with the Land Use Plan when the Plan called for commercial in this area. Also, the request said the owner might seek to develop the other building in the future.

Teresa Hampton said this nauseated her. It was not about the Royals, who were lovely people, she commented, but this was the beginning of the end, and if Council did not stop it, they would see the spiral of Peachtree City going down like downtown Atlanta. She thanked Council for using the 2017 Special Purpose Local Option Sales Tax (SPLOST) to pave their streets. She concluded by saying Peachtree City was not broken, so do not change it.

Traffic was Jane Trammell's concern. She said she would rather Council work on roads than rezonings. She mentioned the old Booth Middle School would be turned into colleges, and traffic on Peachtree Parkway would increase. She finished by telling Council again not to do anything until they had fixed the roads.

Time had expired, and Learnard closed the public hearing.

King congratulated both sides for compelling arguments and said they could acknowledge two things as factual. The Partners building was decades old and in need of renovation. No one objected to that, and he did not think anyone objected to the 12 condominiums being there. It was adjacent to Dover Square, which was duplexes. They were looking at just 12 units. If the Royals wanted more, they would have to return to Council. He went back to Ferrante's comments about property rights; you had the right to develop your property to its best use. They had a choice of strip malls or something that was nice; yes, it had 12 residential units. Things were changing, and he said this was a no-brainer to him.

The Mayor called for silence and threatened to remove audience members who applauded.

Destadio thanked everyone for coming, but said he took exception to some of the comments that were so forceful in telling Council what they had to do. They were all trying to do what they believed was best for the city. However, he said he took exception with staff's interpretation of the criterion that asked if this development was compatible with surrounding uses. Staff said surrounding uses were commercial, so it was compatible. Destadio pointed out there was no mixed-use property anywhere in the area. Another asked if there were existing or changing conditions in this area that affected the development of this property and gave grounds to support either approval or denial. Staff said there were no changing conditions, but Destadio said he disagreed. It was Highway 54, he stated.

Most of the people there knew Jim Royal, Destadio continued. He had visited their restaurant many times. This was absolutely not against them. A few years ago, Royal and a developer proposed a 200-home and apartment development on this site, Destadio related, saying he remembered it because he was chairman of the Planning Commission then. That application failed by a vote of 5-0. Royal never took it to City Council for a vote.

King objected to the statement that Royal brought that proposal to the Planning Commission, saying Royal had nothing to do with it. Destadio said Royal came to the Planning Commission with his attorney; he was physically there. King said it was not his proposal. Prebor added it was a group called Watkins Development that he was familiar with because they were from his hometown in Florida. Destadio said he thought they were splitting hairs, but King said they were not; he was making a false statement.

In any case, Destadio continued, Royal was in the room when the proposal was denied by the Planning Commission for his property. Not long after that, the LCI was conducted. He was a member of the core team. That study looked at sites along SR 54, including across from Drake Field, at Willowbend Shopping Center, and Commerce Drive, among others. He disagreed with the plans for property along 54. So did citizens and the City Council chose not to accept the LCI, he stated, but, now, we were seeing more proposals for mixed use facilities.

He took exception to the statement that said the proposal was in compliance with a Comprehensive Plan that was not yet approved. It was not in compliance with the current Comprehensive Plan. The proposed plan has not been adopted, and Destadio said he did not know that it would be. In the justification narrative submitted by the applicant, Destadio pointed out that it said the owner might seek to develop other buildings on the site in a similar fashion in the future. It would still have to come back to the Planning Commission, he noted, but it was clear that Royal or a future owner could return to ask for more development. This probably would not be the end of this decision making. Yes, they could say no to a future proposal, but Destadio said, if this was approved, it would be difficult to deny it. Once a precedent was established, it would be impossible to turn it down. The City Attorney had told him they could fight it, but also said there were no guarantees when you went to court.

Additionally, he pointed out that the document said the owners of the Willowbend Shopping Center had twice approached the previous Mayor about a mixed-use proposal. That was in the LCI. They had since approached him and the current Mayor, Destadio reported, but they responded that they did not have any opinion because it had not been presented to the City Council. He felt that if they approved this proposal for 12 high-priced condos, it would open the floodgates for other multi-use housing. He added he was not worried about multi-use housing in other areas, but he was concerned about it on SR 54. Traffic was the number one concern of every citizen. Why would they do something that would increase traffic? The 12 units were not the problem; it was where it went from there. There would be a domino effect going down SR 54. He did not think the Royals would put in a gas station or some of the other businesses used as scare tactics. He liked the design and agreed the property needed renovations.

The Mayor interrupted to say this was a Council discussion among members and asked him to find a conclusion.

Destadio disagreed with the viewpoint that there was not enough housing in Peachtree City. Ravin Homes was building 92 homes just up the street on the east side of the city. Roch deGolian also was going to build on that side of town. There was approval for townhomes on Rockaway Road. The Council members needed to know that if they voted in favor of this proposal, Peachtree City citizens needed to understand some things that were going on, Destadio stated. Council members had been threatened that if they did not vote "yes" there would be consequences. They should not be

threatened by a mob to vote one way or the other, they should vote for all their citizens, he continued. It was time they stood up and said "no" to the mob, he concluded.

Caola said the people who said they did not know about the survey should go to the City's website and sign up under "Notify Me" to receive updates on a variety of topics.

She wondered what would happen to the Farmers Market if this development was allowed? Marilyn Royal said it could stay in the parking lot. How would they enforce a policy of two rentals out of the 12? Would it be through a homeowners association (HOA)?

Cailloux said other developments were required to submit a copy of the covenants at the time of platting, and staff reviewed those.

Could they come to Council seeking permission for more residential units in the future? Caola inquired. Yes, Cailloux told her. Could there be a deed restriction limiting them to 12? Caola asked, and Cailloux said that was not possible. It was a Constitutional right to petition your government. Could they ask the owner to make it deed restricted? Destadio wondered, and the Mayor said they could not. You could not take away Constitutional rights, Cailloux added.

Prebor asked about the price range for these condo units, and Lindsey, while noting that no one knew what prices would be in the future, said they would be north of \$500,000, probably quite a bit north of that.

Prebor reflected that his business let him meet four or five people a week. Most of them moved to Peachtree City in the 80s or 90s. Interim City Manager Bernie McMullen had told him there were 7,300 residents older than 65. In 10 years, there would be more than 7,500. His clients were the people who had built this city, but now they had big houses that they could not maintain by themselves. Were they going to tell them "sorry, we do not have anything for you. It's time to leave Peachtree City"? These 12 units would not fill that need. There were some cluster homes, but they sold immediately when they were put on the market.

The Royals, Prebor continued, could put another strip mall here, but they had designed something that aesthetically would benefit the community. If they did not allow these 12 condos, they would just do something else. Destadio said they could still upgrade it, but Prebor pointed out they could make a lot more money if they made it all retail, and they would not even need Council's approval.

He did have a concern that approving this would open the door for other developments, and asked Cailloux to clarify that. She said everyone had the right to ask to do something with their property, but Council had to review every request on its own merits. This property was not identical to the one across the street at the blue roofs. It was much larger and had different restraints on it. Approving this development on seven acres did not mean Council had to approve something across the street on three acres. That applied to future Councils, Prebor commented, and Cailloux said even to this Council. They were not setting a precedent because no properties were the same.

Michael Sumner, sitting in for the City Attorney, pointed out that each application was considered on its own merits. Council had the right to vote for or against any rezoning request irrespective of how

they had voted on other requests in the past. Destadio said that was exactly what he said about setting a precedent, but Cailloux said Destadio was not correct.

This was a stand-alone decision, Learnard stated, adding that everyone was there because they loved this community. Most of them did not want to see Peachtree City change, but that did not mean they should watch the buildings fall into disrepair or sport 1975 architecture. She said this was a beautiful, much-needed update, but it would serve only a tiny bit of the desperate need for condos for an aging population.

King moved to approve Public Hearing item 06-22-05, rezoning request for 215 Northlake Drive from GC to LUC. Prebor seconded. Motion carried 3-2 with Caola and Destadio dissenting.

06-22-06 CIE Update

Cailloux explained she was asking for approval to transmit the annual update of the Capital Improvements Element (CIE) of the Comprehensive Plan to the ARC as was required by State law. They had to do this every year because they levied impact fees; if they did not, it would be every five years. This report was for fiscal year 2021. All of the information was audited numbers and made up the Capital Improvement Plan (CIP) adopted in last year's budget.

The report included a summary of the money that had been collected from impact fees and what they had spent. It included a list of projects eligible for funding through impact fees.

Learnard opened the public hearing. No one wished to speak on the issue, and she closed the hearing.

Destadio said he had always thought the impact fees had to be used in support of the new homes that were providing them, such as a new fire station. But he noticed a lot of cart paths on this list. His question was where did impact fees come from other than new home construction.

They got impact fees from any type of new construction, Cailloux replied, including residential, commercial, and industrial. Each new home paid \$4,200, and the fee had to be paid before a permit was issued. Destadio asked where that money was kept. It was in a fenced account that could only be used for the listed projects, Cailloux said. A methodology report was adopted in 2017 that laid out how this was calculated and how to determine what projects were eligible. For example, she continued, a new path could not be funded 100% through impact fees; only 66% could come from impact fees.

So, Destadio probed, they could take impact fees from Cresswind or Everton and use some for them and some in other areas? Cailloux told him they had a city-wide service area; they were not like Atlanta, which had wards. Council members were elected from the entire city. However, she pointed out, last year they spent \$1 million of those impact fees on the MacDuff bridge, which directly benefited residents of Cresswind and Everton.

How much money was in the impact fee pot? Destadio asked. They had \$2.8 million for paths, \$317,000 for Police, and \$401,000 for Fire.

Old Agenda items

None

New Agenda items

06-22-07 Resolution to Transmit CIE Update to Atlanta Regional Commission

Destadio moved to approve New Agenda item 06-22-07 Resolution to Transmit CIE Update to Atlanta Regional Commission. King seconded. Motion carried unanimously.

Learnard asked why this item could not have been on the Consent Agenda? and McMullen told her it was because it involved an amount of money more than \$40,000.

06-22-08 Peachtree City Athletic Complex Stormwater Pipe Lining Project

City Engineer Dave Borkowski, pinch hitting for Stormwater Manager Mike Madison, said they were requesting Council award \$49,680 to Envirotrenchless for 360 feet of pipe relining. This would be the SpinCast concrete type of rehabilitation, he explained, where they sprayed on a one-inch liner. They received three quotes when this was put out to bid, and Envirotrenchless was the low bidder. The funds would come from the infrastructure line item in the Stormwater Department's budget.

Prebor moved to approve New Agenda item 06-22-08, Peachtree City Athletic Complex Stormwater Pipe Lining Project to Enviro Trenchless for \$49,680. Destadio seconded. Motion carried unanimously.

06-22-09 2022 Stormwater Pipe Lining Project - CIPP Lining Method

Borkowski said they were recommending awarding this project to IPR for relining pipes at 21 locations. IPR submitted the low bid at \$660,458.50. This would use the cured in place plastic pipe lining method where a plastic liner was pulled through the pipe and inflated, then hardened with an ultraviolet light. Six bids were received, and IPR was the lowest. The total linear footage was about 5,800 feet. Funds were available through the American Rescue Plan Act (ARPA).

Destadio moved to approve New Agenda item 06-22-09, 2022 Stormwater Pipe Lining Project - CIPP Lining Method, to be awarded to IPR in the amount of \$660,458.50. King seconded. Motion carried unanimously.

06-22-10 Intergovernmental Agreement with Fayette County Board of Education regarding Stagecoach Road

McMullen said staff was recommending City Council authorize the Mayor to execute an intergovernmental agreement (IGA) with the Fayette County Board of Education (BOE). This IGA provided \$750,000 for construction of Stagecoach Road. The initial payment would be \$375,000 at the start of construction, with the remainder coming at completion. Once the road was finished, the title of the road would be transferred to the City; however, the BOE would provide maintenance for the usual two years.

They discovered today, McMullen stated, that one of the dates on the document had not been updated. The drawing on paragraph one, page three, was dated May 4, 2022, but that was the 90% drawings. Since then, Borkowski had reviewed and stamped the final drawings. Those were dated May 23, 2022. School Superintendent Jonathan Patterson had agreed that the Mayor could make and initial a pen and ink change. Destadio asked where this was located in the document, and McMullen pointed it out, saying it was on page two, not three.

Other than the two payments of \$375,000, were there other costs to the City? King asked. McMullen said there were not. King stated they had fought this thing for the better part of four years, he felt it was time to throw up a white flag and declare it done.

King moved to approve New Agenda item 06-22-10, Intergovernmental Agreement with Fayette County Board of Education regarding Stagecoach Road. Caola seconded. Motion carried unanimously.

Announcements, Awards, Special Recognition

Presentation of Lifesaving Award to Police Officer Jason McKinnon and civilian Imani Harriott

On April 30, the Mayor said, McKinnon was working the Peachtree City Triathlon, when a runner suffered an apparent heart attack. McKinnon began administering cardiopulmonary resuscitation (CPR), with Harriott monitoring C-spine and airway control until medical assistance revived. The patient was transported to Piedmont Fayette Hospital and had a pulse and was attempting to breathe on his own upon arrival, thanks to the quick actions of McKinnon and Harriott.

Learnard presented Harriott and McKinnon with Lifesaving Award certificates, and also gave McKinnon the Police Department's Lifesaving Medal.

Summer Hours

From now until the start of school, McMullen announced, Public Works crews had changed their hours due to the summer heat. They were now working from 6:30 a.m. to 3 p.m. Grounds crews were also starting earlier.

McMullen also said the parking lot at All Children's Playground would be closed during the next week due to work on the new playground.

Council/Staff Topics

1. Short-Term Rental and Party House Discussion

Cailloux wanted to review previous discussions and see how Council wanted to proceed.

Several members of the public were exiting, and Destadio asked if he could make a comment before they were all gone? He stated that at the next Council meeting on July 12, individuals from the Purple Heart Association would be presenting the City with a certificate designating it as a Purple Heart City. There would be signs placed at the City limits noting this.

There had been several discussions on regulating short-term rentals and what they were calling a party house ordinance, Cailloux recalled. The purpose was to protect the health and safety of residents and visitors, as well as to preserve the residential character of neighborhoods. Residents of neighborhoods where these homes were operating had come to Council, saying there were issues with parking, noise, and new people coming and going. The safety of visitors on these properties had also been questioned. They were seeing positive results from the new noise ordinance, she noted, adding that in most cases, Code Enforcement only had to remind residents of the noise ordinance when they were called out, and that stopped the problem. They had only needed to issue one or two citations.

Peachtree City already had a disorderly house ordinance on the books. It said it was unlawful for a homeowner to encourage loud or boisterous conduct on the property to the annoyance of other

persons. It was vague, she pointed out, because there was no clear way to define annoying conduct. Only one citation was issued in both 2020 and 2021 and four in 2022, with two of those going to the same house. This ordinance was a tool they used, but it had limitations.

Council had its first read of a short-term rental ordinance in April, but there was a large showing of residents at the next meeting to say it was too restrictive. Staff halted work on that ordinance and proposed a party house ordinance at the second meeting in April. It gave rights to the property owners that they did not currently have and clearly defined "annoying conduct." It was another tool they could employ, but they immediately began to get comments from people who said they did not want these establishments popping up in their neighborhoods.

Looking at the advantages and disadvantages of both ordinances, Cailloux explored how they needed to address the remaining issues they had identified, such as parking, frequent visitors, and the safety of those visitors. Both ordinances addressed parking, but only the party house ordinance addressed frequent visitors, limiting them to four events a year. That did not mean it could not be used as a short-term rental the rest of the year.

Cailloux said the Fire Marshal had recently returned from a conference where they talked a lot about the safety of these homes for visitors. These visitors were in an unfamiliar place and did not know where the fire exits were or how to operate a stove or fireplace, for instance.

The party house ordinance introduced the potential for new conflicts, she remarked, and the short-term rental ordinance was negative in some of the burdens it placed on the homeowners.

This was a proposal, Cailloux continued, and she was not married to it, but her thought was to try and balance these potential conflicts by halting development of the party house ordinance and proceeding with the short-term rental ordinance but removing some of the restrictions. She wanted to go over some of her ideas as a starting point for this discussion.

Learnard agreed. Destadio said he had some comments. Firstly, he stated, there was a second read on the short-term rental ordinance, and he did not remember a read of the party house ordinance. He did remember the Mayor saying they were working on it, and he knew Cailloux brought it to the Planning Commission, but he had never been provided with a copy of the party house ordinance. Council had never had a read, and Destadio said he refused to pull a copy from the Planning Commission agenda, adding he had expected Cailloux would provide a copy like she had for the noise ordinance and the sign ordinance. He agreed they should go through them, but he had never gotten a copy to review, he remarked.

Learnard said she recalled they had learned, before they really got started, that a party house ordinance would be more permissive than what they currently had on the books. The ordinance would allow four events per year; right now, there was a total prohibition.

Destadio said he understood that, but his point was that he had never seen it. In the future, he wanted a chance to review a proposed ordinance before they decided it would be too restrictive.

Cailloux told him she understood.

Cailloux presented a slide where she had highlighted some of the topics for discussion in red. She said she did not believe they wanted to encourage investor-owned properties as full-time short-term rentals. Going by what she heard from the community, most people believed a short-term rental should also be a person's primary residence. The proposed ordinance required the owner be on the site when it was rented. Did they want to reconsider that? There might be a property where the owner was going away for the weekend and wanted to rent it out in their absence.

Destadio said the citizens who had complained to him were people who owned one house on the lake and bought a second house on the lake that they used as a short-term rental. This would stop them, he noted, and Cailloux said that was correct.

Another topic to talk about removing was the proposal that no more than 25% of the home could be rented. There were anecdotal stories of people living in a whole house while their house in Cresswind was being finished. This would not allow that. They had also heard about someone whose house flooded, and they lived in a short-term rental during repairs. That, too, would not be allowed. If they removed that 25% maximum requirement, it would allow a whole house to be rented, but it would still only apply to a home that was someone's primary residence, not to a home bought only for use as a short-term rental.

So, Caola asked, someone could be away for a week in July and rent out their whole house? Cailloux said they could.

Prebor said he did not want to live next to a motel. You could call it a short-term rental, but it was a motel. They should be restricted to commercial areas.

That is where the primary residence requirement was important, Cailloux noted; they would have to establish this was a primary residence. Even so, Prebor said, he did not want Mr. Marriott moving in next door and opening a hotel. He could call it an Air BnB or whatnot, but it was a hotel.

Was the definition of short-term part of this conversation? Learnard asked. Cailloux said the State defined short-term as anything under 30 days.

Did this apply to people who had doctors rent rooms from them while working temporarily at the hospital? Destadio wondered. He said he agreed with Prebor about living next to one of these rentals. He also thought they might lose hotels if they allowed unlimited short-term rentals.

Cailloux said she wanted to be clear: they were not regulating them at all right now. They were already out there. Through regulation, Cailloux noted, they could force these businesses to pay taxes, including an occupational tax as well as the hotel/motel tax. Learnard asked if that collection started in July? and Cailloux said it did. The State would be collecting it from the platforms that hosted these rentals. The City could follow up and require them to show proof of payment.

There was an option for the City to limit the number of times a home could be rented. In order to establish primary residency, they owners had to be there at least six months out of the year. That was the Internal Revenue Service's definition, but the City could also limit the number of times it could be rented.

What about the house they just looked at in Kedron Hills for the variance? Prebor asked. How many people rented that out? Cailloux said the previous owner advertised it as 10 bedrooms. They were cited as a disorderly house. She emphasized this was a previous owner.

Learnard said she was confused as to how you could be on-site in your own house and still rent it out. You might have a unit in the basement, Cailloux replied. Or a mother-in-law suite? Learnard suggested.

And you could rent those out for more than 30 days, said Prebor. He objected to the revolving door of one-night, two-night, three-night rentals.

They had a discussion about outright prohibiting them, Cailloux remarked, but had been told that was not in their best legal interests.

Was she saying they could not prohibit anything shorter than 30 days? Learned inquired. Cailloux asked attorney Sumner to help her.

They had been told College Park had prohibited them and had gone to court over it, Destadio pointed out. What happened?

Cailloux said she believed they had an ordinance on the books but were not actually enforcing it.

If they did not want to flat-out prohibit them, this ordinance would give them a tool, Cailloux remarked. They could have the City Attorney look at it. Sumner said it could say you had to be present, and it could only be rented twice a year for no more than two weeks at a time. They just needed a reasonable basis for establishing those restrictions.

How would it be enforced? Destadio said several people who had these types of rentals had been asking him. Could they take the City to court? Sumner said that was their option.

There was a market, Learnard said, noting that some people who worked in the film industry rented these homes, as did traveling nurses. But she assumed they were staying longer than 30 days. Destadio said he had heard some of the houses rented for \$12,000 a month.

Learnard recognized a citizen who introduced herself as Karen Waite, a Realtor who had lived in Peachtree City for 21 years. She lived near Starr's Mill and began renting rooms in her house several years ago. She had rented to interns from Georgia Tech, nurses, pilots in training, and people from the large corporations in the city. She said she did not think they could prohibit a homeowner from renting rooms.

Atlanta regulated Air BnBs by requiring hosts to register properties and pay taxes, she stated. They enforced a noise ordinance and a party ordinance. She said she was there to figure out what Council was trying to do. Room rentals had been permitted for years. She was not saying one or two nights; she rented to people who stayed 30 or 60 days.

Destadio asked what she rented—a home or a few rooms? Waite said she was an empty nester who had a five-bedroom home. She lived in the home. Destadio asked if she rented homes for other people in her role as a Realtor? and she said she did not. She stressed that her renters were

professional people who did not cause any disturbances. Waite added she did not think they could tell her she did not have a right to rent her room. They could regulate it. She would be willing to register her property and pay taxes.

Learnard thanked Waite for her comments.

Prebor said he had an RV storage business. Could he start letting people stay there a night or two? It would turn into a campground. That was not a residential zone, Learnard remonstrated. Destadio told him to go to the Planning Commission and ask for a rezoning. Why should he do that when someone was allowed to rent their house out for a day or two in a residential zoning? Prebor countered. What they were talking about was a commercial venture in a residential zone, so how would his proposal be different?

Caola said the zoning said something about a single-family healthy environment. How did running a hotel when you did not know who was coming in and out next to you promote that? However, Learnard said, what about an empty nester who had some space? Caola said she understood that, but did the neighbors appreciate it?

There were parking issues and other things to consider, Sumner stated. He noted that Meeker had drafted a short-term rental ordinance, but Cailloux said this discussion was in response to the backlash after it was presented. Council could move forward as it was presented, but Cailloux asked if they wanted to remove some of the restrictions?

Under the current draft, Destadio asked, Waite would be okay to continue renting rooms? Yes, Cailloux replied.

Waite said she did not have data but cautioned Council to tread lightly because too many restrictions could impact the real estate market in Peachtree City. A lot of people would not wish to purchase if there were limits on how the property could be used. She reminded them of the growing movie industry that brought people to town for short stays. She agreed that a 30-day limit would be fine.

King observed they waited quite a while for the State to adopt regulations, and they patterned theirs after the State. They quit working on the short-term rental ordinance, though, and went over to the party house ordinance. He said they needed to get the short-term rentals back on track and get something done.

Prebor said they needed to find out, from a legal standpoint, how restrictive could they be? A homeowner could sue them if they had to follow rules that were more restrictive than a hotel did. He said he might buy a lot and build a three-story home out to all the setbacks and have a lot of rooms to rent.

Waite recalled that she called City Hall around 2018 and asked if there were any regulations regarding signing up with Air BnB and was told not at that time, but they were waiting to see what surrounding cities were going to do.

They all could agree to scrap the party house ordinance, Learnard summarized, and focus on the short-term rental ordinance. They needed legal clarification, and Council needed a copy of what Staff recommended.

The draft they went through on the first read had been reviewed by Meeker, Cailloux said, adding it included all those restrictions they had discussed.

Destadio said he wanted an opportunity to go through the draft ordinance again.

This was dealing with land use, so it did have to go through zoning procedures, Cailloux stated, and would have to go before the Planning Commission before coming to Council.

Prebor said he wanted a firm legal opinion on whether they could ban anything less than 30 days. Destadio said that was fair.

King moved to adjourn to executive session at 9:16 p.m. to discuss real estate and personnel. Destadio seconded. Motion carried unanimously.

King moved to reconvene in regular session at 9:41 p.m. Prebor seconded. Motion carried unanimously.

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

The meeting adjourned at 9:43 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

**City Council of Peachtree City
Special Called Meeting Minutes
Tuesday, June 21, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met for a special called meeting on Tuesday, June 21, 2022, for the purpose of presenting the City Manager's proposed fiscal year (FY) 2023 budget. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Interim City Manager Bernie McMullen said he and Financial Services Director Paul Salvatore would be tag-teaming the presentation. Salvatore noted they always kept the City's mission statement in mind while creating the budget, which was a strategic and a policy document as well as a financial one. The mission statement outlined the City's priorities, which included protecting the well-being of residents in addition to performing in a fiscally responsible manner. The budget policy stated there was an agreed-upon baseline service level, and any deviations required they identify additional revenue sources or ways to reduce expenses. There was also a policy that called for at least 31% in cash reserves.

An overview of the General Fund compared the adopted FY 2022 budget to the proposed FY 2023 budget. There was an 11% jump in appropriations, Salvatore indicated, but he would show how that would be covered. Also, he said he wanted to state up front that there would be no millage rate increase. The use of reserves for 2023 was similar to what was adopted in 2022 and kept the cash reserve at 49%.

Looking at anticipated revenues, Salvatore pointed out that most of 11% increase would come from tax collections, but increases were also shown in licenses, charges for services and other categories, mostly due to an upswing in the economy, Salvatore remarked, but part of it was due to the fact that they were very conservative when predicting revenues in the 2022 budget. The increase in tax revenues was for all categories, not just property taxes; it included the Local Option Sales Tax (LOST), franchise tax, insurance premium tax, alcoholic beverage tax, and so on. Destadio asked if this chart showed money the City was going to make? and Salvatore said, yes, it showed cash revenue.

The proposed budget showed \$39 million in tax revenue, and the two biggest sources were ad valorem property tax and LOST. They were not planning for a millage rate increase but anticipated a 14% increase in the tax digest. The estimated total property tax collections totaled \$18.8 million. LOST was estimated to increase by 3%. There was a slight change in the LOST distributions, thanks to a renegotiated service delivery strategy with the county. This was driven by a State formula, and Fayetteville and Tyrone had grown greater proportionately than Peachtree City, so they gained a higher percentage, while Peachtree City lost about a half a percent.

Destadio asked if the tax digest was something the County developed? Salvatore said it was done by the County Tax Assessor, and tax bills were sent out by the County Tax Commissioner.

The total estimate for 2023 LOST was \$10.25 million, Salvatore continued, and combined with the property taxes would bring in about \$30 million.

A 10-year millage rate history showed that after the recession, in 2012, through the passage of a new Special Purpose Local Option Sales Tax in (SPLOST) in 2017, they had continually lowered the millage rate for a total reduction of 1.135 mills. However, that SPLOST would expire in 2023, and it generated

about \$10 million a year. If voters did not approve another SPLOST, he estimated a .8 mill increase in 2024, and that .8 mills would generate only a quarter of what the SPLOST did. There would have to be other adjustments, as well.

The hotel/motel tax was the revenue source hardest hit by COVID, Salvatore stated, but it was starting to come back to life, and they were estimating revenues of \$1.25 million. The City collected 8% of that tax, with 3% going to the General Fund, 1.5% going to Tourism Product Development (TPD), and 3.5% to the Convention and Visitors Bureau (CVB). The General Fund money was unrestricted, while the CVB and TPD use was restricted. Caola asked if these were estimates for this year or 2023, and Salvatore said 2023.

A pie chart showed the sources of revenue, with ad valorem tax and LOST making up 64%. Classified under Other Taxes at 15% were things like insurance taxes and alcoholic beverage tax. Franchise taxes for utilities were at about 6%, then there were smaller divisions, such as charges for services and a half million from fund balance.

A table of expenses listed each department and how much their budgets made up the total, headed by the big three—Police, Fire, and Public Works. Add in Buildings and Grounds and Recreation and this would be two-thirds of the budget. The right side of the table showed how much the owner of a home valued at \$446,000, which was the average price in Peachtree City, paid in taxes to each of these departments. For every dollar, 20 cents went to Police and 23 cents to Fire/EMS, for example.

The proposed budget included funding three additional police officer positions—two patrol officers and a detective, McMullen reported, noting the Police Department had not seen an increase in personnel since 2008, even though the population had grown by about 13%. They wanted to add a full-time communications specialist, based on input from a town hall meeting. They needed another full-time fire inspector. Three additional splash pad attendant positions were in the 2022 budget, but there was not a need to fill them. They needed to finish this year and see if those would be needed next year. A full-time code enforcement position was included. McMullen said they had four positions before COVID; now they had three and citations for violations were down about 37%. That might not sound like a bad thing, but it meant they were not keeping up, and a lot of the housing stock was aging and falling into disrepair. This code enforcement officer also would be able to help with cart enforcement.

Destadio asked if they had looked at staffing in the Planning and Zoning Department? They had dropped several positions over the years. McMullen said he was recommending all positions asked for by department heads.

Salvatore pointed out that they were contracting for a position in Planning and Zoning, and Planning, and Development Director Robin Cailloux added they had a contract with SafeBuilt for a full-time zoning technician, and that was working well. The department had two full-time City employees and one contract employee. Salvatore said that contract position was budgeted again.

The geographic information systems (GIS) consultant had recommended they phase out contract positions and hire in-house employees as a manager, analyst, and technician to maintain the

systems. The City would also retain some of the consulting services at a cost of about \$30,000. This could be as much as an additional \$104,000 a year.

The CVB had requested to replace three part-time positions with one full-time staff assistant at an increased cost of \$20,416. That was paid for by the CVB out of the hotel/motel tax, Salvatore remarked, but that person would still be a City employee.

A human resource specialist would be moved back to full-time from part-time at an additional cost of \$40,533. This was a position cut back during COVID. The same situation applied to the library circulation specialist, which also was moved to part-time, but was in the budget as full-time again at an additional cost of about \$13,600. This would also enable the library to extend its Saturday closing time from 3 p.m. to 6 p.m.

Next, Salvatore went over some of the challenges they faced in terms of expenses. First was the rise in costs due to 8.5% inflation. They discussed inflation during the mid-year review in December, and it had worsened since then. Supply chain issues were a factor.

Last year, after conducting a pay study, they implemented a 5.2% cost of living increase (COLA), and the 2023 budget recommended another 5% COLA for employees to begin January 1, which their research had showed was the most common COLA being proposed at this time.

The cost of contractual services, such as tree service and rentals, had gone up. It was the same for any type of supplies. The supply chain for vehicles and equipment had been severely impacted, and Salvatore said the old method of soliciting bids no longer applied. They had to take what they could get. There were delays on anything placed on order. Salvatore said he had seen reports that did not predict a slowdown in the economy until the second half of 2023. That would be due to rising interest rates.

When did they have to obligate the funds when an order was placed for a vehicle that would not be delivered for a year or more? Destadio queried. Legally, Salvatore replied, they had to have the funds before they could issue a purchase order. They would have to budget the money and issue a purchase order to encumber those budgeted funds. If they did not receive it by year's end, they carried it over to the next fiscal year.

Salvatore showed a one-page summary of expenditures and revenues, saying they called it the "Boy Scout budget" because that was what they gave the Scouts when they came in and asked for a copy of the City budget. They had discussed departmental budgets, he remarked, but he wanted to delve more into the general administration expenditures. The first item was funding for not-for-profit organizations, which McMullen said had not changed since 2004. It awarded maximum funding of \$7,500 a year to any particular organization and a cumulative total of no more than \$25,000 for all organizations that applied. Right now, they aided two organizations. They proposed that Council increase the \$7,500 per organization to \$10,000 and the aggregate total from \$25,000 to \$30,000. There were three applications pending now, and, he said, if they were all qualified, the City could award each \$10,000.

Did anyone have questions? McMullen asked. If they did not hear any objections, this is what they would bring forward in the budget. Destadio wondered if the current policy was in writing? Could he get a copy? He was told he could.

Prebor wanted to know how much they gave Fayette Senior Services? Salvatore said \$15,000, and Prebor said he would not agree to dropping it to \$10,000. McMullen replied Council could always vote to do more than \$10,000, like they had voted to go over the limit in the past. Was the other organization Promise Place? Caola asked, and was told it was. They got \$10,000. Learnard said Fayette Senior Services bought a van every year with their money from Peachtree City. McMullen pointed out that what had been going on was not in compliance with the policy, and they were just trying to get it more in line.

Salvatore noted they could raise it to \$45,000 with a maximum of \$15,000 per group. Destadio said he wanted to see the policy and compare it to the proposal. He agreed it was old and probably needed to be updated.

Salvatore showed a pie chart with expenses by department. Police, Fire/EMS, Buildings and Grounds, and Recreation made up about two-thirds. Another pie chart broke it up by account category, showing that the majority of the money went to services, whether provided in-house or contracted out.

Destadio asked what fell under the non-departmental category? Salvatore said the not-for-profit organizations did, along with some contingency accounts for litigation, and other things.

Moving on to enterprise funds, Salvatore first wanted to discuss the Stormwater Fund. No significant operating changes were proposed, and they were running in "maintenance mode," he stated. They included \$480,000 of the \$2.5 million budget for pipe relining and other renewal and extension projects, supplemented by funds from the American Rescue Plan Act (ARPA) to help accelerate the lagging pipe replacement cycle.

The other enterprise fund was the Amphitheater Fund. He said things were performing well there financially and operationally. Most of the money came from ticket sales, but a substantial amount came from sponsors, and they were grateful. He estimated they would collect more than \$200,000 in sponsorship fees this fiscal year. Some money to promote the venue came from the hotel/motel taxes.

Most of the expenses were program expenses for talent, sound, lighting and so on, and contractual services was the next biggest expense. That included not only the venue manager, but the booking agents, ticketing agents, security, and caterers. Ushers were the only personnel cost. The last audit showed a surplus of revenue over expenses amounting to a little over \$74,000, Salvatore noted. That gave them some funds to re-invest in the facility, such as the new seating on the terrace and work in the lawn seating area.

McMullen stepped in to talk about the Capital Improvement Program (CIP), saying he would first give a broad overview, then get into details when they talked about the five-year plan. Citywide facilities improvements, which were mostly a lot of smaller projects, totaled \$600,000, followed by park improvements, such as at the Field of Hope. There was more than \$301,000 earmarked for Public

Works equipment, and \$640,000 for 10 Police patrol vehicles. Replacement of a fire engine was on the list, as were technology upgrades. They would fund \$1.5 million in street resurfacing above the \$3.7 million from SPLOST. The second payment to the County for the paving of Stagecoach Road would be \$375,000. Additional projects totaled \$447,000.

The total CIP fund for 2023 would be \$5,707,125, Salvatore said. He went over the CIP strategy, saying they were trying to increase reliance on pay as you go financing, using cash to fund building improvements, bridge maintenance, and supplement SPLOST money in street resurfacing. The 2014 facilities bond would be paid off in FY 2024, that would relieve them of a \$341,000 annual payment. They recently took out a \$3.5 million loan, with the majority going for expansion of the Police Headquarters and expansions at Fire Stations 81 and 82. This loan would also provide funding for an elevator at McIntosh Place.

Salvatore showed a table of CIP expenditures, pointing out that items highlighted in blue were on the five-year revolving lease program, which helped achieve budgetary smoothing. One loan came on and one loan came off every year. CIP was where the money came from for additional road paving and also the payment for Stagecoach Road. Salvatore pointed out \$150,000 for exterior coating of City Hall. There was \$350,000 for facilities improvements, and some of that had already been programmed. The Field of Hope replacement was the big item in Recreation, and there were looking to upgrade the playground at Braelinn.

They purchased 10 new Police vehicles every year and wanted to add three additional ones this year, assuming Council approved the three new Police positions. A reserve engine replacement was listed, but that was a purchase that probably would be included on the SPLOST project list. If SPLOST passed, the City would not have to fund it through the CIP, which would save \$131,000 for seven years.

While Salvatore's model assumed the SPLOST would not pass, there would still be some money in 2024 to supplement the CIP in street repaving. A permanent restroom building at Drake Field was listed at \$375,000. The Tennis Center had a long list of needed maintenance. The CIP included \$1.7 million in FY 2024 for a new roof at the main building and complete reconstruction of the clay courts. A multi-purpose rescue vehicle was listed as a new piece of equipment for the Police at \$300,000.

The impact of the SPLOST could be seen when it came to purchasing a \$1.5 million Quint firetruck and \$500,000 for a medic truck, along with other fire equipment needed at the stations. These purchases would have to come from debt services or cash if the SPLOST did not pass.

Salvatore pointed out another \$1.7 million for the Tennis Center in the 2025 CIP. This would be for the hard courts, fencing, and the lights. Prebor reflected that they would be spending \$3.4 million over two years just for the Tennis Center. The roof at the Kedron Fieldhouse was programmed to be replaced that year, also, Salvatore noted. Prebor questioned the \$350,000 allocated, recalling they spent \$750,000 on a new roof there years ago, but then corrected himself, saying that was the pool bubble, not a roof for the building.

By 2026, the runout from the SPLOST would have happened, and the City would have to fund at least \$3.5 million to keep up with street resurfacing. The need might be greater than that, Salvatore cautioned, depending on street ratings and how much they could get done with the current SPLOST.

It would be a significant increase over the current \$1.8 million spent from the CIP on paving. Cart path paving was in the General Fund, and it, too, was supplemented by SPLOST.

Prebor asked how many miles could be paved for \$1.5 million? It depended on the kind of paving they were doing, Assistant City Manager Justin Strickland remarked. What if full depth reclamation (FDR) was required? Prebor asked. They could get 3.5 miles, he was told. Destadio noted they did not have to do FDR on everything; it was based on the ratings. McMullen added that is why it was important to keep up with resurfacing before the roads got to that critical state.

What was the estimated number of FDR roads for next year? King wondered. Public Works Superintendent Jonathan Miller said they would have the figures back from the road condition survey in July or August, but the average was usually four to eight in FDR. Destadio said he wanted to see the street report when it was completed.

Was the Tennis Center maintenance a shared expense or was it all on the City? Caola inquired. All on the City, Salvatore told her, because the City owned the facility. The tenant paid \$2,000 a month to lease the space and ran all the programs. The City did get a small cut of the revenues, which he estimated at about \$12,000 in each of the last few years. The Tennis Center paid for cleaning and other smaller things, and the City paid for major capital upgrades, which could amount to a lot of money.

Caola asked if they could renegotiate the contract? Salvatore said it was year to year. Destadio wondered how often the courts were resurfaced? It was not every year, he remarked, and Salvatore agreed that spending this much money was unusual, but there was a lot that needed to be done. The Tennis Center was about 25 years old, McMullen said, and due for some major work.

They did have the resources to bring larger regional tournaments to the city, Salvatore remarked. The City could not do that if they managed it through the Recreation Department without having the right connections in the tennis community.

The Mayor asked where the Kedron Aquatic Center was in all these CIP projects over the years? That project was pushed back to the last year of the model, 2027. They had listed the pool covering as a \$1 million loan, Salvatore said, but there were other options they could discuss in the coming years. They had done some patch work and work on the cement to keep it going for little longer.

Destadio asked if the playground update listed in 2027 was an extension of what they were doing now or was it expanding one particular playground? It was citywide improvement program, said Salvatore. Things always needed replacing.

Council and the former City Manager had discussed presenting some major projects, including the pool cover, to the voters, Prebor recalled. Salvatore said that would be a general obligation (GO) Bond referendum. They did that years ago with a long list of projects from the Recreation Commission. A referendum let the voters decide if they wanted to be taxed for these projects.

That would a large bond, Destadio mentioned, but Prebor said it depended what was put on it. And how long you financed it for, Salvatore added.

Kedron was originally funded through a bond, Salvatore noted. There was a library bond at one point, too, said Learnard. Salvatore said he believed some loans for the airport got refinanced into the library bond.

Learnard summed that up by saying the voters would get to decide, then, if the bond was approved, Council would put themselves on a schedule to pay it off. They used to have a bond millage rate of .039 year after year until the debt was paid. She remembered when she was new on Council in 2010 and 2011, and interest rates were advantageous, they worked hard to pay off or restructure some debt.

Another option was the use of ARPA funds, McMullen reported. They were scheduled to receive \$13,526,000 in ARPA funding and had already assigned \$991,000, which included premium pay and vaccine incentives. At the last meeting they awarded \$660,000 for stormwater relining. This left a balance of about \$12,535,000. The funds must be allocated by December 31, 2024, and completely spent by December 31, 2026. Those dates were not too far away if they had to design, bid, and build a project.

In February, Council allocated \$6.6 million to sewer and water, \$5.3 million to stormwater, and \$1.3 million for contingency, for a total of \$13.2 million.

What was the technical definition of allocated? Learnard asked. It meant you had awarded a project, McMullen said. They still had \$12.5 million between the City and the Water and Sewerage Authority (WASA), after spending the \$660,000. McMullen was recommending they revisit the allocations and use some of the ARPA funds to build Station 86. They would reduce the amount allocated to WASA by \$1 million, to Stormwater by \$750,000, and assign the \$1.3 million in contingency to this project. This money had a drop-dead date so they needed a plan on spending it, McMullen commented.

This would give them \$3 million for Station 86 and leave \$5.6 million for WASA and \$3.8 million for Stormwater. Right now, there were 22,000 linear feet of stormwater pipe categorized in the severe category. They were taking care of 6,000 linear feet with the \$660,000. The \$3.8 million would take care of the remaining 16,000 linear feet graded severe, and 19,000 of what was graded as moderate.

Station 86 was originally showed in the 2027 CIP. In addition to accelerating it, McMullen recommended expanding the scope of the project to include moving the Fire Administration facilities to Station 86. As for funding, there was money assigned to Station 82 for expansion, but McMullen said he would point out issues with that. A little over \$4 million was needed for Station 86. McMullen stated that they could get \$496,000 from the 2022 facilities bond money earmarked to Station 82; there was \$541,000 in impact fees available, plus the \$1.3 million in ARPA contingency funds, \$1 million from WASA and \$750,000 for the Stormwater ARPA funds. This totaled \$4.1 million, and additional money was available from 2023 impact fee collections.

Destadio said he understood this was the new station they had talked about on land they owned, and they were going to have it designed and built by 2026. Hopefully before then, McMullen stated. Destadio said they went over WASA's amended budget that day and did not hear anything about this. He guessed they'd get a new budget next month, and McMullen said they would.

McMullen went over the benefits of accelerating the Station 86 project, saying doing it in cash would avoid future debt service with rising interest rates and future cost increases. Vehicles and personnel had already been acquired and were now working out of other stations. It would avoid a "Band-Aid" approach to expanding Station 82, which was the oldest station in the City. In the future, it might be relocated due to any annexations that might happen. They already had a location for Station 86. Also, the ARPA funds came with a deadline.

Salvatore showed a final five-year plan that anticipated the SPLOST failing, pointing out that the reserve fund would remain stable at 49%, which was one of their goals in keeping with the budgetary policy. As he said earlier, a .8 mill increase in the millage rate would be necessary to maintain those reserves. That millage rate increase could be postponed, depending on the SPLOST runoff. SPLOST was coming in at \$10 million, and this increase would replace just \$2.5 million of that for street repaving.

He showed another model that would be accurate if the referendum passed, with the millage rate remaining the same, and the reserve balance jumping to around 51%. Either way, he said, they were not proposing a millage rate for 2023, although taxes would go up due to the 14% increase in the tax digest.

Were there capital projects they saw as potential future GO bond candidates? Learnard asked. Salvatore said they could use ARPA money for Kedron, then put other projects together for a bond. McMullen said the only other project he was aware of was Station 85. Structural issues and a facelift at City Hall were possibilities, too.

If SPLOST did not pass, Strickland remarked, there would things from that project list that they could put on a bond. Station 85 on the southside was a potential SPLOST project.

There were rules they would have to look into, Salvatore noted. He knew that if a referendum failed, the projects could not be brought back up for a certain period of time. They needed to remember that \$9.6 million of the ARPA money was unrestricted and could be used for any general governmental services. Strickland said there was confusion about how the money could be used when they allocated it in February, but since then, there had been a ruling. There were a few exclusions—it could not be put into the pension plan or used to increase reserves or reduce taxes, for instance.

Caola asked if the Police headquarters expansion would meet all their needs? and Chief Janet Moon said she anticipated that it would.

There would be a public hearing on the budget at the July 12 Council meeting. They would have everything ironed out by then. The only thing that seemed to be undecided was the not-for-profit donation. Prebor said he needed more information on several things, and others agreed.

McMullen said he would be meeting with them two by two on another issue, and they could discuss budget issues then.

There being no further business, Learnard adjourned the meeting at 8 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor



POLICE DEPARTMENT

2nd QUARTER UPDATES 2022

April - June

Crime Highlights

The Good

All Violent Felonies cases have been solved for 2022

The Bad

Part 1 Crimes in Peachtree City are projected to increase 26% this year over last, with the most significant increases in Thefts and Burglaries

2nd Quarter Trends

2% ↓ Roadway Collisions

15% ↓ Golf Cart Collision

22% ↑ Multi-Use Path Patrol

Interesting

2nd Quarter Stats

3,342 Dispatched Calls

3,475 Officer Initiated
Calls

15,077 Security Checks

5 Min 22 Second
Average Response
Time



Job Openings

The Police Department currently has four openings. Use this QR Code to Apply

Did you know?

Every neighborhood in Peachtree City has an assigned officer. Find your "My Community Officer" here.



Learn the rules for the cart path here



Fire Department Quarterly Report

APRIL - JUNE 2022

Total Calls
1,296
EMS Calls
1,018
Fire Calls
278



CALL TYPES

Cardiac- 13
Breathing Problems- 71
Chest Pain- 79
Diabetic- 20
Falls- 161
Sick- 182
COVID Transports-7
False Alarms- 84



TRAINING HOURS COMPLETED

Officers Training -212
Drivers Training -870
EMS Training -640
Physical Fitness - 1396



RESPONSE TIMES

911 Handling - 3:56
Unit Response -1:54
Arrived On Scene - 5:38
ER Wait Avg - 1 HOUR



FIRE MARSHAL'S OFFICE

Business Inspections - 567
New Occ Tax Inspections - 10
Certificate of Occ Issues - 1
Fire Investigation - 1



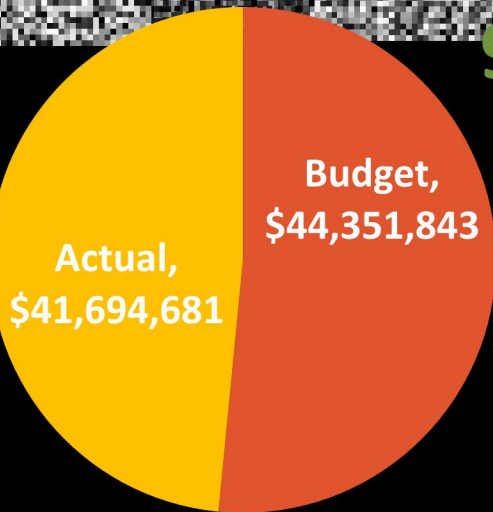
Finance Report

Quarterly

April – June 2022

General Fund Revenue

94%



85
New Businesses

423
New Golf Carts
Registered
Resident – 355
Non-Resident - 68

Total GF Cash &
Investments

\$27,740,464

General Fund Expenditures

69%

Actual,
\$30,715,748

Budget,
\$44,351,843



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CITY OF PEACHTREE CITY
QUARTERLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE FIRST QUARTER
ENDED JUNE 30, 2022

PERCENTAGE OF BUDGET YEAR COMPLETED 75.0% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2022 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 18,606,780	\$ 18,186,426	\$ (420,354)	97.74%
Franchise Taxes	2,709,080	2,664,120	(44,960)	98.34%
Local Option Sales Tax	9,373,000	7,690,362	(1,682,638)	82.05%
Other Sales & Use Taxes	1,058,174	784,696	(273,478)	74.16%
Business Taxes	3,380,764	3,424,911	44,147	101.31%
Licenses & Permits	2,267,630	2,122,788	(144,842)	93.61%
Intergovernmental/Grants	420,543	252,445	(168,098)	60.03%
Charges for Services	1,036,792	1,058,138	21,346	102.06%
EMS Billings	1,131,006	815,571	(315,435)	72.11%
Fines & Forfeitures	707,824	969,635	261,811	136.99%
Investment Income	76,650	72,337	(4,313)	94.37%
Other Revenue	164,400	226,122	61,722	137.54%
Other Financing Sources	469,037	476,967	7,930	101.69%
Total General Fund Revenues	\$ 41,401,680	\$ 38,744,518	\$ (2,657,162)	93.58%
Surplus Carryover	2,950,163			
Total General Fund	\$ 44,351,843			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2022 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 1,077,820	\$ 616,882	\$ 460,938	57.23%
Administrative Services	2,092,950	1,358,792	734,158	64.92%
Financial Services	2,586,785	1,862,950	723,835	72.02%
Police Services	8,733,824	6,464,535	2,269,289	74.02%
Fire/EMS Services	10,142,312	6,951,968	3,190,344	68.54%
Public Works/Building Maint./Engineering	6,039,409	3,832,251	2,207,158	63.45%
Planning & Development/Code Enforcement	1,967,447	1,286,659	680,788	65.40%
Recreation & Special Events/Ground Maint.	5,254,141	3,455,949	1,798,192	65.78%
Non-Divisional:				
Unemployment Insurance	20,000	7,889	12,111	39.45%
Non-Profit Organizations	25,000	25,000	-	100.00%
Transfer to Airport Authority	53,550	40,800	12,750	76.19%
Transfer to Keep PTC Beautiful	6,430	6,430	-	100.00%
Transfers to Other Funds	6,176,947	4,564,940	1,612,007	73.90%
Liability Insurance	92,699	75,442	17,257	81.38%
Litigation Services	245,612	165,149	80,463	67.24%
Contingency - Facilities Maintenance	150,000	-	150,000	0.00%
Operating Transfer to Fund 276	-	-	-	0.00%
General Administration/Miscellaneous	441,552	112	441,440	0.03%
	7,211,790	4,885,762	2,326,028	
Budgeted Savings	(754,635)	-	(754,635)	0.00%
Total General Fund	\$ 44,351,843	\$ 30,715,748	\$ 13,636,095	69.25%

HOTEL/MOTEL FUND REVENUES				
Description	2022 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	\$ 1,224,100	\$ 1,248,059	\$ 23,959	101.96%
Total Hotel/Motel Taxes TPD	\$ 229,519	\$ 234,011	\$ 4,492	101.96%

HOTEL/MOTEL TRANSFERS OUT				
Type	2022 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 459,037	\$ 468,022	\$ (8,985)	101.96%
Transfer to Tourism Association	535,544	546,026	(10,482)	101.96%
Transfer to Amphitheater Fund	75,000	75,000	-	
Transfer to Hotel/Motel - TPD Fund	229,519	234,011	(4,492)	101.96%
Total Hotel/Motel Transfers Out	\$ 1,299,100	\$ 1,323,059	\$ (19,467)	101.84%

**CITY OF PEACHTREE CITY
FINANCIAL SERVICES
QUARTERLY REPORT
(UNAUDITED)
AS OF JUNE 30, 2022**

SUMMARY OF PURCHASE ORDERS ISSUED OVER \$10,000 APPROVED BY CITY MANAGER APR - JUN 2022			
Description	Vendor	Award	Date
Paint Fire Stations Interiors	Al Ossanna's All Seasons Paint	33,650.00	6/13/2022
Path Navigation App Development	Eddie Connell(EWC	17,800.00	6/24/2022
PW Bathrooms Refinish Walls & Floors	McDonough Refinishers	25,300.00	6/30/2022
PURCHASING REPORT FOR QUARTER ENDED JUNE 30, 2022 AND JUNE 30, 2021			
Activity	Fiscal Year 2022	Fiscal Year 2021	
Purchase Orders / Requisitions Processed	671	636	
Sealed Bids Requested	2	0	
Requests for Proposals	0	0	
Bids Awarded	1	0	
Requests for Proposals Awarded	0	0	
Contracts Prepared	1	0	
Electronic Auction	18	10	
Fixed Assets Purchases	13	18	
22 Ford Escape			
22 Ford Maverick P/U Trucks (2)			
4 Position Mobile Dryer			
A/C Refrigerant Recovery Machine			
Station 83 Concrete Slab			
Station 83 Portable Bldg			
Station 83 HVAC Replacement Sleeping Quarters			
PAC 36" Pipe Lining			
Pebblestump Point Rd. Drainage Improvement			
Sany Property Purchase fr Cart Path			
Tennis Center Pedestrian Bridge			
Tractor Truck			
Water Fountain Luther Glass Park			

NEW BUSINESS REPORT FOR QUARTER ENDED JUNE 30, 2022 AND JUNE 30, 2021		
Activity	Fiscal Year 2022	Fiscal Year 2021
New Business Licenses Issued	155	82

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
QUARTERLY REPORT
AS OF JUNE 30, 2022

Deborah Kingel Mercado	Park Bench	500.00
WALMART	GRANT	2,500.00
BMX Parents Association	PTC BMX Park	3,000.00
Rotary Club	Luther Glass Park	1,800.00
Peachtree City Running Club	Water Fountain	11,125.00
TOTAL FOR THIRD QUARTER ENDED 06/30/2022		<u>\$ 18,925.00</u>

NOW YOU KNOW

The Recycling Center at Rockaway Road is open on Wednesday from 1:00pm - 4:30pm and Saturday from 8:30am - 4:30pm.

- 2875 Visitors
- 343 Mulchers

The **Great Peachtree City Spring Cleanup** was held on May 14th & 15th, over fifty 30-yard dumpsters were hauled away, which is approximately 400 tons of rubble. Seventeen (17) trailer loads of metal were also collected.



PUBLIC WORKS 2ND QUARTER

APRIL- JUNE 2022

PAVING

- 23 potholes filled on paths and roads
- 2 miles of cart path repaved
- 9 miles of roadway repaved

STORMWATER

- 118 storm drains cleaned
- 70.7 miles of streets swept
- 6 detention ponds cleaned
- 1,795 linear feet of ditches cleaned

FLEET

- 170 vehicles serviced
- 242 pieces of equipment serviced

ENGINEERING

- Sent out RFP for Architechtual Design Services
- Completed vehicle counts on City Boat Ramps
- Repaired walkway at Tennis Center
- Began Pavillion repairs at Drake Pavillion
- Construction started on Sany/Panasonic path

TRAFFIC SIGNS

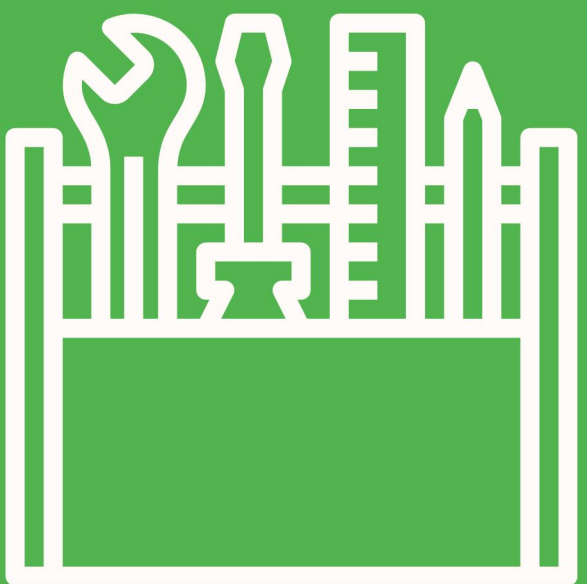
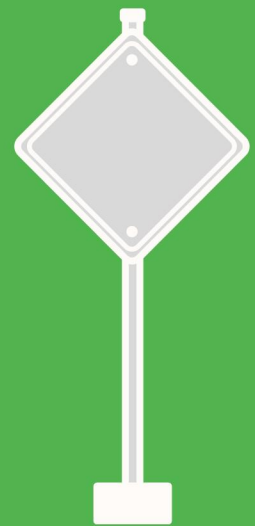
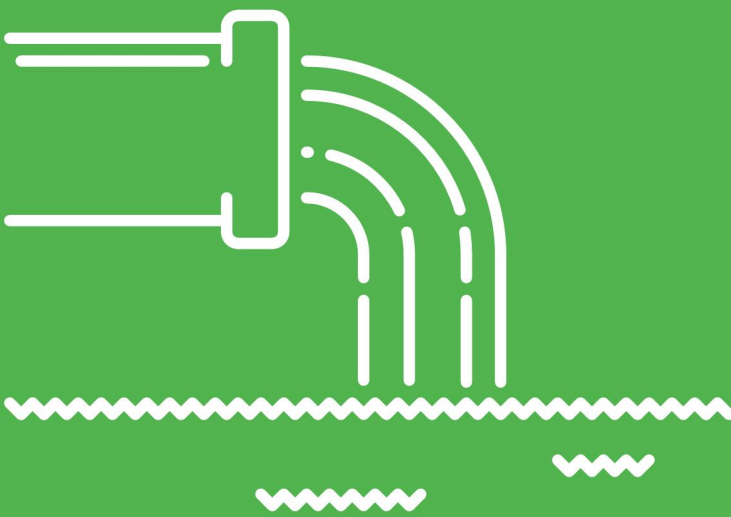
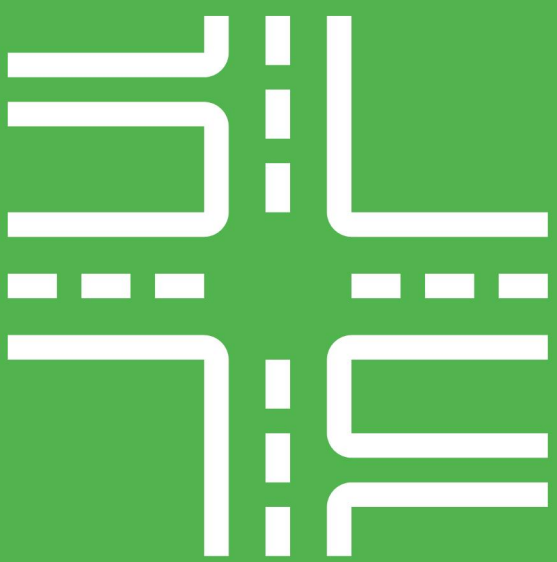
- Signs Made - 43
- Signs Replaced/Maintenance- 42
- Post Replaced - 14
- New Installs - 22
- Sign Entrance - 2

TREES

- 79 trees removed within public ROW

BUILDING MAINTENANCE

- Remodeled 2 offices in City Hall Admin
- Recoated PW Admin, Auto Shop, Fire Station bay & sleeping quarters metal roofs
- Replaced ice machine in City Hall Admin break area
- Installed electrical outlet light, roof vent in new connex bldg at Sta 82
- Completed retro fit LED lights in Community Development offices



Human Resources

Page 37 of 100

2nd Quarter: April to June 2002

Total Employees 318

New Hires 16 ↑

Separations 20 ↑



Average Salary

\$50, 158.37

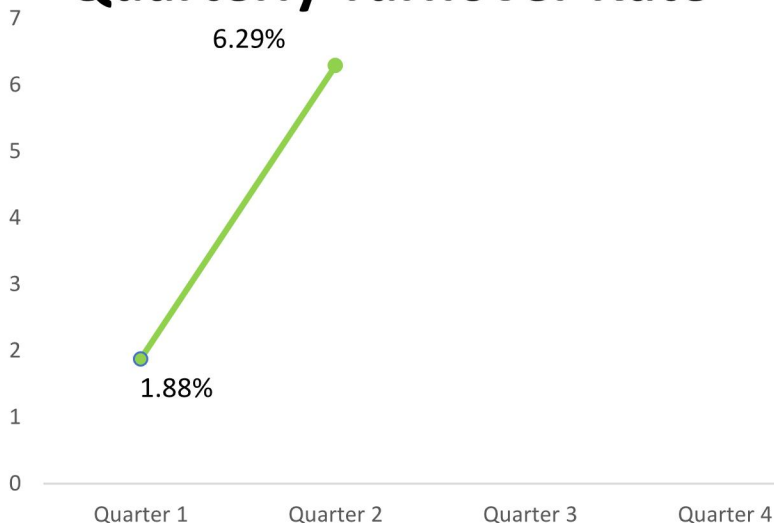
Department Vacancies as of 06/30/2022

- Administration – 1
- CVB – 2
- Finance – 0
- Fire – 4
- Human Resources – 0
- Library – 1
- Planning & Dev. – 0
- Police – 3
- Public Services – 4
- Recreation/Grounds – 5

Total: 20 ↑



Quarterly Turnover Rate



Employee Activities & Upcoming Events

- Employee 457 Plan Meetings – 7/7/2022
- Open Enrollment – 9/19/2022 to 9/30/2022
- Benefits & Wellness Fair Fiesta – 9/23/2022
- Fall Walking Challenge – October 2022

Grounds & Amphitheater

Q 2 April-June 2022

City Beautification

Mowed 22 acres of roadsides and medians plus 12 miles of state right of ways every 14 days

Amphitheater

95% + tickets sold for the following Fred Concerts:

- Travis Tritt
 - 38 Special
 - Little River Band
 - Ann Wilson
 - Atlanta Symphony
 - Whole World Comedy
-



Athletic Facilities

Fertilized 33 athletic fields

Aerated and top dressed 460 tons of sand at Riley, Glenloch, and Braelinn

Refurbished sand volleyball court at Blue Smoke with new posts, new net and 40 tons of sand

Turfplaned, fertilized & improved drainage soccer field 2



ADMIN/PUBLIC COMM.

2ND QUARTER 2022

Page 39 of 100

April 1, 2022-June 30, 2022

6,529 City Hall Visitors
72 Open Records Requests
Processed

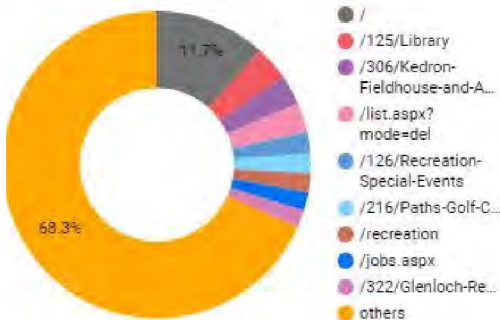


3 New Alcohol license
1 Change in license



WEBSITE INSIGHT

Which page is the most popular?



Page	Pageviews
1. /	35,535
2. /125/Library	10,927
3. /306/Kedron-Fieldhouse...	9,602
4. /list.aspx?mode=del	9,499
5. /126/Recreation-Special...	6,810
6. /216/Paths-Golf-Carts	6,376
7. /recreation	6,038
8. /jobs.aspx	5,861



Pageviews
304,543

Unique Pageviews
262,067

Avg. Time on Page
00:01:47

Device Types

Desktop- 116,181
Smartphone- 56,908
Tablet- 2,060



Returning Users-
23,414 (12%)

New Users- 171,544 (88%)



26,585 Paid FB
Reach 100% ↑
89,270 FB Page
Reach 67.5% ↑
413 FB Page New
Likes
80 Instagram New
Followers



7,079 Active
Subscribers
12 Newsletters
76% Email Open
Rate



8 Council
Meetings/
Workshops=
1,618 views

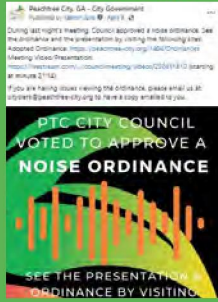
Posts with the highest # of Impressions*
of times Viewed on Screens

13.9k

14.4k

11.6k

8.4k

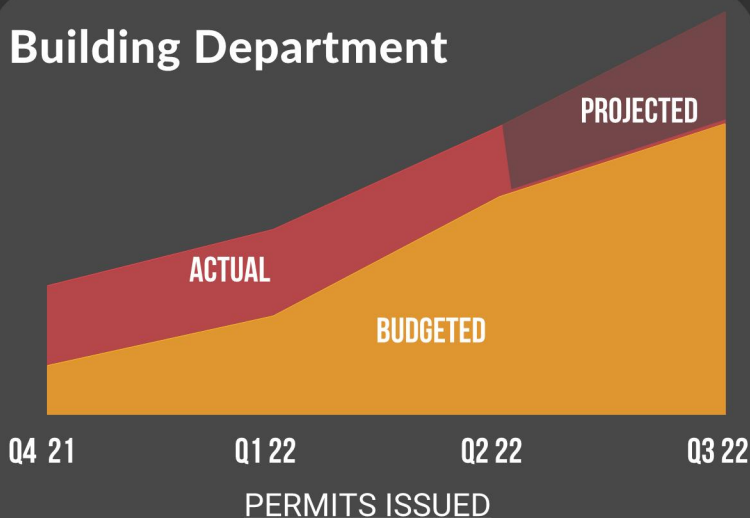


Admin/Public
Communications partnered
with Park Enforcement
Officers to
provide giveaways to
remind path users of the
importance
of using an audible signal while on the
path for safety as well as picking up
after their pets to reduce fecal
contamination of area water sources.

Peachtree City

The Planning & Development Division consists of three departments: Building & Protective Inspections, Code Enforcement, and Planning & Zoning.

Building Department

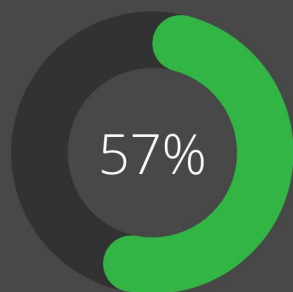


850+ permits have been issued in Q2. The revenue from permits in Q2 has exceeded original budget projections by 142%.



CONSTRUCTION VALUE

89% in residential sector
8% in commercial / industrial sectors. This is down from Q1 but up from Q2 2021



ONLINE APPLICATIONS

57% of all permit applications are submitted online. This is down from Q1

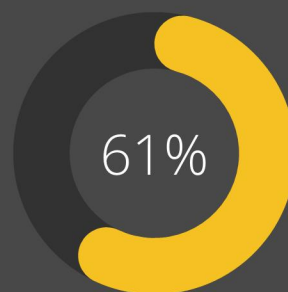
AVERAGE REVIEW TIMES COMMERCIAL GOAL: 10 DAYS

DEPT.	AVG.	% EXCEEDED
Engineer.	6.0 days	16%
Planning	2.2 days	3%
Building	4.3 days	8%

600%

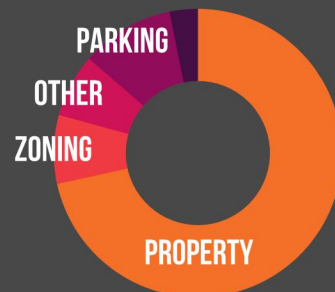
Increased erosion control inspections by 600% year over year

Code Enforcement



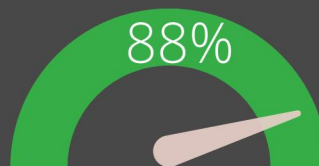
PROPERTY REHABS

CE has performed 61% of the annual goal for property rehabilitations



CASE TYPE

506 cases in Q2. This is a 100% increase from Q1



PROACTIVE MODEL

CE exceeded the goal of being 80% proactive



450

Fishing License checks



354

Residency checks

Planning Department



1,547

Replies to the Comprehensive Plan online surveys



11

Public meetings held for Comprehensive Plan



35

Development plan reviews, variance requests, & zoning requests

Recreation and Special Events

2nd Quarter

April-June 2022



Pools

200 pool passes sold



6075 Kedron Pool Users

3547 Glenloch Pool Users

Glenloch pool opened May 28

Programs

51 Kedron Programs
27 Glenloch Programs
690 Participants



21 Summer camps
735 Participants

Athletics

Adult Basketball League

16 Teams

177 participants



6 Athletic Tournaments
and events

Events

3 City Events:

Father Daughter Dance

Kids to Parks Day

Sunset Sounds



15 Special Events

Peachtree City Library

2nd Quarter 2022

Things are looking up!

Circulation: 78,409 +3%

Downloads: 16,239 +38%

Visits: 30,075 +12%

Volunteer Hours: 458 +91%

Compared to 2nd quarter 2021.



What's New?

Conversational Spanish

World Lit Appreciation

"Books and Brews" at
Line Creek Brewing Co.

Value of Services

For every dollar spent on
public libraries in Georgia, the
estimated ROI is:

\$3.21



Source: Georgia's Public Libraries: Estimated
Service Valuation and Economic Impact 2018

Summer Reading Program

June 1 - July 31, 2022:

Escape room, crafts, yoga,
live performances, games,
& much more!

Computer
Use

1,756

Wireless
Use

10,990

Program
Attendance

2,855

New extended hours on
Tuesday & Thursday!
Noon - 8:00 p.m.



Quarter 2 April-June 2022



Visitor Touches

417 Incoming Info Request Calls
151 from outside of Georgia

M&C Group Sales

NEW LEADS

- Georgia Municipal Clerks Association – Jan. 2024
- Atlanta Game Fest (4 events) – Oct. 2022, Jan., May, Oct. 2023
- USA BMX National Event – June 2023

SERVICING

- Corvair Club Convention July, 2022
- GMOA/AMA/SCMA Regional Meeting July, 2022

Planning Schedule for Motorcoach Owners/Operators in a six state region:

PTC Special Events:

- Sunday, July 24th Opening Dinner
- Monday, July 25th Opening Lunch with Special Guests
- Tuesday, July 26th Fam Tours with Motorcoach Owners & Operators



Gift Store Sales

\$3,809.50

Marketing, Advertising & PR

PRINT ADVERTISING

- April:** Blue Ridge Motorcycling, Smokey Mountain Living, Okra Magazine, Group Tour Magazine, Guide to Georgia Events
- May:** Better Homes and Gardens, Food Network Magazine, Sports Events Magazine
- June:** Woman's Day Magazine, American Roads Magazine, The Mapazine, Guide to Georgia Events

DIGITAL MARKETING

365 Degree Total Marketing

- Braves Trophy Tour fb & google ads (Q2) - April
- Hospitality Recruitment - May & June
- Spring Getaway Campaign - April & May
- The Camp Event - May

Website

Total Sessions: **23,581** (91% increase)

- Mobile - **16,750** (71%)
- Desktop - **5,732** (24%)
- Tablet - **1,099** (5%)

Unique Users: **20,024** (91% increase)

Pageviews: **34,354** (81% increase)

Facebook

Reach: **187,168**

Impressions: **398,547**

Link Clicks: **4,131**

CTR: **3.27%**

Total Followers: **11,752**

Instagram

Reach: **8,035**

Impressions: **27,499**

Profile Visits: **1,063**

Website Taps: **45**

Content Interactions: **342**

Total followers: **4,748**

LinkedIn

Reach: **2,172**

Impressions: **8,115**

Clicks: **85**

CTR: **1.05%**

Google

Impressions: **467,626**

Conversions: **8,148**
(page views, email signups, calls, etc.)

Clicks: **6,648**

CTR: **1.42%**

Braves Tour

Facebook

Event boosted for 13 days leading up to the event. Reminder post made weekend of event. *

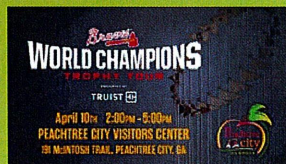
Reach: **20,702**

Impressions: **33,712**

Clicks: **386**

CTR: **6.31%**

*Part of the campaigns ran in Q1 so this is not all encompassing of the entire campaign, the numbers below are the portion that happened in Q2.



Hospitality Recruitment Campaign

Facebook

One carousel ad ran for the entire month. There were 4 additional weekly posts that were each boosted.

Reach: **71,014**

Impressions: **151,952**

Clicks: **278**

CTR: **2.01%**

Google

We ran both Search Ads and Display Ads for one month.

Impressions: **401,352**

Clicks: **4,993**

CTR: **1.61%**

Conversions (page views): **5,624**

Conversion Rate: **110.02%**



Spring Getaway Campaign

Facebook

2 carousel ads ran for 2 weeks each. There were 2 additional posts weekly that were boosted.

Reach: **122,110**

Impressions: **178,703**

Clicks: **1,694**

CTR: **5.50%**

Google

We ran Search Ads for one month.

Impressions: **66,280**

Clicks: **1,655**

CTR: **2.50%**

Conversions (page views): **2,410**

47 sign ups



The Camp Event

Facebook

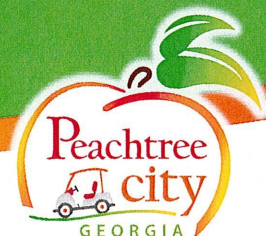
Event boosted for 13 days leading up to the event.

Reach: **13,1448**

Impressions: **34,175**

Clicks: **873**

CTR: **10.2%**



CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Paul Salvatore, Financial Services Director *P.S.*
Kelly Bush, Assistant Finance Director *K.B.*
Quinn Bledsoe, Director, Recreation & Special Events Q.B.

DATE: June 30, 2022

SUBJECT: FY2022 Budget Amendment
July 12, 2022 City Council Consent Agenda

Recommendation

Approve the attached budget amendment to the FY2022 budget resolution to allocate additional funds for recreation operating expenses due to increased costs.

Discussion

Attached please find the budget amendment 22-33 for fiscal year 2022 submitted for your approval. Due to increased demand for services, unexpected repairs, and added fuel surcharges, Recreation is requesting \$75,000 in additional operational funding. The requested additional funding is for remaining field maintenance, restrooms supplies, and other operational supplies.

Budget Impact

The proposed budget amendment will increase both revenue and expenditures in the general fund with funding coming from fund balance.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-33

DATE 07/12/2022

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate additional funding for recreation operations to due increased costs.

Entered

Approved

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager

FROM: Paul Salvatore, Financial Services Director PS
Kelly Bush, Assistant Finance Director HB
Janet Moon, Chief of Police

DATE: June 27, 2022

SUBJECT: FY2022 Budget Amendment
July 12, 2022 City Council Consent Agenda

Recommendation

Approve the attached budget amendment to the FY2022 budget resolution to early order a 10 police vehicle replacements and 3 new personnel police vehicles in the Fiscal Year 2022 Fund 337 CIP budget.

Discussion

Attached please find the budget amendment 22-29 for fiscal year 2022 submitted for your approval. The current supply chain crisis environment has created the need to early order the 10 police vehicle replacements and the 3 vehicles for the new police personnel. These vehicles are on next year's proposed budget for our routine Equipment Financing, but due to the supply chain crisis need to be ordered within the next month when the window opens to receive them by next year.

Budget Impact

The proposed budget amendment will increase both revenue and expenditures in the CIP Fund 337.

[illegible]

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Paul Salvatore, Financial Services Director p.s.
Kelly Bush, Assistant Finance Director *KB*
Clint Murphy, Fire Chief *CM*

DATE: July 1, 2022

SUBJECT: FY2022 Budget Amendment
July 12, 2022 City Council Consent Agenda

Recommendation

Approve the attached budget amendment to the FY2022 budget resolution to early order 1 Fire F150 vehicle replacement in the Fiscal Year 2022 Fund 337 CIP budget.

Discussion

Attached please find the budget amendment 22-35 for fiscal year 2022 submitted for your approval. The current supply chain crisis environment has created the need to early order a F150 for the Fire Department. This vehicle is on next year's proposed budget for our routine Equipment Financing, but due to the supply chain crisis needs to be ordered within the next month when the window opens to receive it by next year.

Budget Impact

The proposed budget amendment will increase both revenue and expenditures in the CIP Fund 337.

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-35

DATE 07/12/2022

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution for increased revenue and expense to preorder 1 F150 Fire vehicle for purchase in FY2023.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Bernie McMullen, Interim City Manager 
Justin Strickland, Assistant City Manager / Public Services Director 
Paul Salvatore, Financial Services Director 

FROM: Ellece Brown, Director, HR & Risk Management 

DATE: July 7, 2022

SUBJECT: Addition of GIS Manager in the Financial Services Division
July 12, 2022, Special Called City Council Meeting

Recommendation:

Approve the addition of a full-time GIS Manager (Salary Grade 117) in the Financial Services Division effective Monday, July 18, 2022.

Discussion:

The GIS Manager position is budgeted in the FY23 Budget as a new position. Currently, the Davey Resource Group is our GIS contractor, and they have been providing all labor resources for the City's GIS activities. Unfortunately, one of the GIS Analysts has resigned from the Davey Resource Group. Instead of Davey providing another Analyst to the City for two months, management is recommending that we go ahead and advertise and hire a new full-time GIS Manager now. This two-month period will give a new GIS Manager time to acclimate to the City before being responsible for hiring the other FY23 approved GIS positions. A detailed job description of this new position is attached.

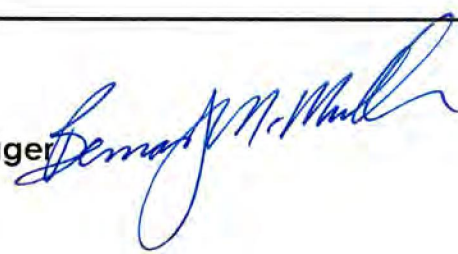
Budget Impact:

The cost of adding a new GIS Manager for the remainder of FY2022 would be approximately \$29,500 (salary and benefits). An attached Budget Amendment will increase both revenues and expenses in the newly established GIS Department within the Financial Services Division by \$29,500.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Bernard McMullen, Interim City Manager 

FROM: Yasmin Julio, City Clerk 

DATE: July 1, 2022

SUBJECT: Alcohol License – New – Los Mariachis
July 12, 2022, Special Called City Council Meeting

Recommendation:

Approve the attached application for a new alcohol license.

Discussion:

Los Mariachis, 2882 W. Highway 54, has submitted a request for a new alcohol license. Hurfilio Garcia-Garcia has requested he be appointed as the Licensee and as the License Representative.

The business location and Mr. Garcia-Garcia meet the requirements of the alcohol ordinance to be granted a license.

Budgetary Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine and distilled spirits, which is \$5,000 annually, plus \$500 for Sunday sales.



Office of the City Clerk

City of Peachtree City
 151 Willowbend Road
 Peachtree City, GA 30269
 Phone: 770-487-7657
 Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: <i>Los Mariachis III, LLC</i>	Business Location: <i>2882 HIGHWAY 54 PEACHTREE CITY, GA 30269</i>	Number of Serving Bars: <i>1</i>
Nature of Business: <i>FULL SERVICE RESTAURANT</i>	Mailing Address: <i>2882 HIGHWAY 54 PEACHTREE CITY, GA 30269</i>	Business Phone Number: <i>770-629-4218</i>
Name of Licensee: <i>Hurtado Garcia Garcia</i>	Home Address: [REDACTED]	Home/Cell Phone Number: [REDACTED]
Name of License Representative: <i>Hurtado Garcia Garcia</i>	Home Address: [REDACTED]	Home/Cell Phone Number: [REDACTED]
Type of License:		
Retail Consumption Dealer		Retail Package Dealer
Wholesale Dealer		Manufacturer
Malt Beverage ☒	Malt Beverage ☒	Malt Beverage ☒
Wine ☒	Wine ☒	Wine ☒
Distilled Spirits ☒	Distilled Spirits ☒	Distilled Spirits ☒
Sunday Sales ☒	Holidays ☒	
Please complete information below (use separate sheet if necessary):		
Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
<i>Hurtado Garcia Garcia</i>	[REDACTED]	[REDACTED]
Contact Person:		
E-mail Addresses for License Applicant(s): <i>RESTAURANTS@GETORDER.COM</i>		
Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES ☒ NO ☐		
If YES, please provide name of employee: <i>N/A</i>		

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Paul J. Salvatore, Financial Services Director *PS*

DATE: July 6, 2022

SUBJECT: Public Hearing – FY 2023 Budget
July 12, 2022 City Council Meeting

Recommendation:

Hold public hearing to gain input from public regarding the FY 2023 proposed budget.

Discussion:

Per O.C.G.A. 36-81-5, the City is required to hold a public hearing at which time any persons wishing to be heard on the proposed budget may appear. Staff will present a brief Powerpoint presentation describing highlights of the proposed budget, and will be prepared to answer questions.

Budgetary Impact:

N/A

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: July 6, 2022

SUBJECT: Public Hearing: Variance to parking requirement and transitional yard requirement for 1280 HWY 74 S
July 12, 2022 City Council Meeting

Discussion:

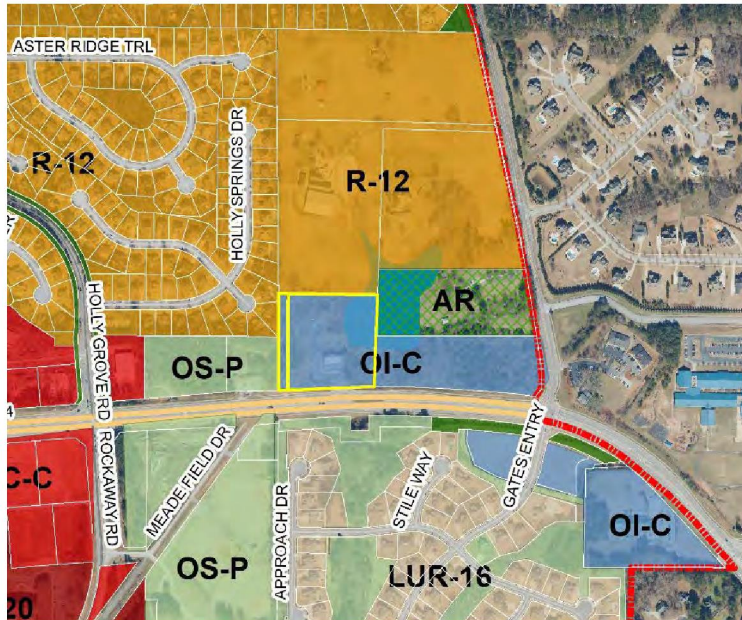
The Applicant is requesting relief from zoning ordinance requirements relating to parking ratios and the transitional yard. The property was developed under the County requirements and later annexed into the City. Within the County regulations, the parking ratio is 1 space per 300 square feet of office space, whereas the City regulations require 1 space per 250 square feet of office space. In addition, the County does not require the 75-foot transitional yard between office property and residential property.

Although the property is considered legally non-conforming, this 'grandfather' status prohibits the property owner from constructing a new office building on the site without having to bring the entire site into compliance with the City's requirements. The property owner believes that the parking ratio of 1 space per 300 square feet better meets their tenant's needs.

The transitional yard requirement was not originally placed on the property because the property to the north (the horse farm), was zoned agricultural and not located within the City. (See figure 1) As a result of annexing the horse farm into the City and rezoning it to residential R-12, the transitional yard requirement became a new requirement for the office property. However, to prevent this undue burden on existing City property, staff required the residential property to add the 75-foot transitional yard buffer to their property as a condition of annexation. This essentially created the transitional yard buffer required in the ordinance, but transferred the burden onto the residential property instead.

1280 Hwy 74 South Variance Request

Page 2



Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance variances shall only be granted if:

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

Staff Comment: Staff is of the opinion that the request for variance is in harmony with the general purpose and intent of the zoning ordinance (a), which is to promote desirable living conditions, among other things. Parking is market driven and developers want to strike a balance between providing enough parking as required by tenants and providing too much parking, thereby contributing to excess runoff and heat island effect.

Variance Criteria

Section 1207 of the Peachtree City Zoning Ordinance states the City Council shall not grant a variance unless all of the following findings can be made:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies*

1280 Hwy 74 South Variance Request

Page 3

the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning and Land Development Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;*
- (c) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;*
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;*
- (e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and*
- (f) The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.*

Staff Comment: There are special circumstances to the property that satisfy criteria (a) and (c). The property was developed in the County under slightly different parking regulations. In addition, the transitional yard buffer requirement is a result of the development of adjacent property, of which this property owner has no control. Therefore, the transitional yard burden was required by staff on the residential property. As a result, the transitional yard buffer is already in place and should not be required on this property.

The strict interpretation of the ordinance (b) would create an unnecessary hardship resulting in a transitional yard twice the size required by the ordinance and excessive parking. Granting the variance would not be a special privilege (d), nor would it be detrimental to public health and safety (e). Granting the variance would satisfy the policies of the Comprehensive Plan (f), which encourage protecting water quality (by reducing stormwater runoff from excessive parking) and providing buffers between different land uses (in existence already on the residential property).

Budget Impacts

There are no budget impacts associated with the variance request.



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

Phone: 770-487-5731

WWW.PEACHTREE-CITY.ORG

Admin. Variance Fee: \$25.00
Variance Fee: \$300.00 + \$100
for each additional request

VARIANCE LOCATION	Street Address <u>1280 Highway 74 S</u> <u>Peachtree City, GA 30269</u> Zoning District: <u>OL</u> Parcels <u>0603 012 / 0603 018</u>	PROPERTY OWNER	Name <u>Starr's Mill Professional Center, LLC</u> Phone <u>404.977.2470</u> Email <u>dbaker@rwcre.net</u>
APPLICANT	Name <u>Darrell Baker, Agent</u> Address <u>900 Westpark Dr, Ste 210</u> City, State, Zip <u>Peachtree City, GA 30269</u> Phone # <u>404.977.2470</u> Email <u>dbaker@rwcre.net</u>	SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details. ☐ Site plan (with property lines and proposed work) ☐ A detailed report responding to the criteria listed on the back of this form ☐ Letters of support from adjacent property owners and/or HOA ☐ Other items demonstrating need
VARIANCE CATEGORY	☐ Administrative : ☐ Existing ☐ Setback ☐ Parking ☐ Fence ☐ Zoning Section: _____ ☐ Sign Sec.: _____ ☐ Land Development Sec.: _____	SUMMARY	Briefly describe why this variance is being requested: <u>1. Provide parking ratio of 3 spaces per 1,000 sf</u> <u>2. To reduce the 75 ft transitional yard buffer requirement to the standard 20 foot rear setback of the OL zoning district.</u>

ADMINISTRATIVE VARIANCE	The Administrative Variance requirements depend on the type being requested. Please respond to the questions below that pertain to your type of request.	
	☐ Existing Violation:	1.) Were you the property owner when the existing violation occurred? ☐ Yes ☐ No
	☐ Setback Encroachment:	1.) Which property line setback? ☐ Front ☐ Rear ☐ Side 2.) How much encroachment requested? (feet) _____ 3.) Is the proposed structure using the same building materials as on the main home? ☐ Yes ☐ No ☐ Other _____ 4.) Have you submitted the required letters of support from: ☐ HOA letter OR ☐ No active HOA ☐ ALL adjacent property owners (not including city-owned)
	☐ Parking:	1.) Amount of Parking required _____ Amount of parking requested _____
	☐ Fence:	1.) Is the fence a required pool barrier? ☐ Yes ☐ No 2.) If not a pool fence, is the request more than a 25% height increase? ☐ Yes ☐ No

I hereby certify that I am the owner of the property on which a variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent: _____

Date: _____

Sent Via Email

June 28, 2022

Robin Cailloux
Director | Planning & Development
City of Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

**RE: Variance Narrative
Starr's Mill Professional Center, LLC
Parcels 0603 012 / 0603 018
1280 Highway 74 S
Peachtree City, GA 30269**

Dear Robin,

Per the attached application, we are requesting 2 variances regarding the parcels 0603 012 and 0603 018. The requests are as follows:

1. Request that parking ratio will remain at 3 spaces per 1,000 square feet of building area as it did in the County prior to annexation,
2. Request to reduce the 75-foot transitional yard buffer requirement to the standard 20-foot rear setback of the O-I zoning district.

With the additional easements being placed on the property to accomplish access for the City and utilities for new, adjacent developments that could further restrict the planned, future development of the residual property on these tracts, the granting of these variances will not:

- "Grant special privileges inconsistent with the limitations on other property in the same zoning district";
- "Will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located"; and finally,

- “Will not create inconsistencies with any objective of the comprehensive plan.”

Sincerely,



Darrell Baker, Agent
Principal | Development

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: July 6, 2022

SUBJECT: Rezoning of 6.4 acres on MacDuff Parkway from General Industrial (GI) to Limited Use Residential (LUR)
July 12, 2022 City Council Meeting

Request

Brent West Village, LLC, the Applicant, is requesting the rezoning of 6.4 acres from GI General Industrial to LUR Limited Use Residential. The proposal is for 36 townhomes.

Location

The subject property is a triangular-shaped lot with road frontage on MacDuff Parkway. It is adjacent to the Cresswind subdivision to the west and the railroad right of way to the east. The northern point of the property abuts a parcel that is within the Town of Tyrone. See the attached zoning map at the end of this memo.

The property is one of the high points in the area. It is situated above MacDuff Parkway, above the railroad, and above the Cresswind subdivision to the west. The railroad tracks lie at least 10 – 15 feet below the grade of the property.

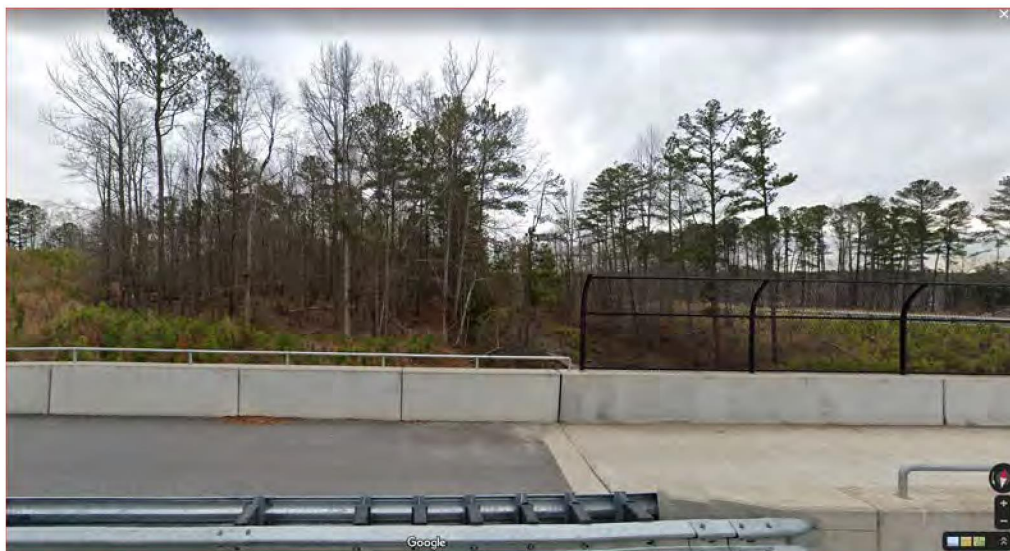


Figure 1: Street view of eastern property edge. Notice that the railroad is located below grade.

Proposed Plan & Discussion

The proposed plan is for 36 townhomes on a single drive. This is a density of 5.3 dwelling units per acre.

The Planning Commission held a Public Workshop on December 10. Various layouts for the development were considered. Several residents of the Cresswind subdivision spoke against the proposal and expressed their desire for preserving more trees on the property adjacent to their subdivision.

After the Planning Commission Workshop, the applicant met with the HOA and residents of the Cresswind subdivision. As a result, the applicant has provided a preferred version of the development layout with a larger 100-foot buffer along the overhead utility easement and a 50-foot buffer along the railroad. This version of the plan is the applicant's preferred design. See figure 2 below.



Figure 2: Preferred plan

The applicant also commissioned KB Advisory Group to perform a market study for live-work townhomes on the front of the property. The report is attached to this memo. They concluded that based on the limited history of live-work units in Peachtree City, combined with low commercial density in the area and the high rents required to recoup cost of construction, they do not believe that the project is feasible and would be considered a high risk development.

Evaluation Criteria:

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

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

The proposal does not conform with the current future land use plan, which is for future industrial use. It does conform with the proposed future land use plan in the Comprehensive Plan Update 2022. Of the 58 acres near MacDuff Parkway that is designated for future industrial use, 46 acres has been developed into housing since 2017. 25 acres of that housing was rezoned in 2007 from industrial to residential; 21 acres was rezoned to residential in 2018. 12 acres of industrial-zoned property remains in the area, of which the property in question is a part. See Figure 5 below.

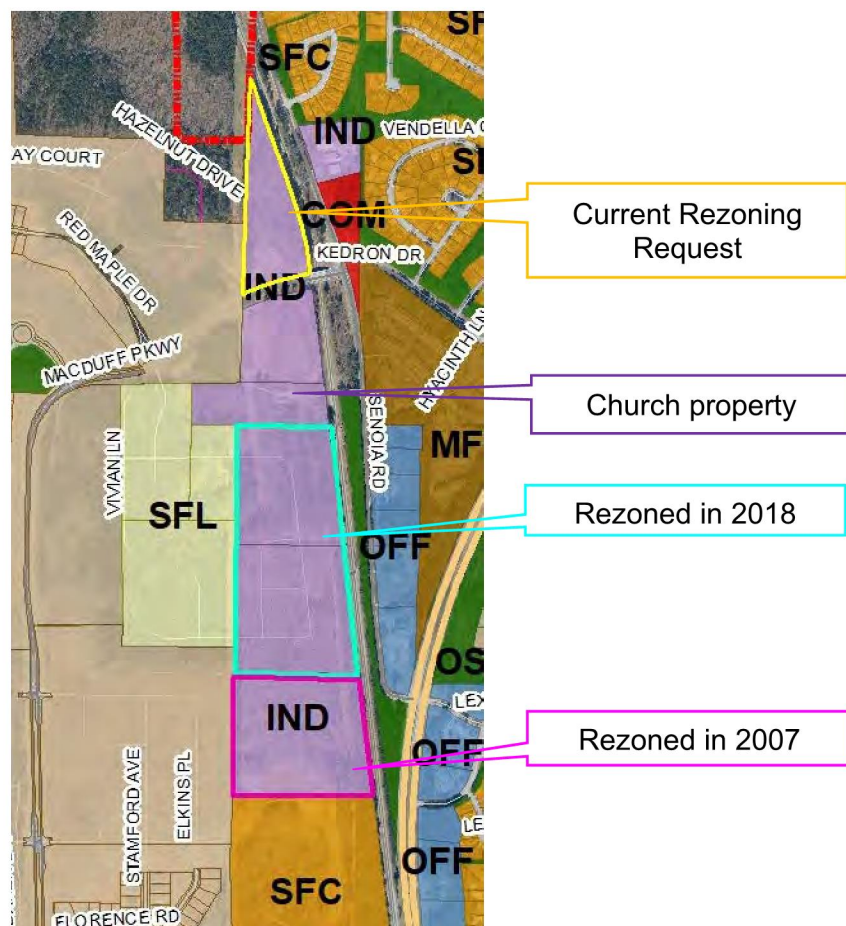


Figure 5: Future Land Use Map changes in land use

MacDuff Parkway Townhomes**Page 4**

Staff has identified six (6) Comprehensive Plan policies that are relevant to this application. Staff is of the opinion that the proposal satisfies four (4) of the six (6) Comprehensive Plan policies and goals:

Develop and redevelop land in the City based on the village concept and stepping down intensity toward the City's boundaries.

The proposal is a request for 5.3 units per acre. Higher density housing is located in close proximity, including The Retreat (10 units per acre), Saranac (3.9 units per acre), and Maybeck (4.6 units per acre). In addition, the Everton subdivision was recently approved to add 43 townhomes at a density of 8 units per acre, which is located one half mile south on MacDuff Parkway.

Promote the location of industrial uses in the Industrial Park.

The Comprehensive Plan also has a policy that industrial uses are most appropriate in the Industrial Park. This is because residential uses and industrial uses are not compatible. Truck traffic and industrial emissions (smells, noises, etc.) can have negative impacts on residential properties. These impacts affect the quality of life for residents and can reduce residential property values. For this reason, the City has adopted the policy of locating industrial uses in the Industrial Park. Rezoning of this site from the GI zoning category is consistent with this policy.

Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.

The proposal does not increase the portion of the city's non-residential tax base.

Continue to require developers to provide necessary infrastructure in their developments.

The developer will be required to provide all water, sewer, stormwater, and road infrastructure at no up-front costs to the City.

Create a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers.

The proposal includes a landscape buffer along the western property line adjacent to the Cresswind subdivision. If approved, staff recommends a condition of approval requiring evergreen plantings in this buffer to further enhance both neighborhoods.

In addition, staff recommends that a privacy fence should be constructed on the eastern property line adjacent to the railroad right-of-way, and that the buffer along the railroad should remain undisturbed and enhanced with evergreen plantings to further improve the separation.

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.

Less than 3% of the City's housing stock is comprised of townhomes. The proposal would make a modest improvement toward meeting this goal.

(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 residential use is compatible with the surrounding residential development.

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

The proposed residential use will not adversely affect the adjacent residential land uses. The railroad corridor on the west side of Peachtree City is already almost exclusively surrounded by residential development, from the Cedarcroft subdivision on the south end of MacDuff Parkway to the newest subdivision, Wilksmoor Woods, on the north end of MacDuff Parkway. This is evidence that the residential use will not have a negative impact on the railroad operations.

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

The property likely has reasonable economic use as it is currently zoned, particularly for industrial uses that do not require large building footprints, such as self-storage units or an industrial laydown lot (outdoor storage of industrial materials).

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

The addition of 36 housing units in this area of the City will have negligible impacts on the existing public infrastructure. In 2014, the City had a consultant review projected traffic volumes along MacDuff Parkway with the full build-out of Wilksmoor Village, including the build-out of the then-zoned industrial property as either residential or industrial. The industrial use would generate over twice the number of vehicle trips per day at 2,279 vehicle trips whereas the residential development would generate 1,078 trips. They found that even with the higher volumes generated by the industrial use, the level of service for MacDuff Parkway would be a "C", which is considered acceptable.

Using student-generation data from the Fayette County school system, the proposal would generate an estimated 5 elementary students and 7 middle and high school students. The property is zoned for the Kedron Elementary School, Flat Rock Middle School and Sandy Creek High School. The utilities will be provided by Coweta-Fayette Electric Membership Corporation, Fayette County Water, and Peachtree City Water and Sewerage Authority. All utilities have adequate system capacity to service the proposed use.

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

The development of this property as an industrial use would have negative impacts on the surrounding residential uses. Residential uses in the immediate vicinity have been under development since 2007. The separation of industrial uses from residential uses is an established land use planning standard that supports the request to rezone this property.

Recommendation

If the zoning is approved, staff recommends the following conditions:

- The minimum front building setback is 25 feet from back of sidewalk or back of pavement, whichever is greater.

- Internal streets shall be built to City standards with regards to compaction, subgrade, pavement, and other requirements as deemed by the City Engineer.
- Buffers: All buffers shall be maintained with natural vegetation and enhanced with additional landscaping.

A 50-foot undisturbed buffer shall be provided along the railroad right-of-way. A privacy fence shall be constructed along the edge of the railroad right-of-way, and evergreen plantings shall be added to the buffer where existing trees are sparse.

A 100-foot landscaping buffer shall be provided along the western property line. This buffer shall be enhanced with various evergreen plantings to create a visual buffer.

The 40-foot landscaping buffer along MacDuff Parkway shall be landscaped with a selection of canopy, understory, and evergreen plants. A landscape plan for this buffer shall be reviewed and approved by City staff prior to installation.

- Each housing unit shall be faced with either brick, stone, or cementitious siding. Each side elevation shall include windows, and shall include similar architectural detailing as the front elevation.
- At least two canopy trees shall be provided for each unit meeting the standards of the Land Development Ordinance. In the case where no yard is incorporated in the lot, the required trees shall be planted on an adjacent or nearby open space that is not included in the required buffers.
- A gazebo as described in the applicant's narrative shall be provided near the mailbox center.
- All internal streets, sidewalks, parks, amenities, and landscaping including the landscape buffer along MacDuff Parkway shall be the responsibility of the Home Owner's Association.
- A statement addressing the proximity of the development to the CSX railroad shall be placed on the final plat.

APPLICANT'S

NARRATIVE

6.094 acres on MacDuff Parkway (Parcel 0735-055)

Request to Rezone Industrial to Limited Use Residential (LUR)

1. Land Use:
 - (a) 36 Townhomes are proposed. A landscaped central park is proposed as the central focal point.
 - (b) Estimating 1.7 persons per dwelling unit = 58 residents proposed.
 - (c) Mitigation – a 50' buffer will be provided around the neighborhood, placing the closest homes approximately 250' from the railroad. Cresswinds, the neighbor to the west, is zoned LUR. The subject property is currently zoned industrial. The proposed Limited Use Residential (LUR) zoning, developed as townhomes, is a logical transitional use between the age-restricted single-family homes to the west and the railroad to the east. Farther to the east, across the tracks, there are properties shown on the future land use map as Multi-family, Commercial, Single-family Cluster, and Industrial. Although the future land use map shows this parcel to remain as Industrial, that is not in keeping with the surrounding residential uses of various densities along the parkway. (SFC, SFM, SFL, MF, and well as COMM and OFF)
 - (d) The center of the proposed neighborhood is designed as a park and landscape area.
 - (e) The neighborhood will be developed in one phase.
2. Community Design:
 - (a) Village Concept - The proposed neighborhood complies with the village concept completing the residential corridor along MacDuff Parkway. Currently, there are apartments, townhomes, single-family detached, and age-restricted housing along the corridor.
 - (b) Multi-Use Path - A multi-use path exists across the front of the subject property. Connection will be made from inside the neighborhood to the path along MacDuff Parkway.
 - (c) Preserving Natural Resources – A minimum 50' wide buffer is proposed around the perimeter of the property.
 - (d) Stormwater management – Stormwater management will be provided which complies with the state of GA and Peachtree City requirements. The pond location is shown on the site plan.
 - (e) Urban Design Elements - Traditional residential architecture with front-entry garages. Site lighting will be residential in nature with acorn style streetlights. The central park will include a gathering place feature such as a gazebo and/or patio with seating. Landscaping will be installed to enhance the homes as well as the park. Guest parking will also be provided.
 - (f) Open Space - A central park is proposed that will provide an attractive landscaped area, soften the visual impact buffering between the fronts of the proposed units, seating elements in a public space will be provided, as well as landscaping of the area.
3. Economic Development – Currently, taxes on the property are \$1065 per year based on a value of \$86,000. At buildout, the developed value of the property is estimated to be

\$7.7 million, increasing the tax value to approximately \$96,000, an approximate 90-fold increase in tax revenue.

4. Fire and Rescue:
 - (a) Level of service is currently ISO Class 1, which will remain unchanged by the proposed development, per Robin Cailloux on 6-24-21.
 - (b) Access - the loop road design in the front of the property, and the provided turn-around in the north end of the property will provide access for emergency vehicles.
5. Potable Water – Fayette County Water System will provide water from the existing line on MacDuff Parkway.
6. Sewer – Sanitary Sewer will be connected through Cresswinds. Peachtree City Water and Sewer Authority will provide sewage treatment.
7. Transportation –
 - (a) LOS along MacDuff Parkway is currently an “A.”
 - (b) The applicant is responsible for the payment of over \$500,000 of the cost of the MacDuff Parkway extension. We and our partners on the project were completely responsible for the cost of the MacDuff Parkway extension. No public funds were used for the extension/completion of MacDuff Parkway.
 - (c) A direct connection from the proposed internal streets to the existing multi-use path will be provided. A connection can be provided for the parcel to the north. However, the parcel is located with the Town Limits of Tyrone.



KB Advisory Group
1447 Peachtree Street NE
Suite 610
Atlanta GA 30309
404.845.3550

MEMORANDUM

Date: March 29, 2022

To: Brent Holdings, LLC
Attn. Patrice R. Frady

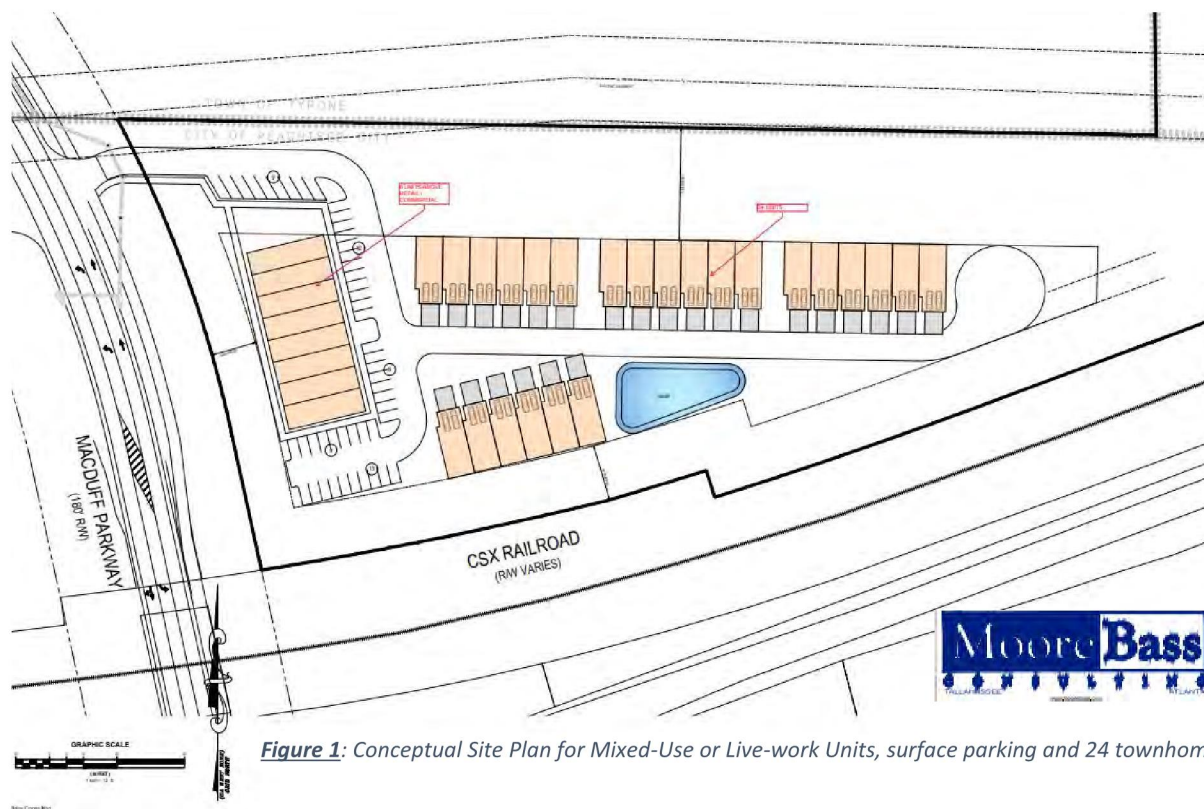
From: Gary Mongeon, KB Advisory Group, Inc.

RE: Financial feasibility and cost/benefit of adding a commercial/mixed-use component to a proposed townhome development located off MacDuff Parkway in Peachtree City GA.

Introduction

Brent Holdings, LLC (the “Developer”) has proposed a townhome development on approximately 6.6 acres located on the northwest corner of the intersection of MacDuff Parkway and Senoia Road in Peachtree City (“the Project”). We understand that Peachtree City has advised or requested that the Developer consider amending a portion of the proposed townhome plan to accommodate a nonresidential component with frontage on MacDuff Parkway. This analysis assumes that the City’s request would be accommodated in the form of retail, commercial service, or office space, located within either a mixed-use building with ground floor commercial space and residential units above, or individual live-work units (LWUs) with commercial/office bays at ground level. A third option, consisting of a single story, free standing commercial development pad or un-anchored strip center was quickly rejected as not viable for reasons explained later in this memo.

Based on the site plan provided by Moore Bass, (see Figure 1) the largest mixed-use building which could be accommodated facing MacDuff Parkway totals three stories with roughly 33,600 gross SF or 11,200 SF per floor, supported by 48 surface parking spaces. The maximum amount of net leasable ground floor commercial area is estimated at roughly 10,000 SF, with the balance used for “back of store” loading and storage space, common area or access to the upper floor residential units. With the bulk of “customer” parking located at the back of the building and its proximity to the townhomes, the rear elevation will need to be well designed to preserve the marketability and value of the townhome community. This would both significantly increase the cost of the commercial construction and limit the range of prospective businesses which could operate successfully within such a space. We believe that the building’s design and parking constraints would potentially eliminate most restaurants (with heavy parking demand), retail users which depend on larger trucks to deliver inventory or uses that require a customer drive-through facility.



The commercial tenant mix is thus likely to be limited to office users and smaller commercial service businesses with limited inventory requirements. Due to parking constraints, the maximum number of upper floor residential units was limited to 8, which allocates 2 parking spaces per residential unit and 3 spaces per 1,000 SF of leasable commercial area. Incorporating a larger commercial floor plate or more upper floor apartments or condos would require more surface parking spaces than can be physically accommodated on the site without removing more townhome pads or using designated buffer areas for parking.

The same “back of building” design and cost issues would apply to a single-story strip retail or office building on the same footprint. While the parking ratios would be closer to 5 per 1,000 SF, site development and vertical construction costs would be spread over less building square footage and require significantly higher (above market) rents to be financially feasible. Locating a single-story commercial building on the site may also have a negative impact on achievable pricing for the 24 remaining townhomes.

In place of a multi-story mixed-use building, the Moore Bass site plan shown in Figure 1 could accommodate 8, 3-story LWUs containing an average of 1,400 SF at ground level and up to 2,800 SF of upper floor living space. These units might accommodate an 800 to 1,000 SF commercial bay with internal garage parking and storage behind. (A comparable LWU design is provided in Figure 2.) This configuration also accommodates 48 surface parking spaces.

Under either scenario, the build out of the entire site shown in Figure 1 accommodates 10,000 to 11,000 SF of commercial space and 32 residential units, including 24 townhomes and 8 units within either a mixed-use building or designed and sold as individual LWUs. Without the commercial component and associated parking requirements, this analysis assumes the site could accommodate a minimum of 4 additional townhomes, or 36 in total.



- A Office at the front of the lower level with separate entrance for client
- B Private powder room for office
- C Open entertainment space on second floor
- D Third level contains private spaces, including laundry
- E Spacious rooftop terrace provides additional space for entertaining



Figure 2: This Live-Work Unit floor plan by TK Design of Michigan accommodates a 2-car garage, 750 SF office bay with separate entrance, 1,600 SF of residential living area on two floors and a 400 SF roof-level terrace.

Methodology

The Developer retained KB Advisory Group, Inc. (KB) to evaluate the viability of accommodating the City's desire to incorporate commercial development into the Project. The objective of the analysis is to (a) make a preliminary determination regarding whether incorporating commercial development is "feasible" from a market and financial perspective, and (b) estimate the net cost/benefit of removing or replacing the required number of townhome pads to accommodate the commercial project. Based on this objective, the scope and methodology included the following tasks:

- a) KB reviewed the Project site plan provided by Moore Bass (Figure 1) and prepared a development budget and pro forma to understand the Project's financial performance as a 32-unit residential development with roughly 10,000 SF of leasable commercial area in either a mixed-use or LWU configuration, with additional surface parking and circulation area for the commercial uses. We then compared those two pro forma against a "baseline" development budget and pro forma to estimate the Project's financial performance as a conventional 36-unit townhome development.
- b) We evaluated potential market demand and achievable pricing for the townhomes and commercial use(s) by looking at competitive supply, prevailing market rents and vacancy rates for nearby commercial space using CoStar data. KB then prepared preliminary

development budgets and operating pro forma to estimate the commercial components' resulting value "as developed," to evaluate financial feasibility.

- c) We also ran iterations to the pro forma to estimate the minimum hurdles the commercial components would need to clear to be financially feasible at minimum, and preferably revenue neutral or positive compared to the conventional townhome scenario. "Hurdles" include a required sale price or maximum affordable construction cost if sold as live-work units, or average lease rates if held and operated internally as a mixed-use building. Analysis findings are summarized in the following paragraphs.

Summary Findings

1. This part of Peachtree City is a strong and well-established home market. Over the past year more than 300 arm's length sales have been recorded within an approximate one-mile radius of the Project site, with most of those home sales (67% of the total) involving new construction. The average age of 319 sold properties was less than 4 years. Sales prices ranged from \$315,900 to \$799,000 for units sized from 1,164 to nearly 3,700 SF. The median sale price for the entire sample was \$489,000 and \$219 per SF. Sold prices for higher end new home construction approached \$542,000 and \$235/SF. Market sales and trend data suggest that new townhomes at the Project site should command sale prices above \$200/SF. Depending on unit size and end pricing, the average land value of fully prepared townhome pads could fall in the range of \$60,000 to \$65,000 per unit.

2. MacDuff Parkway and Senoia Road are not established commercial corridors, suggesting that achievable retail or office rents in the Project will be limited. Traffic counts on MacDuff Parkway and Senoia Road appear low and aside from a few free-standing commercial uses, there is little existing retail or office development in the vicinity of the Project site. The nearest retail



Figure 3: Entrance to the Project site from MacDuff Parkway, looking northeast.

node, anchored by a Target and Kroger, is located at the intersection of GA 74 and North Peachtree Parkway, roughly 1.25 miles northeast of the Project. According to CoStar, that area contains more than 450,000 SF of commercial space with minimal vacancy (less than 3%). Existing retail buildings range from less than 2,500 SF to 126,300 SF. The estimated median lease rate for the 9 most comparable buildings in that area (defined as less than 15,000 SF, not occupied by fast food restaurants or automotive businesses) is \$19.90 per SF. A large office node is located roughly 3.25 miles to the south of the Project near the intersection of GA Highway 53 and 74, where several newer two and three-story professional office buildings are marketing vacant 1,100 to 5,000 SF tenant spaces within



a range of \$11 to \$23/SF. Given that the Project site is removed from established commercial/office nodes and there is very limited potential for other commercial uses to be developed nearby in the future, achievable retail or office rents are likely to be 20% to 25% less than existing rents in newer buildings that are located within well-established commercial corridors. For the purpose of establishing a maximum feasible construction cost for the ground floor commercial space, we have assumed an achievable average rent of \$16/SF across all potential commercial/office tenant spaces. We also used this same rent as an indicator of the contributory value of ground floor commercial bays within live-work units.

3. Due to the Project's "unproven" location and site/parking constraints, a single, 30,000 to 35,000 SF mixed-use building is unlikely to generate sufficient rental income to cover associated development costs. Typically, mixed-use buildings are developed within large, high-density projects which become retail, dining, or entertainment destinations served by structured parking. Construction costs, including parking decks, can approach \$300/SF. Upper floor residential units are typically smaller (less than 1,000 SF) with a higher percentage of one-bedroom floor plans than found in typical garden apartment projects. Minimum apartment rents in such projects can range from \$1.50 to well over \$2.00 per SF. Ground floor commercial rents typically fall in the \$24 to \$30/SF range with high common area amenity (CAM) charges. These rents can be justified in entertainment centric developments that create high pedestrian traffic and have large numbers of high-income residents living on-site or nearby.

KB estimates that a mixed-use building on the Project site, served by surface parking, would likely have a total development cost of roughly \$250/SF including a modest allowance for land, horizontal and vertical construction (hard) costs, and soft costs, resulting in a total development budget of nearly \$7.0 million. Assuming a 30% equity contribution (\$2.1 million), the Project would need to generate annual net operating income of close to \$450,000 to cover debt service and provide a sufficient internal rate of return (of 12%) and (6%+) return on cost to attract investors. Generating this revenue stream would require a combination of commercial rents in the range of \$28/SF NNN and apartment rents averaging minimum of \$2,700 per month for the 8 units. Creating more residential with less SF/unit to lower required gross rents or accommodating restaurants capable of supporting these higher commercial rents, is not feasible due to the site's lack of commercial visibility and adequate surface parking.

Even if it is assumed that the residential rents are achievable, at a development cost of \$250/SF, applying \$16 NNN as an average commercial lease rate per SF barely covers annual debt service and produces a negative rate of return on equity to investors. At realistic and achievable rents, the Project's resulting income stream justifies a maximum total development cost of only \$5.4 million or \$195/SF. For these reasons, we believe that a mixed-use configuration is not financially feasible at this location. (Summary results from the pro forma analysis are provide at the end of this memo.)



4. Constructing 8 Live-Work Units may be a viable option but entails more market risk and generates significantly lower development revenues than 12 townhome pads on the same footprint. The Project Site does not appear to be the “optimal” location to test this unproven concept in Peachtree City. According to the “Sustainable Development Code” web site, live-work units (LWU’s) are “properties that combine residential and non-residential uses in either commercial or residentially zoned areas. Local governments may separate LWUs into three use types relating to the dominance of the non-residential activity: live/work, work/live, or home occupation.” LWUs are similar to home occupations in that their primary use is a residence but may permit a wider range of commercial uses depending on the units’ design, the property’s location and whether there are adequate parking and buffers to protect abutting residential development. LWUs may be specifically designed for ground-floor commercial use, but such use remains secondary to the residential component and the need to preserve neighbors’ expectations of quiet enjoyment. In work/live units, non-residential activity takes precedence. Work/live units tend to be found in central business districts or locations that are predominantly commercial or industrial in nature.

Differences between “Live/Work” and “Work/Live” units typically revolve around the percentage of the total square footage allocated to each use and the types of commercial uses that are allowed. Uses can be further restricted by requiring that the working space be regularly used by an occupant of the residential space, which may reduce or eliminate the ability of the property owner to lease either the commercial or residential space to a third party for additional income. On a constricted site such this Project, it is probable that in order to adequately protect townhome owners, restrictive covenants will be imposed on the LWUs to limit permitted commercial uses and possibly require the residence and business space to be occupied by the same owner.

LWU’s are more commonly allowed in commercial rather than residential zones, tend to be larger than conventional housing and may require a higher construction costs/SF than residential construction depending on the range of commercial uses allowed. There appear to be very few examples of for-sale construction specifically designed as LWUs in Georgia. There have not been enough sales to date to establish a high degree of confidence regarding achievable pricing for this product, or the specific nature of locations and site characteristics that are needed to successfully market LWUs.

As noted in the introduction, KB assumed the LWUs accommodated on the Moore Bass Site Plan would average 3,800 gross SF each on 3 levels. The ground floor would accommodate an interior 2-car garage and storage area, an 800 to 1,000 SF finished commercial bay with separate street entrance, plus roughly 2,400 SF of upper floor living space. IF these units could be built at a maximum total development cost of roughly \$180 per SF and sell quickly, KB estimates that the average sale price needed to make LWUs financially feasible at this location would need to exceed \$740,000. Of that sale price, it is reasonable to allocate a value of roughly \$150/SF to the commercial space based on an equivalent gross rental income (or equivalent occupancy cost if used by the property



owner) of \$16/SF. Deducting the contributory value of the commercial space places the selling price of the residential units at nearly \$600,000 per unit and \$249/SF. On a per SF basis, this pricing represents an approximate 6% premium over the highest priced residential new construction sold within a one-mile radius during 2021.

While different design configurations and cost adjustments could potentially lower the required minimum pricing estimated here, it is very probable that LWUs would need to command a premium over conventional residential construction in order to cover their added development cost. While potentially feasible, inserting a small number of LWUs at this unproven commercial location, with limited parking, significant use restrictions and adjacent to a small townhome development, introduces a significant added element of risk to the Project. As a comparatively new type of hybrid product, LWUs would be much easier to market as a component within a much larger development, and/or in a more proven commercial location which commands higher prevailing commercial rents.

5. A 36-unit townhome development involves the least development risk and provides the greatest flexibility to succeed. The final proforma analysis models a “conventional” 36-unit townhome development with 12 townhomes replacing the mixed-use building or 8 LWU pads. In this case KB assumed assigned an average value of \$60,000 per unit for the townhome pads, which is sufficient to cover site development costs and provide a reasonable return on the horizontal development. Achievable average pricing for the townhomes was estimated at \$493,000 per unit and \$213/SF, which marginally less than the median sale price of \$489,000 and \$219 per SF for all homes sold in the area (including resales) during 2021. Based on this model, the project returns a total of \$2.6 million in combined of builder’s and investors’ profit, or a combined 17% return on cost based on a total “all in” development budget of \$15.9 million and \$191/SF. The project also returns a comfortable 22% IRR to investors over an approximate 15 to 18-month construction period. This pro forma offers enough flexibility to suggest that 36 townhomes could be feasibly developed on the Project site.

Pro forma outputs are provided on the following pages.



MIXED USE MODEL

EXECUTIVE SUMMARY

Project ID: MacDuff Parkway Mixed-Use Building
Project Location: Peachtree City, GA
Description: 10,000 SF GLA+8 Residential Units
NOI needed to support the Project's estimated development cost of \$250/SF



PROJECT SUMMARY		Units	Rentable SF
Market Rate Apartments		8	17,600
Affordable/Assisted Apartments		-	-
Leasable Commercial Space (GLA)			10,000
Common Area/Amenities			2,000
Total Leasable Building Area (SF)			27,600
Average SF Absorption Per Month			3,067
Construction & Lease-up Period (Months)			24

LEASE SUMMARY		
Stabilized Year		3
Stabilized Year Monthly Rent Roll	\$	44,160
Stabilized Net Operating Income	\$	447,290
Annual Debt Service Payment	\$	(299,270)
Debt Coverage Ratio		1.49
Cash Flow After Debt Service	\$	148,018

ECONOMIC PERFORMANCE		
NPV @	3.0%	\$ 773,118
Reversion Year	End	5
Net Sale Proceeds at Reversion	\$	2,552,650
Cumulative Project Cash Flow	\$	1,113,025
IRR		12.4%
Stabilized Year Return on Cost		6.4%
Stabilized Year Cash on Cash Return		17.1%

DEVELOPMENT BUDGET (USES)		
Acquisition Allowance	\$	520,000
Site Work	\$	150,000
Building Hard Costs	\$	5,298,190
Soft Costs	\$	720,206
Construction Financing Cost	\$	286,592
TOTAL DEVELOPMENT COST	\$	6,974,988
Total Cost/SF GLA		\$252.72

FINANCING SOURCES		
Mortgage/Permanent Financing	\$	4,780,264
Contributed Equity	\$	2,109,461
Other Contributions (LIHTC?)	\$	-
Other Contributions/Incentives	\$	-
Apply Profit on TH Sales	\$	-
NOI Applied to Reduce Financing Costs	\$	85,264
TOTAL FINANCING SOURCES	\$	6,974,988
% Equity		30.2%

LOAN CRITERIA		
Debt/Equity Ratio		70%
Construction Loan Interest Rate		5.00%
Construction Period (Months)		16
Interest Rate - Permanent Financing		4.50%
Financing Term (Years)		30

At a realistic needed development budget of nearly \$7.0 million and \$250/SF, annual rental income required to service debt and repay investors appears too high to be financially feasible.

MIXED USE MODEL

EXECUTIVE SUMMARY

Project ID: MacDuff Parkway Mixed-Use Building
Project Location: Peachtree City, GA
Description: 10,000 SF GLA+8 Residential Units
Estimated maximum development budget supported by achievable rents



PROJECT SUMMARY		Units	Rentable SF
Market Rate Apartments		8	17,600
Affordable/Assisted Apartments		-	-
Leasable Commercial Space (GLA)			10,000
Common Area/Amenities			2,000
Total Leasable Building Area (SF)			27,600
Average SF Absorption Per Month			3,067
Construction & Lease-up Period (Months)			24

LEASE SUMMARY		
Stabilized Year		3
Stabilized Year Monthly Rent Roll	\$	34,660
Stabilized Net Operating Income	\$	340,490
Annual Debt Service Payment	\$	(230,330)
Debt Coverage Ratio		1.48
Cash Flow After Debt Service	\$	110,161

ECONOMIC PERFORMANCE		
NPV @	3.0%	\$ 510,571
Reversion Year	End	5
Net Sale Proceeds at Reversion	\$	1,884,234
Cumulative Project Cash Flow	\$	759,867
IRR		11.1%
Stabilized Year Return on Cost		6.3%
Stabilized Year Cash on Cash Return		16.9%

DEVELOPMENT BUDGET (USES)		
Acquisition Allowance	\$	400,000
Site Work	\$	150,000
Building Hard Costs	\$	3,935,290
Soft Costs	\$	660,896
Construction Financing Cost	\$	222,035
TOTAL DEVELOPMENT COST	\$	5,368,220
Total Cost/SF GLA		\$194.50

FINANCING SOURCES		
Mortgage/Permanent Financing	\$	3,679,006
Contributed Equity	\$	1,623,512
Other Contributions (LIHTC?)	\$	-
Other Contributions/Incentives	\$	-
Apply Profit on TH Sales	\$	-
NOI Applied to Reduce Financing Costs	\$	65,702
TOTAL FINANCING SOURCES	\$	5,368,220
% Equity		30.2%

LOAN CRITERIA		
Debt/Equity Ratio		70%
Construction Loan Interest Rate		5.00%
Construction Period (Months)		16
Interest Rate - Permanent Financing		4.50%
Financing Term (Years)		30

Estimated achievable building rents support a maximum development budget of roughly \$5.4 million and \$195/SF, which appear too low to be financially feasible.

NOTES

- [1] All values reported on this sheet are calculated by the model. Do not enter values here.
- [2] NPV - Net Present Value of annual cash flow after debt service throughout the holding period, including sale proceeds at reversion.
- [3] IRR - Internal Rate of Return on cash flow after debt service, including sale proceeds at reversion.
- [4] Return on Cost - Stabilized Year Cash Flow Before Debt Service / Invested Equity.
- [5] Cash on Cash /Return on Equity - Stabilized Year Cash Flow After Debt Service / Invested Equity.



RESIDENTIAL FOR SALE DEVELOPMENT PRO FORMA

Summary Pro Forma

Project ID:	MacDuff Parkway Live-Work Units Development
Project Location:	Peachtree City, GA
Description:	Fee simple Development - 8 LWUs
Run Date:	Sold over 12 Months

	Closing: Predevelopment	Quarter 1 Month 1-3	Quarter 2 Month 4-6	Quarter 3 Month 1-9	Quarter 4 Month 10-12	Quarter 5 Month 13-15	Quarter 6 Month 16-18	Quarter 7 Month 19-21	TOTALS
PROJECT REVENUES									
Units Sold:	0	0	0	3	5	0	0	0	8
Gross Income:	\$0	\$0	\$0	\$2,223,000	\$3,705,000	\$0	\$0	\$0	\$5,928,000
Less Selling Expenses:									
Brokerage Commissions & Marketing	\$0	\$0	\$0	(\$66,690)	(\$111,150)	\$0	\$0	\$0	(\$177,840)
Closing Costs Paid By Owner	\$0	\$0	\$0	(\$22,230)	(\$37,050)	\$0	\$0	\$0	(\$59,280)
Total Selling Expenses	\$0	\$0	\$0	(\$88,920)	(\$148,200)	\$0	\$0	\$0	(\$237,120)
Net Sales Revenues	\$0	\$0	\$0	\$2,134,080	\$3,556,800	\$0	\$0	\$0	\$5,690,880
PROJECT EXPENDITURES									
Land Acquisition and Hard Costs									
Site Acquisition	\$520,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520,000
Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vertical Construction @	\$0	\$0	\$3,952,000	\$0	\$0	\$0	\$0	\$0	\$3,952,000
Project Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$98,800	\$98,800	\$0	\$0	\$0	\$0	\$0	\$197,600
Financing & Soft Costs									
Architecture & Engineering	\$0	\$20,750	\$20,750	\$20,750	\$20,750	\$0	\$0	\$0	\$83,000
Overhead, Management & Builder Fees	\$0	\$88,920	\$88,920	\$88,920	\$88,920	\$59,280	\$0	\$0	\$414,960
Misc. & Contingency	\$0	\$735	\$2,205	\$2,205	\$2,205	\$0	\$0	\$0	\$7,351
Financing Fee	\$71,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,900
Construction Loan Fee & Closing Costs	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,000
Total Pre Financing Expenses	\$687,900	\$209,205	\$4,162,675	\$111,875	\$111,875	\$59,280	\$0	\$0	\$5,342,811
Add Monthly Construction Interest Expense	\$0	\$920	\$336	\$54,934	\$10,965	\$2,500	\$0	\$0	\$69,655
Total Expenditures	\$687,900	\$210,126	\$4,163,011	\$166,809	\$122,840	\$61,780	\$0	\$0	\$5,412,466
PROJECT CASH FLOW AFTER DEBT SERVICE	(\$687,900)	(\$210,126)	(\$4,163,011)	\$1,967,271	\$3,433,960	(\$61,780)	(\$0)	\$0	\$278,414
PROJECT FINANCING									
Beginning Loan Balance	\$ -	\$ 94,699	\$ 8,224	\$ 3,083,701	\$ 1,250,510	\$ 373,351	\$ 0	\$ 0	
Plus Monthly Pre-financing Expenses	\$ 687,900	\$ 209,205	\$ 4,162,675	\$ 111,875	\$ 111,875	\$ 59,280	\$ -	\$ -	
Less Equity Contribution	\$ (593,201)	\$ (296,600)	\$ (1,087,535)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,977,336)
Plus Monthly Construction Interest Cost @	\$ -	\$ 920	\$ 336	\$ 54,934	\$ 10,965	\$ 2,500	\$ 0	\$ 0	\$ 69,655
Less Sales Proceeds Applied to PRN @	\$ -	\$ -	\$ -	\$ (2,000,000)	\$ (1,000,000)	\$ (435,130)	\$ -	\$ -	\$ (3,435,130)
Less Loan Payout (Manual Adjustment)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 94,699	\$ 8,224	\$ 3,083,701	\$ 1,250,510	\$ 373,351	\$ 0	\$ 0	\$ 0	
DEVELOPER CASH FLOW									
Equity Contribution	(\$593,201)	(\$296,600)	(\$1,087,535)	\$0	\$0	\$0	\$0	\$0	(\$1,977,336)
Monthly Profit Distributions	\$0	\$0	\$0	\$0	\$2,200,000	\$55,750	\$0	\$0	\$2,255,750
Final Payout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Developer Cash Flow	(\$593,201)	(\$296,600)	(\$1,087,535)	\$0	\$2,200,000	\$55,750	\$0	\$0	\$278,414

Financial Performance Indicators		Month 0	Month 1-12	Month 13-24	Month 25-36	Total
Developer Cash Flow		\$ (593,201)	\$ 815,865	\$ 55,750	\$ -	\$ 278,414
NPV @	8.0%	\$194,469				
Return on Cost	5.1%					
IRR	44%					
Cash on Cash Return (Return on Equity)	14.1%	Multiple	0.14			



RESIDENTIAL FOR SALE DEVELOPMENT PRO FORMA

Summary Pro Forma

Project ID: MacDuff Parkway "Baseline" Townhome Development
Project Location: Peachtree City, GA
Description: Fee simple Development - 36 Townhomes
Sold over 16 Months

	Closing: Predevelopment	Quarter 1 Month 1-3	Quarter 2 Month 4-6	Quarter 3 Month 1-9	Quarter 4 Month 10-12	Quarter 5 Month 13-15	Quarter 6 Month 16-18	Quarter 7 Month 19-21	TOTALS
PROJECT REVENUES									
Units Sold:	0	0	0	6	16	14	0	0	36
Gross Income:	\$0	\$0	\$0	\$2,959,667	\$7,892,444	\$6,905,889	\$0	\$0	\$17,758,000
Less Selling Expenses:									
Brokerage Commissions & Marketing	\$0	\$0	\$0	(\$88,790)	(\$236,773)	(\$207,177)	\$0	\$0	(\$532,740)
Closing Costs Paid By Owner	\$0	\$0	\$0	(\$29,597)	(\$78,924)	(\$69,059)	\$0	\$0	(\$177,580)
Total Selling Expenses	\$0	\$0	\$0	(\$118,387)	(\$315,698)	(\$276,236)	\$0	\$0	(\$710,320)
Net Sales Revenues	\$0	\$0	\$0	\$2,841,280	\$7,576,747	\$6,629,653	\$0	\$0	\$17,047,680
PROJECT EXPENDITURES									
Land Acquisition and Hard Costs									
Site Acquisition	\$2,160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160,000
Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vertical Construction @	\$0	\$0	\$2,403,556	\$2,403,556	\$6,008,889	\$0	\$0	\$0	\$10,816,000
Project Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$270,400	\$270,400	\$0	\$0	\$0	\$0	\$0	\$540,800
Financing & Soft Costs									
Architecture & Engineering	\$0	\$56,775	\$56,775	\$56,775	\$56,775	\$0	\$0	\$0	\$227,100
Overhead, Management & Builder Fees	\$0	\$243,360	\$243,360	\$243,360	\$243,360	\$162,240	\$0	\$0	\$1,135,680
Misc. & Contingency	\$0	\$2,073	\$6,219	\$6,219	\$6,219	\$0	\$0	\$0	\$20,731
Financing Fee	\$85,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,500
Construction Loan Fee & Closing Costs	\$114,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,000
Total Pre Financing Expenses	\$2,359,500	\$572,608	\$2,980,310	\$2,709,910	\$6,315,243	\$162,240	\$0	\$0	\$15,099,811
Add Monthly Construction Interest Expense	\$0	\$1,803	\$526	\$7,995	\$32,970	\$35,297	\$0	\$0	\$78,590
Total Expenditures	\$2,359,500	\$574,411	\$2,980,835	\$2,717,905	\$6,348,213	\$197,537	\$0	\$0	\$15,178,401
PROJECT CASH FLOW AFTER DEBT SERVICE	(\$2,359,500)	(\$574,411)	(\$2,980,835)	\$123,375	\$1,228,534	\$6,432,116	(\$0)	\$0	\$1,869,279
PROJECT FINANCING									
Beginning Loan Balance	\$ -	\$ 134,602	\$ 41,543	\$ 352,500	\$ 570,406	\$ 3,918,619	\$ 0	\$ 0	
Plus Monthly Pre-financing Expenses	\$ 2,359,500	\$ 572,608	\$ 2,980,310	\$ 2,709,910	\$ 6,315,243	\$ 162,240	\$ -	\$ -	
Less Equity Contribution	\$ (2,224,898)	\$ (667,470)	\$ (2,669,878)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,562,246)
Plus Monthly Construction Interest Cost @	\$ -	\$ 1,803	\$ 526	\$ 7,995	\$ 32,970	\$ 35,297	\$ 0	\$ 0	\$ 78,590
Less Sales Proceeds Applied to PRN @	\$ -	\$ -	\$ -	\$ (2,500,000)	\$ (3,000,000)	\$ (4,116,155)	\$ -	\$ -	\$ (9,616,155)
Less Loan Payout (Manual Adjustment)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 134,602	\$ 41,543	\$ 352,500	\$ 570,406	\$ 3,918,619	\$ 0	\$ 0	\$ 0	
DEVELOPER CASH FLOW									
Equity Contribution	(\$2,224,898)	(\$667,470)	(\$2,669,878)	\$0	\$0	\$0	\$0	\$0	(\$5,562,246)
Monthly Profit Distributions	\$0	\$0	\$0	\$0	\$1,500,000	\$4,500,000	\$1,023,659	\$0	\$7,023,659
Final Payout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Developer Cash Flow	(\$2,224,898)	(\$667,470)	(\$2,669,878)	\$0	\$1,500,000	\$4,500,000	\$1,023,659	\$0	\$1,461,413

Financial Performance Indicators		Month 0	Month 1-12	Month 13-24	Month 25-36	Total
Developer Cash Flow		\$ (2,224,898)	\$ (1,837,348)	\$ 5,523,659	\$ -	\$ 1,461,413
NPV @	8.0%	\$749,538				
Return on Cost	9.6%					
IRR	22%					
Cash on Cash Return (Return on Equity)	26.3%	Multiple	0.26			



Exhibit A: Terms and Conditions of the Agreement

Accuracy of Report: Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and is believed to be reliable. This study is based on estimates, assumptions and other information developed by KB Advisory Group (“KBA”) from its independent research efforts, general industry knowledge and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives or any other data source used in preparing or presenting this study. This report will be based on information that is current as of the date of the report. KBA assumes no responsibility to update the information after the date of the report.

The report will contain prospective financial information, estimates or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described on our report and variations may be material. Therefore, nor warranty or representation is made by KBA that any of the projected values or results contained in the work product from this assignment will actually be achieved.

Usage of Report: This report may not be used, in whole or in part, in any public or private offering of securities or other similar purpose by the client without first obtaining the prior written consent of KBA.

Termination: Should you determine to terminate this agreement for any reason you agree to so notify KBA via letter and agree to pay for work completed by KBA up to the date of the notification of termination.

Entirety of Agreement: The terms and conditions of this agreement embody the entirety of the agreement and understanding between the parties hereto and there are no other agreements and understandings, oral or written, with reference to the matter hereof that are not merged herein and superseded hereby. No alternation, change or modification of the terms of the agreement shall be valid unless made in writing and signed by both parties.

Dispute Resolution: If a dispute arises out of or related to this agreement, or the breach thereof, the parties will attempt to settle the matter through amicable discussion. If no agreement can be reached, the parties agree to use mediation before resorting to a judicial forum. The cost of the third party mediator will be shared equally by the parties.

Limitation of Liability: The client agrees that as a result of any mediation or legal action resulting from this assignment KBA’s maximum liability is limited to the fees it receives for the assignment.



Governing Law: The agreement shall be governed by the laws of the State of Georgia.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernie McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: July 5, 2022

SUBJECT: Resolution to Transmit Comprehensive Plan Update 2022 to the Georgia Department of Community Affairs via Atlanta Regional Commission
July 12, 2022 City Council Meeting

Motion

Approve the resolution to transmit the Comprehensive Plan Update 2022 to the Georgia Department of Community Affairs (DCA) via the Atlanta Regional Commission (ARC) .

Discussion

The Georgia Planning Act of 1989 requires comprehensive planning for all municipalities in the state and authorizes the DCA to establish minimum planning criteria to meet this requirement. The DCA standards require that the City adopt a comprehensive plan and, at a minimum, update it every five years. Peachtree City last updated its comprehensive plan in 2017. The five-year update is due this year in 2022.

Peachtree City initiated the comprehensive plan update in February of this year and held the kick-off public hearing on February 3, 2022. Council appointed citizens with various expertise to the Comprehensive Plan Steering Committee. They met monthly beginning in February. In addition, a public workshop was also held monthly. The draft maps were posted on the city website on June 2nd, the draft document was posted on June 21st. The Steering Committee met June 28th to review and approve the draft document.

Once the draft plan has been submitted to the ARC and DCA, they have up to 40 days for review. If approved, the City must adopt the plan in order to maintain its Qualified Local Government standing. Staff will likely return to council with a resolution to adopt the comprehensive plan later this year around September.

Staff is of the opinion that the draft Comprehensive Plan Update 2022 meets all of the *State of Georgia's Minimum Planning Standards and Procedures for Local Comprehensive Planning*, and as required, the *Regional Water Plan* and the *Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8).

ATTCH: Resolution, Cover Letter, CWP, & Future Land Use Map

Resolution Number **2022-04**

**RESOLUTION TO TRANSMIT THE PEACHTREE CITY
COMPREHENSIVE PLAN UPDATE 2022
TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
VIA THE ATLANTA REGIONAL COMMISSION
FOR REVIEW AND COMMENTS**

WHEREAS, to retain its "Qualified Local Government Status" pursuant to the Georgia Planning Act of 1989, the City of Peachtree City must remain in compliance with the requirements of the State of Georgia's Minimum Planning Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the state's Minimum Planning Standards and Procedures require that the city update the community work program and capital improvement element to remain eligible to charge development impact fees; and

WHEREAS, the City of Peachtree City, Georgia, has prepared a Comprehensive Plan update for the year 2050; and

WHEREAS, the City Council has considered this matter at a public hearing on July 12, 2022 for transmittal; and

WHEREAS, appropriate notice has been provided and public hearings have been held that meet and exceed the minimum procedural requirements for preparing and amending comprehensive plans; and

WHEREAS, a public hearing will be held by the City Council after review and approval by the Atlanta Regional Commission and the Georgia Department of Community Affairs;

BE IT THEREFORE RESOLVED by the City Council of the City of Peachtree City that the Comprehensive Plan Update 2022 along with the Report of Accomplishments, the Community Work Program, and Capital Improvement Element be transmitted to the Georgia Department of Community Affairs via the Atlanta Regional Commission.

The above resolution was read and approved by the City Council of Peachtree City on the 12th day of July, 2022.

Kim Learnard, Mayor

Attest: _____
City Clerk



City Hall

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

July 13, 2022

Mr. Donald Shockey, Plan Review Manager
Atlanta Regional Commission
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey,

On behalf of the City Council, I am pleased to forward you Peachtree City's draft Comprehensive Plan for regional and state review. As you are aware, the city utilized an extensive public participation program that involved the appointment of a Comprehensive Plan Steering Committee, a project website with two online surveys, plus a series of public workshops and open houses.

As required by the Minimum Standards and Procedures for Local Comprehensive Planning, two public hearings were conducted during the planning process. The initial public hearing was conducted on February 3, 2022 prior to beginning the process. A second public hearing was conducted on July 12, 2022, prior to forwarding the draft plan for regional and state review.

The Comprehensive Plan update process was guided by a Steering Committee comprised of a cross-section of Peachtree City residents, local economic development practitioners, and community leaders. The Committee held regular meetings and provided valuable input as the plan was developed. As required, the Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) were considered as part of our planning process.

If you have any questions or need additional information, please contact Robin Cailloux, our Planning and Development Director, at (770) 487-5731 extension 1106. As always, it is a pleasure working with you and the Atlanta Regional Commission.

Sincerely,

Kim Learnard
Mayor

Cc Bernard McMullen, Interim City Manager
Cc Robin Bechtel Cailloux, Planning and Development Director

COMMUNITY WORK PROGRAM



The annual Breast Cancer Awareness 5k is a special event in the City

The Community Work Program (CWP) is required for all local governments and must be updated at least every five years. The CWO lays out the specific activities the community plans to undertake during the five years following adoption of the Comprehensive Plan. The purpose is to address the Needs and Opportunities identified by the community to steadily move the community toward realizing its Goals.

The CWP includes any activities, initiatives, programs, ordinances, and administrative systems to be implemented.

TABLE EXPLANATION

The following table combines all of the Implementation Strategy tables already included in each Plan Element section. The funding acronyms are:

- ARPA American Rescue Plan Act
- CIP Capital Improvement Program
- GF General Fund
- TPD Tourism Product Development
- SPLOST Special Purpose Local Option Tax
- SW Stormwater Enterprise Fund
- WASA Water And Sewer Authority

		Fiscal Year(s)								
Item	Project	22-23	23-24	24-25	25-26	26-27	Long Range	Cost Estimate	Funding Source	Responsible Party
Economic Development										
ED1	Consider establishing a Development Authority for Peachtree City or a City Department responsible for tracking economic indicators in the City and coordinating Economic Development strategies	■						\$150,000	GF	City Council
ED2	Create and adopt an Economic Development Plan for Peachtree City. Incorporate into future Comprehensive Plans		■					\$150,000	GF	City Council, Planning, Economic Development
ED3	Explore mechanisms for creating and/or supporting a local business incubator and small business resource assistance			■				Staff Time	GF, TBD	FCDA, Chamber of Commerce, City Council
ED4	Explore options for funding broker / marketer to recruit brands and restaurants appropriate for PTC				■			Staff Time	GF, TPD	CVB, Economic Development
ED5	Continue partnering with CVB and Fayette County Development Authority	■	■	■	■	■	■	Staff Time & Annual	GF	City Council
Housing										
H1	Continue to enforce property maintenance code. Consider additional standards	■	■	■	■	■	■	Staff Time	GF	Code Enforcement
H2	Integrate GIS into Code Enforcement case management software. Identify and monitor for concentrations of property rehabilitation cases.	■						\$30,000	GF	Code Enforcement, GIS, I.T.
H3	Consider updating accessory dwelling ordinance	■						Staff Time	GF	Planning
H4	Perform a Housing Study to assess housing stock, market conditions, and demands. Provide suggestions for various tools to meet community's housing needs		■	■				\$75,000	GF	Planning, City Council

		Fiscal Year(s)								
Item	Project	22-23	23-24	24-25	25-26	26-27	Long Range	Cost Estimate	Funding Source	Responsible Party
Natural Resources & Greenspace										
N1	Review City grounds and landscaping practices to encourage native, low-maintenance plants and designs	■						Staff Time	GF	Planning, Grounds
N2	Establish policies for cost effective management of public preservation lands	■						Staff Time	GF	City Manager & environmental partners
N3	Dredge Lake Peachtree as scheduled		■				■	\$6 M	GF, ARPA, County	Public Works & County Water Department
N4	Adopt a Groundwater Recharge Area Protection ordinance			■				Staff Time	GF	Planning, Engineering
N5	Update City policies to include environmental stewardship initiatives such as future building standards, fleet type, and purchasing requirements			■				Staff Time	GF	Public Works, Finance
N6	Consider environmental stewardship ordinances: require electric charging stations, protect solar power on private roofs, incent green roofs, incent LEED Buildings, etc.				■			Staff Time	GF	Planning
N7	Explore TMDL impaired stream monitoring efforts and the creation of a Watershed Improvement Program					■		Staff Time	GF	Engineering, Stormwater
N8	Continue to identify appropriate areas on public property to plant trees using Tree Fund. Utilize native species	■	■	■	■	■	■	Staff Time	GF & Tree Fund	Planning, Grounds
N9	Apply for grants to implement streambank stabilization and restoration projects on threatened or steep banks	■	■	■	■	■	■	Staff Time	SW	Stormwater
N10	Annually program and implement improvements needed to maintain the stormwater management system in compliance with the MS4 and NPDES permit	■	■	■	■	■	■	Staff Time	SW	Stormwater

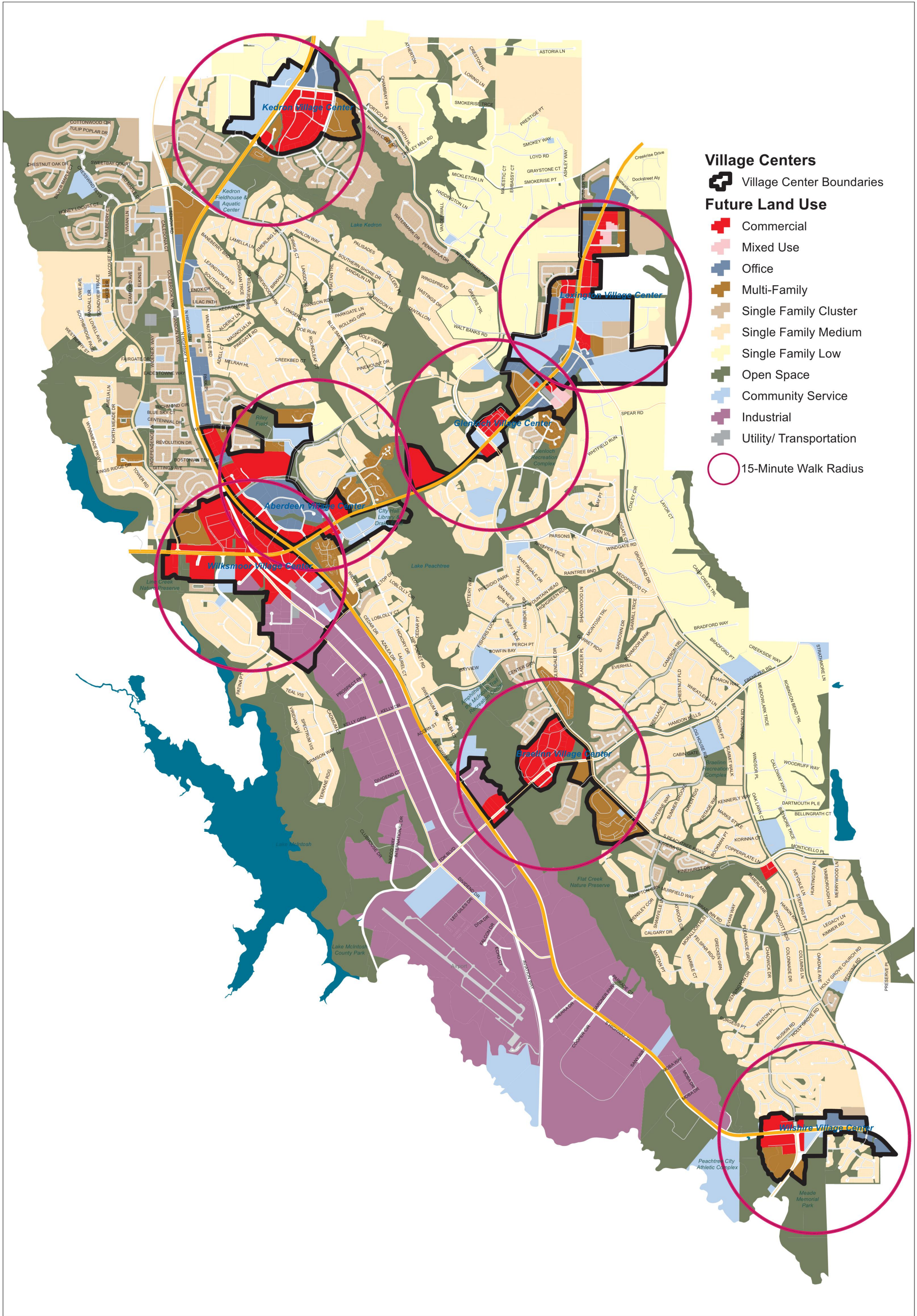
		Fiscal Year(s)								
Item	Project	22-23	23-24	24-25	25-26	26-27	Long Range	Cost Estimate	Funding Source	Responsible Party
Community Facilities										
C1	Update the Recreation Master Plan	■						\$50,000	GF	Recreation, Planning
C2	Continue supporting the Parks Citizen Advisory Group	■	■	■	■	■	■	Staff Time	GF	Recreation
C3	Collect data on all facilities usage. Consider consolidating under-used or redundant facilities, or converting to different sports	■	■	■	■	■	■	\$50,000	GF	Recreation, I.T.
C4	Continue to support efforts of Keep Peachtree City Beautiful. Monitor needs for yard debris service	■	■	■	■	■	■	Annual \$7,000	GF	Finance, Public Works
C5	Continue to support Fayette Senior Services	■	■	■	■	■	■	Annual \$15,000		City Council
C6	Continue to support and fund the Peachtree City Library	■	■	■	■	■	■	Annual \$1,000,000		Library
C7	Continue to budget for the long-range maintenance of all City facilities. Integrate facility maintenance and budgeting into GIS and Elements	■	■	■	■	■	■	\$30,000	GF	Finance, Public Works, Recreation, GIS, I.T.
Transportation Planning										
T1	Develop SPLOST 23 project list to include roadway and path projects	■						Staff Time	GF	City Council & City Manager
T2	Perform a gap analysis on parcels without access to current of planned path system. Update Master Path Plan	■						Staff Time	GF	GIS, Planning
T3	Partner with GDOT on a northern bypass study/ alternative east-west corridors		■					Staff Time	GF	City Council & City Manager
T4	Continue to participate in the Fayette County Comprehensive Transportation Plan			■			■	Staff Time	GF	Engineering, Planning
T5	Explore traffic calming solutions on neighborhood streets. Integrate traffic calming projects into the Capital Improvement Plan				■			Staff Time	GF	Engineering
T6	Perform an alternative options study for the SR 54/ SR 74 interchange with specific goals to minimize impacts on the immediate area in Peachtree City						■	\$80,000	GF	Engineering, Planning
T7	Continue to engage, support, and encourage regional efforts to address the SR 54 West congestion	■	■	■	■	■	■	Staff Time	GF	City Council & City Manager

Item	Project	Fiscal Year(s)						Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27	Long Range			
Infrastructure & Broadband										
I1	Establish a Pavement Condition Index goal for City.	■						Staff Time	GF	Public Works
I2	Continue road repaving program of at least 8 miles per year	■	■	■	■	■	■	Annual \$3 M	SPLOST, GF	Public Works
I3	Continue path repaving program of at least 3 miles per year	■	■	■	■	■	■	Annual \$1 M	SPLOST, GF	Public Works
I4	Continue to execute SPLOST 17 projects	■	■	■	■	■	■	Staff Time	SPLOST	Public Works
I5	Continue to expand multi-use path system as outlined in the Master Path Plan	■	■	■	■	■	■	Staff Time	SPLOST, Impact Fees, GF	Public Works
I6	Partner with WASA board to fund sewer to un-sewered portions of the City	■						One-time \$5 M	ARPA, WASA	WASA, City Council
I7	Initiate annual or quarterly updates to City Council on Water Board activities within Peachtree City	■	■	■	■	■	■	Staff Time	GF	City Council
I8	Continue to fund and implement the management of stormwater ponds in residential subdivisions	■	■	■	■	■	■	Staff Time	SW	Stormwater
I9	Maintain stormwater infrastructure in good condition to prevent failure of roads and damage to private property	■	■	■	■	■	■	Annual \$700,000	SW	Stormwater
Public Safety										
PS1	Develop fire station deployment strategy for underserved areas of the City	■						Staff Time	GF	Fire EMS, Planning
PS2	Construct new fire station on west side of City		■					\$3,000,000	Impact Fees, Bonds, GF	City Council, Finance, Planning, Engineering, Fire EMS
PS3	Identify property for east SR 54 fire station or station 82 relocation					■		Staff Time	GF	City Council, Finance, Planning, Engineering, Fire EMS
PS4	Refurbish Station 82						■	\$1,500,000	Bonds, GF, TBD	City Council, Finance, Engineering, Fire EMS

		Fiscal Year(s)								
Item	Project	22-23	23-24	24-25	25-26	26-27	Long Range	Cost Estimate	Funding Source	Responsible Party
Public Safety										
PS5	Construct permanent south side fire station						■	\$4,000,000	TBD	City Council, Finance, Engineering, Fire EMS
PS6	Update Fire Dept. reporting software to integrate into GIS	■						\$20,000	GF	Fire EMS, I.T., GIS
PS7	Obtain Fire Accreditation Institute certification	■						\$100,000	GF	Fire EMS
PS8	Maintain ISO 1 classification	■	■	■	■	■	■			Fire EMS
PS9	Update and expand storage capacity for Police evidence room	■						\$100,000	SPLOST	Engineering, Police
PS10	Expand K9 program from 2 to 4 K9's	■						\$55,000	SPLOST	Police
PS11	Modernize sidearm equipment		■					\$100,000	GF	Police
PS12	Establish Polygraph Program		■					\$8,500	GF	Police
PS13	Acquire all-terrain rescue vehicle			■				\$300,000	CIP	Police, Finance
PS14	Update Police reporting software to integrate into GIS			■				\$500,000	GF	Police, I.T., GIS
PS15	Build expansion to store investigations and evidence processing with portable vehicle lift						■	\$1,500,000	CIP	Police, Finance
PS16	Maintain the Gold Standard CALEA Accreditation with Excellence and Georgia's State Law Enforcement Certification	■	■	■	■	■	■	Staff Time	GF	Police
PS17	Participate in regional police taskforce opportunities	■	■	■	■	■	■	Staff Time	GF	Police
PS18	Continue expanding camera surveillance at city facilities	■	■	■	■	■	■	\$50,000	GF	I.T., Police

		Fiscal Year(s)								
Item	Project	22-23	23-24	24-25	25-26	26-27	Long Range	Cost Estimate	Funding Source	Responsible Party
Government & Public Communications										
G1	Continue regular Town Hall meetings, Special Called Work sessions, and Community Meet-and-Greets	■	■	■	■	■	■	Staff Time	GF	City Council
G2	Update City website	■						Staff Time	GF	City Clerk
G3	Explore online dashboard options to track implementation of City policies/ projects		■					TBD	GF	I.T., City Clerk
G4	Measure and track levels of citizen engagement. Make explicit efforts to expand reach to all ages, ethnicities, working families, and others	■	■	■	■	■	■	Staff Time	GF	City Clerk, Planning, City Council
G5	Establish a "Peachtree City 101" class. Provide free regularly scheduled workshops about how local government works and how to get involved	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments
G6	Explore funding Volunteer Coordinator position to organize network of citizen volunteers	■	■	■	■	■	■	Annual \$50,000	GF	Human Resources, City Clerk
G7	Establish an annual review and status report of the Comprehensive Plan implementation progress to City Council	■	■	■	■	■	■	Staff Time	GF	Planning
G8	Coordinate with local technical schools to establish internship program with Public Works	■	■	■	■	■	■	Staff Time	GF	Human Resources, Public Works
G9	Continue to explore and implement technology that reduces paper, improves efficiencies, and integrates with GIS	■	■	■	■	■	■	Staff Time	GF	Human Resources, City Clerk
G10	Represent Peachtree City in in regional government and committees	■	■	■	■	■	■	Staff Time	GF	City Council
G11	Continue coordinating and engaging with Fayette County Board of Education, Fayette County, Coweta County and other neighboring communities	■	■	■	■	■	■	Staff Time	GF	City Council, All Departments

Item	Project	Fiscal Year(s)					Long Range	Cost Estimate	Funding Source	Responsible Party
		22-23	23-24	24-25	25-26	26-27				
Land Use & Development Patterns										
I.1	Update the 2014 Annexation Study	■						Staff Time	GF	Planning
I.2	Update architectural standards and design guidelines	■						\$20,000	GF	Planning
I.3	Create sub-area plans for portions of the City identified for possible redevelopment and/or Village Centers		■	■	■			\$75,000 each area	GF, Reg'n'l Grants	Planning
I.4	Create a Village Center zoning overlay		■	■	■			\$50,000	GF, Reg'n'l Grants	Planning
I.5	Update impact fee methodology report			■				\$35,000	GF	Planning, Finance
I.6	Seek PlanFirst designation for City			■	■			Staff Time	GF	Planning
I.7	Update development codes to reduce future clear-cutting and mass grading	■						Staff Time	GF	Planning, Engineering



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Robin Bechtel Cailloux, AICP
Planning & Development Director

DATE: July 6, 2022

REQUEST: Authorize Purchase of Path Easement and Inter-Parcel Access Easement from
Starrs Mill Professional Center LLC
July 12, 2022 City Council Agenda

Recommendation:

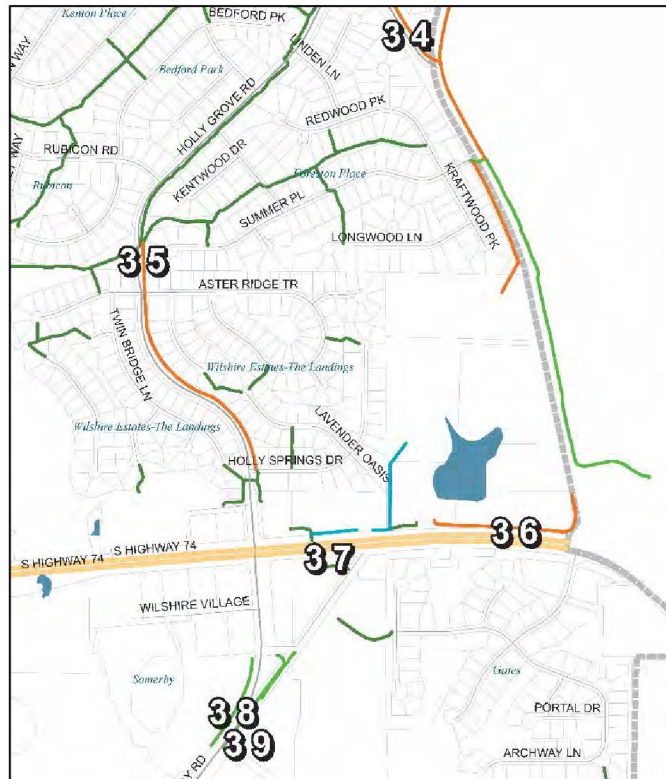
Authorize the purchase of the path easement and inter-parcel access easement for the purchase price of \$141,000.

Discussion:

Staff has been in discussion with the property owner for some time regarding the purchase of a path easement along the western property line of the property located at 1280 Highway 74 South. This will allow for the path system connection between the newly annexed 'horse farm' property and the SR 74 S tunnel. This connection is shown in turquoise on the figure to the right.

Number 37 on the map is the tunnel under Hwy 74 connecting to Meade Fields and all properties on the south side of Hwy 74. Number 36 is the proposed link that would have completed the connection between the tunnel and the proposed bridge/ tunnel crossing to the Starrs Mill School complex. When the school bridge/ tunnel was relocated to the north, project 36 became obsolete.

If purchased, the easement on this property will allow for a path connection between the Hwy 74 tunnel, through the Mills Farms subdivision, and north to the tunnel and/or the Foreston Place at-grade crossing. This provides a shorter alternative for path users from the south side of Hwy 74 to connect to the school campus.



Authorize Easement Purchase

Page 2

In addition to a path easement, the purchase amount is also for inter-parcel access through the office park's existing parking lot and driveway connection to Hwy 74. Should the animal shelter property become a fire station for the south side of the city, the only access this property has to Hwy 74 is right-in-right-out. This is not acceptable for a fire station, and GDOT will not allow that driveway to become a full access due to proximity to existing full-access point and the median configuration. The inter-parcel access easement would allow emergency vehicles to enter or exit through the property using the full-access curb cut onto Highway 74. (See Figure 1)



Figure 1: Aerial view showing Animal Shelter property and 1280 Highway 74

Budget Impacts:

Funds from impact fees and those already dedicated for path projects in the approved budget will be used to purchase these easements. There are no other budget impacts associated with the item.

100' 50' 0' 100'



SCALE: 1" = 100'

GRID (GA WEST ZONE) NAD83

LL
29LL
18

N/F
STARRS MILL PROFESSIONAL
CENTER LLC
TRACT 8 THE MILL FARMS
PLAT BOOK 11 PAGE 163
DB 2804 PG 64

APPROXIMATE
LAND LOT LINEEASEMENT 1
0.55 ACRESN01°49'09"E
75.64'

P.O.C

P.O.B

STATE ROUTE 74 (100' R/W)

R=5330.60
L=60.19
CB=N82°53'56"E
CH=60.19

R=5405.60
L=306.24
CB=N86°03'24"E
CH=306.20

S19°39'24"E
78.62'

R=5330.60
L=335.14
CB=S86°07'50"W
CH=335.09

LAND LOT 18 OF THE 6TH DISTRICT,
PEACHTREE CITY, FAYETTE COUNTY, GA

3/17/21

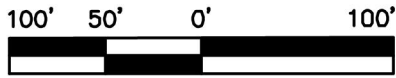
CART PATH EASEMENT

EXHIBIT A
PEACHTTREE CITY.GA



INTEGRATED
Science &
Engineering

1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265
(P)678.552.2106 (F)678.552.2107
ATLANTA/SAVANNAH



SCALE: 1" = 100'

N/F
STARRS MILL
PROFESSIONAL CENTER LLC
PORTION OF
TRACT 5 THE MILL FARMS
PLAT BOOK 1 PAGE 163
DB 4156 PG 260

LL
29

LL
18

S88°21'47"E
50.03'

APPROXIMATE
LAND LOT LINE

S0°21'42"E 236.05'

S1°49'09"W 302.74'

EASEMENT 2
0.62 ACRES

N/F
STARRS MILL PROFESSIONAL
CENTER LLC
TRACT 8 THE MILL FARMS
PLAT BOOK 11 PAGE 163
DB 2804 PG 64

P.O.B

P.O.C

R=5330.60
L=9.58
CB=N82°37'36"E
CH=9.58

R=5330.60
L=50.61
CB=S82°57'01"W
CH=50.61

STATE ROUTE 74 (100' R/W)

LAND LOT 18 OF THE 6TH DISTRICT,
PEACHTREE CITY, FAYETTE COUNTY, GA

3/17/21

CART PATH EASEMENT

EXHIBIT C
PEACHTTREE CITY.GA



INTEGRATED
Science &
Engineering

1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265
(P)678.552.2106 (F)678.552.2107
ATLANTA/SAVANNAH

CITY OF PEACHTREE CITY
INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Bernard McMullen, Interim City Manager *Bernard McMullen*

FROM: Paul Salvatore, Financial Services Director *PS*
Kelly Bush, Assistant Finance Director *KB*
Justin Strickland, Assistant City Manager *JS*
Clint Murphy, Fire Chief *CM*

DATE: June 27, 2022

SUBJECT: Establish Project and FY2022 Budget Amendment – Station 86
July 12, 2022 City Council Agenda

Recommendation

Establish the Fire Station 86 project and approve the attached budget amendment to the FY2022 budget resolution for funding.

Discussion

Attached please find the budget amendment 22-34 for fiscal year 2022 submitted for your approval. Staff has determined that current needs and resources deem it more practical to include administrative space in the new west side Fire Station 86 rather than try to expand Fire Station 82. This decision has necessitated the accelerated timing and expanded scope of Fire Station 86. The attached budget amendment allocates funding from several different sources – this funding was discussed in detail during the budget workshop on June 21, 2022.

Budget Impact

The proposed budget amendment will increase both revenue and expenditures in the ARPA Fund 230, will reallocate expenditures in the Facilities Authority Fund 383, and will increase revenues and expenditures, as well as reallocate expenditures in the Impact Fee Fund 329.

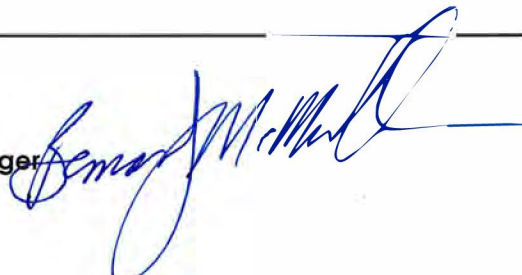
West Side Fire Station

- Accelerated timing of this project recommended to FY 2023
- Propose expanding scope of project-relocate Fire Admin offices
- Potential cash funding sources available in place of new loan:
 - \$496,838 from 2022 Facilities Bond for Station 82 Expansion
 - \$541,000 from current and pending impact fees
 - \$1,312,162 in ARPA Contingency Funds
 - \$750K from SW and \$1MM ARPA allocations (\$1.75MM)
 - total ARPA \$3,062,162
 - \$4.1MM available from these sources
 - If needed, additional funds are available from 2023 impact fee collections

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

From: Bernie McMullen, Interim City Manager 

DATE: July 8, 2022

SUBJECT: Approve Changes For Use of Boat Ramps on Lake Peachtree
July 12th City Council Meeting Agenda

Recommendation:

Approve the construction of a parking area at the Pinecrest Boat Dock and restricting the use of trailers to launch watercraft at Battery Way.

Discussion:

Concerns have been raised relating to the congestion at Battery Way Park. Conflicts between vehicles and path users commonly occur when individuals are launching a watercraft via a trailer. Staff was instructed to observe usage to collect data for potential solutions. During a recent three-day weekend period, of the 212 times the Battery Way ramp was used to launch watercrafts, trailers were used 24% of the time. Compared to the Pinecrest Way location which during the same 3-day weekend of the 114 times this ramp was used, 85% of the time trailers were used. Currently, Pinecrest Way users are parking in the grass. Staff proposes to construct a 20-space parking area like that depicted in the attached sketch to provide paved parking at Pinecrest. The drawing of a 20-space parking lot at Pinecrest with 6 spots for trailered vehicles is attached. The cost to construct this lot is estimated at \$60,750.

Once the Pinecrest parking is constructed bollards would be installed on the boat ramp at Battery Way. This would restrict users from launching watercrafts via a trailer at this location to help alleviate the conflict with the path. Signage and marketing materials would be utilized to direct users to the Pinecrest Boat Ramp.

Budget Impact:

The funds for this project are available in Capital Improvements Street Resurfacing.

Attachments:

1. Pinecrest Parking area conceptual layout



Date	6/24/2022
Scale	1"=20'
Sheet	1

No.	
Revision/Date	
Drawn	

CONCEPTUAL DRAWING FOR PINECREST BOAT RAMP PARKING